

File No. 250677

Committee Item No. 10

Board Item No. 41

## COMMITTEE/BOARD OF SUPERVISORS

### AGENDA PACKET CONTENTS LIST

Committee: Budget and Finance Committee Date July 9, 2025

Board of Supervisors Meeting Date July 15, 2025

#### Cmte Board

- |                                     |                                     |  |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/>            | <input type="checkbox"/>            | Motion                                       |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Resolution                                   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Ordinance                                    |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Legislative Digest                           |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Budget and Legislative Analyst Report        |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Youth Commission Report                      |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Introduction Form                            |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Department/Agency Cover Letter and/or Report |
- Controller's Office of Public Finance Memo 7/9/2025
  - MYR Memo 6/17/2025
  - Capital Planning Committee Memo 6/25/2025
- |                                     |                                     |                        |
|-------------------------------------|-------------------------------------|------------------------|
| <input type="checkbox"/>            | <input type="checkbox"/>            | MOU                    |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Grant Information Form |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Grant Budget           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Subcontract Budget     |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Contract/Agreement     |
- Draft Notice of Intention to Sell
  - Draft Official Notice of Sale
  - Draft Preliminary Official Statement
  - Draft Purchase Contract
- |                          |                          |                              |
|--------------------------|--------------------------|------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | Form 126 – Ethics Commission |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter                 |
| <input type="checkbox"/> | <input type="checkbox"/> | Application                  |
| <input type="checkbox"/> | <input type="checkbox"/> | Public Correspondence        |

**OTHER** (Use back side if additional space is needed)

- |                                     |                                     |                                  |
|-------------------------------------|-------------------------------------|----------------------------------|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Form of Appendix A</u>        |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>OPF Presentation 7/9/2025</u> |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <u> </u>                         |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <u> </u>                         |
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Completed by: Brent Jalipa Date July 2, 2025

Completed by: Brent Jalipa Date July 10, 2025

1 [Sale of General Obligation Bonds (Health and Recovery, 2020), Series 2025G, - Not to  
2 Exceed \$150,000,000]

3 **Resolution authorizing the issuance and sale of not to exceed \$150,000,000 aggregate**  
4 **principal amount of one or more series of bonds on a tax-exempt or taxable basis of**  
5 **City and County of San Francisco General Obligation Bonds (Health and Recovery,**  
6 **2020), Series 2025G; prescribing the form and terms of such bonds and any subseries**  
7 **designation; providing for the appointment of depositories and other agents for such**  
8 **bonds; providing for the establishment of accounts and/or subaccounts related to such**  
9 **bonds; authorizing the sale of such bonds by competitive or negotiated sale;**  
10 **approving the forms of the Official Notice of Sale and Notice of Intention to Sell Bonds**  
11 **and directing the publication of the Notice of Intention to Sell Bonds; approving the**  
12 **form of the Purchase Contract; approving the form of the Preliminary Official Statement**  
13 **and the execution of the Official Statement relating to the sale of such bonds;**  
14 **approving the form of the Continuing Disclosure Certificate; authorizing and approving**  
15 **modifications to such documents; ratifying certain actions previously taken, as defined**  
16 **herein; and granting general authority to City officials to take necessary actions in**  
17 **connection with the authorization, issuance, sale, and delivery of such bonds, as**  
18 **defined herein.**

19  
20 WHEREAS, By Resolution No. 317-20, adopted by the Board of Supervisors ("Board of  
21 Supervisors") of the City and County of San Francisco ("City") on July 14, 2020, and signed by  
22 the Mayor ("Mayor") on July 23, 2020, it was determined and declared that public interest and  
23 necessity demand the acquisition or improvement of real property, including: facilities to  
24 house and/or deliver services for persons experiencing mental health challenges, substance  
25 use disorder, and/or homelessness; parks, open space, and recreation facilities, including

1 green and climate resilient infrastructure; and streets, curb ramps, street structures and  
2 plazas, and related costs necessary or convenient therein described ("Project"); and

3 WHEREAS, By Ordinance No. 116-20 passed by the Board of Supervisors on July 21,  
4 2020, and signed by the Mayor on July 23, 2020 ("Bond Ordinance"), the Board of  
5 Supervisors duly called a special election to be held on November 3, 2020 ("Bond Election"),  
6 for the purpose of submitting to the qualified voters of the City a proposition to incur bonded  
7 indebtedness of the City in the amount of \$487,500,000 to finance the Project, and such  
8 proposition was approved by two-thirds of the qualified voters of the City voting on such  
9 proposition, and declaration of such Bond Election results was made by the Board of  
10 Supervisors pursuant to Resolution No. 571-20 on December 8, 2020, and approved by the  
11 Mayor on December 18, 2020; and

12 WHEREAS, By Resolution No. 234-21, adopted by the Board of Supervisors on  
13 May 18, 2021, and approved by the Mayor on May 28, 2021 ("Authorizing Resolution"), the  
14 City was authorized to issue its General Obligation Bonds (Health and Recovery, 2020) in one  
15 or more series or subseries on a tax-exempt or taxable basis (collectively, the "Bonds") in the  
16 not-to-exceed amount of \$487,500,000; and

17 WHEREAS, The City has previously issued its General Obligation Bonds (Health and  
18 Recovery, 2020), Series 2021D-1 in the aggregate principal amount of \$194,255,000 and  
19 General Obligation Bonds (Health and Recovery, 2020), Series 2021D-2 in the aggregate  
20 principal amount of \$64,250,000; and

21 WHEREAS, The City has previously issued its General Obligation Bonds (Health and  
22 Recovery, 2020), Series 2023A in the initial aggregate principal amount of \$28,785,000; and

23 WHEREAS, It is necessary and desirable to deliver an additional issue of the Bonds in  
24 one or more subseries on a tax-exempt or taxable basis, in an aggregate principal amount not  
25

1 to exceed \$150,000,000 (collectively, "Series 2025G Bonds"), to finance a portion of the costs  
2 of the Project; and

3 WHEREAS, The Series 2025G Bonds are being issued pursuant to the Authorizing  
4 Resolution and Title 5, Division 2, Part 1, Chapter 3, Article 4.5 of the California Government  
5 Code ("Government Code"), the City Charter ("Charter"), the Bond Ordinance and the Bond  
6 Election; and

7 WHEREAS, Pursuant to the applicable provisions of the San Francisco Administrative  
8 Code ("Administrative Code") Sections 5.30-5.36, the Citizens' General Obligation Bond  
9 Oversight Committee shall conduct an annual review of bond spending and shall provide an  
10 annual report on the management of the program to the Mayor and the Board of Supervisors,  
11 and, to the extent permitted by law, one tenth of one percent (0.1%) of the gross proceeds of  
12 the Series 2025G Bonds shall be deposited in a fund established by the Office of the City  
13 Controller ("Controller") and appropriated by the Board of Supervisors at the direction of the  
14 Citizens' General Obligation Bond Oversight Committee to cover the costs of such committee  
15 and its review process; and

16 NOW, THEREFORE, BE IT RESOLVED, By the Board of Supervisors of the City and  
17 County of San Francisco, as follows:

18 Section 1. Recitals. All of the recitals in this Resolution are true and correct.

19 Section 2. Conditions Precedent. All conditions, things and acts required by law to  
20 exist, to happen and to be performed precedent to and in connection with the issuance of the  
21 Series 2025G Bonds and any subseries thereof exist, have happened and have been  
22 performed in due time, form and manner in accordance with applicable law, and the City is  
23 now authorized pursuant to the Bond Election, the Authorizing Resolution, the Charter and  
24 applicable law to incur indebtedness in the manner and form provided in this Resolution.  
25

1           Section 3. Documents. The documents presented to the Board of Supervisors and on  
2 file with the Clerk of the Board of Supervisors or designee thereof ("Clerk of the Board of  
3 Supervisors") are contained in File No. 250677.

4           Section 4. Issuance and Sale of Series 2025G Bonds; Determination of Certain Terms;  
5 Designation. The Board of Supervisors authorizes the issuance and sale of not to exceed  
6 \$150,000,000 in aggregate principal amount of Bonds to be designated as "City and County of  
7 San Francisco General Obligation Bonds (Health and Recovery, 2020), Series 2025G [and  
8 any subseries designation]," for the purposes set forth in the Bond Ordinance and Proposition  
9 A approved by the voters at the Bond Election.

10           The Director of Public Finance of the City or a designee thereof ("Director of Public  
11 Finance") is authorized to determine, for the Series 2025G Bonds, the sale date, the interest  
12 rates, the definitive principal amount, the maturity dates and the redemption dates, if any, and  
13 the terms of any optional or mandatory redemption, subject to the other specific provisions of  
14 this Resolution, including the following terms and conditions: (a) the Series 2025G Bonds  
15 shall not have a true interest cost (as such term is defined in the Official Notice of Sale (as  
16 defined in Section 13) for the Series 2025G Bonds) in excess of 12%; and (b) the Series  
17 2025G Bonds may have a duration up to 30 years from their date of issuance. The Director of  
18 Public Finance is further authorized to give the Series 2025G Bonds such additional or other  
19 series or subseries designation, or to modify such series or subseries designation, as may be  
20 necessary or appropriate to distinguish the Series 2025G Bonds and any subseries thereof  
21 from every other series or subseries of Bonds and from other bonds issued by the City and  
22 reflect the sequence of their issuance, and in the event the Series 2025G Bonds shall consist  
23 of multiple series or subseries, there may be one or more maturities in the first year following  
24 the issuance of the Series 2025G Bonds, which maturity dates may be determined by the  
25 Director of Public Finance.

1           Section 5. Authentication and Registration of the Series 2025G Bonds. Each of the  
2       Series 2025G Bonds shall be in fully registered form without coupons in denominations of  
3       \$5,000 or any integral multiple of that amount. The officers of the City are directed to cause  
4       the Series 2025G Bonds to be prepared in sufficient quantity for delivery to or for the account  
5       of their purchaser and the Controller or the Director of Public Finance is directed to cause the  
6       blanks in the Series 2025G Bonds to be completed in accordance with the Authorizing  
7       Resolution, this Resolution, and the Bond Award or Purchase Contract (each as defined  
8       below), to procure their execution by the proper officers of the City (including by facsimile  
9       signature if necessary or convenient, except that any signature for the Clerk of the Board of  
10      Supervisors shall be required to be by manual signature) and authentication as provided in  
11      this Section, and to deliver the Series 2025G Bonds when so executed and authenticated to  
12      the purchaser in exchange for the purchase price, all in accordance with the Authorizing  
13      Resolution.

14           The Series 2025G Bonds and the certificate of authentication and registration, to be  
15      manually executed by the City Treasurer or designee thereof ("City Treasurer"), and the form  
16      of assignment to appear on the Series 2025G Bonds shall be substantially in the form  
17      attached as Exhibit A (a copy of which is on file with the Clerk of the Board of Supervisors and  
18      which is declared to be a part of this Resolution as if fully set forth in this Resolution), with  
19      necessary or appropriate variations, omissions and insertions as permitted or required by this  
20      Resolution.

21           Only Series 2025G Bonds bearing a certificate of authentication and registration  
22      executed by the City Treasurer shall be valid or obligatory for any purpose or entitled to the  
23      benefits of the Authorizing Resolution and this Resolution, and such certificate of the City  
24      Treasurer, executed as provided in this Resolution, shall be conclusive evidence that the  
25

1 Series 2025G Bonds so authenticated have been duly authenticated and delivered under, and  
2 are entitled to the benefits of, the Authorizing Resolution and this Resolution.

3 The Controller shall assign a distinctive letter, or number, or letter and number to each  
4 Series 2025G Bond authenticated and registered by the City Treasurer and shall maintain a  
5 record thereof which shall be available for inspection.

6 Section 6. Registration Books. The City Treasurer shall keep or cause to be kept, at  
7 the office of the City Treasurer or at the designated office of any registrar appointed by the  
8 City Treasurer, separate and sufficient books for the registration and transfer of Series 2025G  
9 Bonds, which books shall at all times be open to inspection, and upon presentation for such  
10 purpose, the City Treasurer shall, under such reasonable regulations as he or she may  
11 prescribe, register or transfer or cause to be registered or transferred, on such books, Series  
12 2025G Bonds as provided in this Resolution. The City and the City Treasurer may treat the  
13 registered owner of each Series 2025G Bond as its absolute owner for all purposes, and the  
14 City and the City Treasurer shall not be affected by any notice to the contrary.

15 Section 7. Transfer or Exchange of Series 2025G Bonds. Any Series 2025G Bond  
16 may, in accordance with its terms, be transferred upon the books required to be kept pursuant  
17 to the provisions of Section 6, by the person in whose name it is registered, in person or by  
18 the duly authorized attorney of such person in writing, upon surrender of such Series 2025G  
19 Bond for cancellation, accompanied by delivery of a duly executed written instrument of  
20 transfer in a form approved by the City Treasurer.

21 Any Series 2025G Bond may be exchanged at the office of the City Treasurer for a like  
22 aggregate principal amount of other authorized denominations of the same interest rate and  
23 maturity.

24 Whenever any Series 2025G Bond shall be surrendered for transfer or exchange, the  
25 designated City officials shall execute (as provided in Section 5) and the City Treasurer shall

1 authenticate and deliver a new Series 2025G Bond of the same interest rate and maturity in a  
2 like aggregate principal amount. The City Treasurer shall require the payment by any bond  
3 owner requesting any such transfer of any tax or other governmental charge required to be  
4 paid with respect to such transfer or exchange.

5 No transfer or exchange of Series 2025G Bonds shall be required to be made by the  
6 City Treasurer during the period from the Record Date (as defined in Section 8(b)) next  
7 preceding each interest payment date to such interest payment date or after a notice of  
8 redemption shall have been mailed with respect to such Series 2025G Bonds.

9 Section 8. Terms of the Series 2025G Bonds; General Redemption Provisions.

10 (a) Date of the Series 2025G Bonds. The Series 2025G Bonds shall be  
11 dated the date of their delivery or such other date ("Dated Date") as is specified in the  
12 Bond Award or the Purchase Contract.

13 (b) Payment of the Series 2025G Bonds. The principal of the Series 2025G  
14 Bonds shall be payable in lawful money of the United States of America to their  
15 owners, upon surrender at maturity or earlier redemption at the office of the City  
16 Treasurer. The interest on the Series 2025G Bonds shall be payable in like lawful  
17 money to the person whose name appears on the bond registration books of the City  
18 Treasurer as the owner as of the close of business on the last day of the month  
19 immediately preceding an interest payment date ("Record Date"), whether or not such  
20 day is a Business Day (as defined below).

21 Except as may be otherwise provided in connection with any book-entry-only  
22 system applicable to the Series 2025G Bonds, payment of the interest on any Series  
23 2025G Bond shall be made by check mailed on the interest payment date to such  
24 owner at such owner's address as it appears on the registration books as of the Record  
25 Date; provided, that if any interest payment date occurs on a day that banks in



1 California or New York are closed for business or the New York Stock Exchange is  
2 closed for business, then such payment shall be made on the next succeeding day that  
3 banks in both California and New York are open for business and the New York Stock  
4 Exchange is open for business (each, a "Business Day"); and provided, further, that the  
5 registered owner of an aggregate principal amount of at least \$1,000,000 of Series  
6 2025G Bonds may submit a written request to the City Treasurer on or before a Record  
7 Date preceding an interest payment date for payment of interest on the next  
8 succeeding interest payment date and thereafter by wire transfer to a commercial bank  
9 located within the United States of America.

10 For so long as any Series 2025G Bonds are held in book-entry form by a  
11 securities depository selected by the City pursuant to Section 10, payment shall be  
12 made to the registered owner of the Series 2025G Bonds designated by such  
13 securities depository by wire transfer of immediately available funds.

14 (c) Interest on the Series 2025G Bonds. The Series 2025G Bonds shall bear  
15 interest at rates to be determined upon the sale of the Series 2025G Bonds, calculated  
16 on the basis of a 360-day year comprised of twelve 30-day months, payable on  
17 December 15, 2025 (or such other date as may be designated in the Bond Award or  
18 Purchase Contract), and semiannually thereafter on June 15 and December 15 of each  
19 year. Each Series 2025G Bond shall bear interest from the interest payment date next  
20 preceding the date of its authentication unless it is authenticated as of a day during the  
21 period from the Record Date next preceding any interest payment date to the interest  
22 payment date, inclusive, in which event it shall bear interest from such interest payment  
23 date, or unless it is authenticated on or before the first Record Date, in which event it  
24 shall bear interest from the Dated Date; provided, that if, at the time of authentication of  
25 any Series 2025G Bond, interest is in default on the Series 2025G Bonds, such Series

1 2025G Bond shall bear interest from the interest payment date to which interest has  
2 previously been paid or made available for payment on the Series 2025G Bonds or  
3 from the Dated Date if the first interest payment is not made.

4 (d) Optional Redemption. The Series 2025G Bonds shall be subject to  
5 optional redemption prior to maturity as shall be provided in the Official Notice of Sale  
6 or the Purchase Contract, as applicable.

7 (e) Mandatory Redemption. The Series 2025G Bonds shall be subject to  
8 mandatory redemption as shall be designated by the purchaser pursuant to the terms  
9 of the Official Notice of Sale or as designated in the Purchase Contract, as applicable.

10 The principal of and interest on the Series 2025G Bonds subject to mandatory  
11 redemption shall be paid from the Series 2025G Bond Subaccount established in  
12 Section 9, pursuant to Section 9. In lieu of any such mandatory redemption for Series  
13 2025G Bonds, at any time prior to the selection of Series 2025G Bonds for mandatory  
14 redemption, the City may apply amounts on deposit in the Series 2025G Bond  
15 Subaccount to make such payment to the purchase, at public or private sale, of Series  
16 2025G Bonds subject to such mandatory redemption, and when and at such prices not  
17 in excess of the principal amount thereof (including sales commission and other  
18 charges but excluding accrued interest), as the City may determine.

19 (f) Selection of Series 2025G Bonds for Redemption. Whenever less than  
20 all of the outstanding Series 2025G Bonds are called for redemption on any date, the  
21 Director of Public Finance will select the maturities of the Series 2025G Bonds to be  
22 redeemed in the sole discretion of the Director of Public Finance. Whenever less than  
23 all of the outstanding Series 2025G Bonds maturing on any one date are called for  
24 redemption, the manner of selection of the portion of such Series 2025G Bonds called  
25

1 for redemption shall be as specified in the Official Statement for the Series 2025G  
2 Bonds.

3 (g) Notice of Redemption. The date on which Series 2025G Bonds that are  
4 called for redemption are to be presented for redemption is called the "Redemption  
5 Date." The City Treasurer shall mail, or cause to be mailed, notice of any redemption  
6 of Series 2025G Bonds, postage prepaid, to the respective registered owners at the  
7 addresses appearing on the bond registration books not less than 20 nor more than 60  
8 days prior to the Redemption Date. The notice of redemption shall: (i) state the  
9 Redemption Date; (ii) state the redemption price; (iii) state the maturity dates of the  
10 Series 2025G Bonds to be redeemed and, if less than all of any such maturity is called  
11 for redemption, the distinctive numbers of the Series 2025G Bonds of such maturity to  
12 be redeemed, and in the case of any Series 2025G Bonds to be redeemed in part only,  
13 the respective portions of the principal amount to be redeemed; (iv) state the CUSIP  
14 number, if any, of each Series 2025G Bond to be redeemed; (v) require that such  
15 Series 2025G Bonds be surrendered by the owners at the office of the City Treasurer  
16 or his or her agent; and (vi) give notice that interest on such Series 2025G Bonds or  
17 portions of Series 2025G Bonds to be redeemed will cease to accrue after the  
18 Redemption Date. Notice of optional redemption may be conditional upon receipt of  
19 funds or other event specified in the notice of redemption as provided in Section 8(j)  
20 below.

21 The actual receipt by the owner of any Series 2025G Bond of notice of such  
22 redemption shall not be a condition precedent to redemption, and failure to receive  
23 such notice, or any defect in such notice so mailed, shall not affect the validity of the  
24 proceedings for the redemption of such Series 2025G Bonds or the cessation of  
25 accrual of interest on such Series 2025G Bonds on the Redemption Date. Notice of

1 redemption also shall be given, or caused to be given by the City Treasurer, by:  
2 (i) registered or certified mail, postage prepaid; (ii) confirmed facsimile transmission;  
3 (iii) overnight delivery service; or (iv) to the extent acceptable to the intended recipient,  
4 email or similar electronic means, to (A) all organizations registered with the Securities  
5 and Exchange Commission as securities depositories, and (B) such other services or  
6 organizations as may be required in accordance with the Continuing Disclosure  
7 Certificate described in Section 18.

8 The notice or notices required for redemption shall be given by the City  
9 Treasurer or any agent appointed by the City. A certificate of the City Treasurer or  
10 such other appointed agent of the City that notice of redemption has been given to the  
11 owner of any Series 2025G Bond to be redeemed in accordance with this Resolution  
12 shall be conclusive against all parties.

13 (h) Series 2025G Redemption Account. At the time the Director of Public  
14 Finance determines to optionally call and redeem any of the Series 2025G Bonds, the  
15 Controller or his or her agent shall establish a redemption account to be described or  
16 known as the "General Obligation Bonds (Health and Recovery, 2020), Series 2025G  
17 Redemption Account" ("Series 2025G Redemption Account"), and prior to or on the  
18 Redemption Date there must be set aside in the Series 2025G Redemption Account  
19 moneys available for the purpose and sufficient to redeem, as provided in this  
20 Resolution, the Series 2025G Bonds designated in such notice of redemption, subject  
21 to the provisions of Section 8(j) below. Such moneys must be set aside in the Series  
22 2025G Redemption Account solely for the purpose of, and shall be applied on or after  
23 the Redemption Date to, payment of the redemption price of the Series 2025G Bonds  
24 to be redeemed upon presentation and surrender of such Series 2025G Bonds. Any  
25 interest due on or prior to the Redemption Date may be paid from the Series 2025G

1 Bond Subaccount as provided in Section 9 or from the Series 2025G Redemption  
2 Account. Moneys held from time to time in the Series 2025G Redemption Account  
3 shall be invested by the City Treasurer pursuant to the City's policies and guidelines for  
4 investment of moneys in the general fund ("General Fund") of the City. If, after all of  
5 the Series 2025G Bonds have been redeemed and canceled or paid and canceled,  
6 there are moneys remaining in the Series 2025G Redemption Account, such moneys  
7 shall be transferred to the General Fund of the City or to such other fund or account as  
8 required by applicable law; provided, that if such moneys are part of the proceeds of  
9 refunding bonds, such moneys shall be transferred pursuant to the resolution  
10 authorizing such refunding bonds.

11 (i) Effect of Redemption. When notice of optional redemption has been  
12 given substantially as provided in this Resolution, and when the amount necessary for  
13 the redemption of the Series 2025G Bonds called for redemption (principal, premium, if  
14 any, and accrued interest to such Redemption Date) is set aside for that purpose in the  
15 Series 2025G Redemption Account, the Series 2025G Bonds designated for  
16 redemption shall become due and payable on the Redemption Date, and upon  
17 presentation and surrender of such Series 2025G Bonds at the place specified in the  
18 notice of redemption, such Series 2025G Bonds shall be redeemed and paid at the  
19 redemption price out of the Series 2025G Redemption Account. No interest will accrue  
20 on such Series 2025G Bonds called for redemption after the Redemption Date and the  
21 registered owners of such Series 2025G Bonds shall look for payment of such Series  
22 2025G Bonds only to the Series 2025G Redemption Account. All Series 2025G Bonds  
23 redeemed shall be canceled immediately by the City Treasurer and shall not be  
24 reissued.

1                   (j)     Conditional Notice of Redemption; Rescission of Redemption. Any notice  
2 of optional redemption given as provided in Section 8(g) may provide that such  
3 redemption is conditioned upon: (i) deposit in the Series 2025G Redemption Account of  
4 sufficient moneys to redeem the Series 2025G Bonds called for optional redemption on  
5 the anticipated Redemption Date, or (ii) the occurrence of any other event specified in  
6 the notice of redemption. If conditional notice of redemption has been given  
7 substantially as provided in this clause, and on the scheduled Redemption Date  
8 (A) sufficient moneys to redeem the Series 2025G Bonds called for optional  
9 redemption on the Redemption Date have not been deposited in the Series 2025G  
10 Redemption Account, or (B) any other event specified in the notice of redemption as a  
11 condition to the redemption has not occurred, then (1) the Series 2025G Bonds for  
12 which conditional notice of redemption was given shall not be redeemed on the  
13 anticipated Redemption Date and shall remain outstanding for all purposes of this  
14 Resolution, and (2) the redemption not occurring shall not constitute a default under  
15 this Resolution or the Authorizing Resolution.

16                   The City may rescind any optional redemption and notice of it for any reason on  
17 any date prior to any Redemption Date by causing written notice of the rescission to be  
18 given to the owners of all Series 2025G Bonds so called for redemption. Notice of any  
19 such rescission of redemption shall be given in the same manner notice of redemption  
20 was originally given.

21                   The actual receipt by the owner of any Series 2025G Bond of notice of such  
22 rescission shall not be a condition precedent to rescission, and failure to receive such  
23 notice or any defect in such notice so mailed shall not affect the validity of the  
24 rescission.  
25

1           Section 9. Series 2025G Bond Subaccount. There is established with the City  
2   Treasurer a special subaccount in the General Obligation Bonds (Health and Recovery, 2020)  
3   Series 2025G Bond Account (“Bond Account”) created pursuant to the Authorizing Resolution  
4   to be designated as the “General Obligation Bonds (Health and Recovery, 2020), Series  
5   2025G Bond Subaccount” and, in the event the Series 2025G Bonds shall consist of multiple  
6   series or subseries, a special subaccount therein for each such series or subseries  
7   (individually and collectively, “Series 2025G Bond Subaccount”), to be held separate and  
8   apart from all other accounts of the City. All interest earned on amounts on deposit in the  
9   Series 2025G Bond Subaccount shall be retained in the Series 2025G Bond Subaccount.

10           On or prior to the date on which any payment of principal of or interest on the Series  
11   2025G Bonds is due, including any Series 2025G Bonds subject to mandatory redemption on  
12   such date, the City Treasurer shall allocate to and deposit in the Series 2025G Bond  
13   Subaccount, from amounts held in the Bond Account, an amount which, when added to any  
14   available moneys contained in the Series 2025G Bond Subaccount, is sufficient to pay  
15   principal of and interest on the Series 2025G Bonds on such date.

16           On or prior to the date on which any Series 2025G Bonds are to be redeemed at the  
17   option of the City pursuant to this Resolution, the City Treasurer may allocate to and deposit  
18   in the Series 2025G Redemption Account, from amounts held in the Bond Account pursuant  
19   to Section 8 of the Authorizing Resolution, an amount which, when added to any available  
20   moneys contained in the Series 2025G Redemption Account, is sufficient to pay principal,  
21   interest and premium, if any, with respect to such Series 2025G Bonds on such date. The  
22   City Treasurer may make such other provision for the payment of principal of and interest and  
23   any redemption premium on the Series 2025G Bonds as is necessary or convenient to permit  
24   the optional redemption of the Series 2025G Bonds.

1           Amounts in the Series 2025G Bond Subaccount may be invested in any investment of  
2   the City in which moneys in the General Fund of the City are or can be invested. The City  
3   Treasurer may (a) commingle any of the moneys held in the Series 2025G Bond Subaccount  
4   with other City moneys, or (b) deposit amounts credited to the Series 2025G Bond  
5   Subaccount into a separate fund or funds for investment purposes only; provided, that all of  
6   the moneys held in the Series 2025G Bond Subaccount shall be accounted for separately  
7   notwithstanding any such commingling or separate deposit by the City Treasurer.

8           Section 10. Appointment of Depositories and Other Agents. The City Treasurer is  
9   authorized and directed to appoint one or more depositories as he or she may deem desirable  
10   and the procedures set forth in Section 5, Section 6, Section 7 and Section 8 relating to  
11   registration of ownership of the Series 2025G Bonds and payments and redemption notices to  
12   owners of the Series 2025G Bonds may be modified to comply with the policies and  
13   procedures of such depository. The City will not have any responsibility or obligation to any  
14   purchaser of a beneficial ownership interest in any Series 2025G Bonds or to any participants  
15   in such a depository with respect to (a) the accuracy of any records maintained by such  
16   securities depository or any participant therein; (b) any notice that is permitted or required to  
17   be given to the owners of Series 2025G Bonds under this Resolution; (c) the selection by  
18   such securities depository or any participant therein of any person to receive payment in the  
19   event of a partial redemption of Series 2025G Bonds; (d) the payment by such securities  
20   depository or any participant therein of any amount with respect to the principal or redemption  
21   premium, if any, or interest due with respect to Series 2025G Bonds; (e) any consent given or  
22   other action taken by such securities depository as the owner of Series 2025G Bonds; or (f)  
23   any other matter.

24           The Depository Trust Company, New York, New York ("DTC") is appointed as  
25   depository for the Series 2025G Bonds. The Series 2025G Bonds shall be initially issued in



1 book-entry form. Upon initial issuance, the ownership of each Series 2025G Bond shall be  
2 registered in the bond register in the name of Cede & Co., as nominee of DTC. So long as  
3 each Series 2025G Bond is registered in book-entry form, each Series 2025G Bond shall be  
4 registered in the name of Cede & Co. or in the name of such successor nominee as may be  
5 designated from time to time by DTC or any successor as depository.

6 The City Treasurer is also authorized and directed to appoint one or more agents as he  
7 or she may deem necessary or desirable, to the extent permitted by applicable law and under  
8 the supervision of the City Treasurer, such agents may serve as paying agent, fiscal agent,  
9 escrow agent or registrar for the Series 2025G Bonds or may assist the City Treasurer in  
10 performing any or all of such functions and such other duties as the City Treasurer shall  
11 determine. Such agents shall serve under such terms and conditions as the City Treasurer  
12 shall determine. The City Treasurer may remove or replace agents appointed pursuant to this  
13 paragraph at any time.

14 The Controller or the Director of Public Finance is also authorized and directed to  
15 appoint a rebate calculation agent as he or she may deem necessary or desirable. Such  
16 agent shall serve under such terms and conditions as the Controller or the Director of Public  
17 Finance shall determine. The Controller or the Director of Public Finance may remove or  
18 replace such agent appointed pursuant to this paragraph at any time.

19 Section 11. Defeasance Provisions. Payment of all or any portion of the Series 2025G  
20 Bonds may be provided for prior to such Series 2025G Bonds' respective stated maturities by  
21 irrevocably depositing with the City Treasurer (or any commercial bank or trust company  
22 designated by the City Treasurer to act as escrow agent with respect thereto):

- 23 (a) an amount of cash equal to the principal amount of all of such Series  
24 2025G Bonds or a portion thereof, and all unpaid interest thereon to maturity, except  
25 that in the case of Series 2025G Bonds which are to be redeemed prior to such Series

1 2025G Bonds' respective stated maturities and in respect of which notice of such  
2 redemption shall have been given as provided in Section 8 hereof or an irrevocable  
3 election to give such notice shall have been made by the City, the amount to be  
4 deposited shall be the principal amount thereof, all unpaid interest thereon to the  
5 Redemption Date, and any premium due on such Redemption Date; or

6 (b) Defeasance Securities (as herein defined) not subject to call, except as  
7 provided below in the definition thereof, maturing and paying interest at such times and  
8 in such amounts; together with interest earnings and cash, if required, as will, without  
9 reinvestment, as certified by an independent certified public accountant, be fully  
10 sufficient to pay the principal and all unpaid interest to maturity, or to the Redemption  
11 Date, as the case may be, and any premium due on the Series 2025G Bonds to be  
12 paid or redeemed, as such principal and interest come due; provided, that, in the case  
13 of the Series 2025G Bonds which are to be redeemed prior to maturity, notice of such  
14 redemption shall be given as provided in Section 8 hereof or an irrevocable election to  
15 give such notice shall have been made by the City; then, all obligations of the City with  
16 respect to such outstanding Series 2025G Bonds shall cease and terminate, except  
17 only the tax covenants under Section 23 and the obligation of the City to pay or cause  
18 to be paid from the funds deposited pursuant to clause (a) or (b) of this Section 11, to  
19 the owners of such Series 2025G Bonds all sums due with respect thereto; and  
20 provided further, that the City shall have received an opinion of nationally recognized  
21 bond counsel, that provision for the payment of such Series 2025G Bonds has been  
22 made in accordance with this Section 11.

23 For purposes of this Section 11, "Defeasance Securities" shall mean any of the  
24 following that at the time are legal investments under the laws of the State of California for the  
25 moneys proposed to be invested therein:

1 (i) United States Obligations (as defined below); and  
2 (ii) Pre-refunded fixed interest rate municipal obligations meeting the  
3 following conditions: (A) the municipal obligations are not subject to redemption  
4 prior to maturity, or the trustee or paying agent has been given irrevocable  
5 instructions concerning their calling and redemption and the issuer has  
6 covenanted not to redeem such obligations other than as set forth in such  
7 instructions; (B) the municipal obligations are secured by cash and/or United  
8 States Obligations; (C) the principal of and interest on the United States  
9 Obligations (plus any cash in the escrow fund or the redemption account) are  
10 sufficient to meet the liabilities of the municipal obligations; (D) the United States  
11 Obligations serving as security for the municipal obligations are held by an  
12 escrow agent or trustee; (E) the United States Obligations are not available to  
13 satisfy any other claims, including those against the trustee or escrow agent;  
14 and (F) the municipal obligations are rated (without regard to any numerical  
15 modifier, plus or minus sign or other modifier), at the time of original deposit to  
16 the escrow fund, by any two Rating Agencies (as defined below) not lower than  
17 the rating then maintained by such Rating Agencies on such United States  
18 Obligations.

19 For purposes of this Section 11, "United States Obligations" means (i) direct and  
20 general obligations of the United States of America, or obligations that are unconditionally  
21 guaranteed as to principal and interest by the United States of America, including, without  
22 limitation, the interest component of Resolution Funding Corporation ("REFCORP") bonds that  
23 have been stripped by request to the Federal Reserve Bank of New York in book-entry form  
24 or (ii) any security issued by an agency or instrumentality of the United States of America that  
25 is selected by the Director of Public Finance that results in the escrow fund being rated by any

1 two Rating Agencies, at the time of the initial deposit to the escrow fund and upon any  
2 substitution or subsequent deposit to the escrow fund, not lower than the rating then  
3 maintained by the respective Rating Agency on United States Obligations described in clause  
4 (i) above.

5 For purposes of this Section 11, "Rating Agencies" shall mean Moody's Investors  
6 Service, Fitch Ratings and S&P Global Ratings, or any other nationally-recognized bond  
7 rating agency that is the successor to any of the foregoing rating agencies or that is otherwise  
8 established after the date hereof.

9 Section 12. Sale of Series 2025G Bonds By Competitive or Negotiated Sale. The  
10 Board of Supervisors authorizes the sale of the Series 2025G Bonds by solicitation of  
11 competitive bids or by negotiated sale to one or more underwriters to be appointed in  
12 accordance with City policies, if so determined by the Director of Public Finance.

13 Section 13. Official Notice of Sale; Receipt of Bids; Bond Award.

14 (a) Official Notice of Sale. If the Series 2025G Bonds are sold through a  
15 solicitation of competitive bids, then the form of proposed Official Notice of Sale inviting  
16 bids for the Series 2025G Bonds ("Official Notice of Sale") submitted to the Board of  
17 Supervisors and on file with the Clerk of the Board of Supervisors is approved and  
18 adopted as the Official Notice of Sale inviting bids for the Series 2025G Bonds, with  
19 such changes, additions and modifications as may be made in accordance with  
20 Section 19. The Director of Public Finance is authorized and directed to cause to be  
21 mailed or otherwise circulated to prospective bidders for the Series 2025G Bonds  
22 copies of the Official Notice of Sale, subject to such corrections, revisions or additions  
23 as may be acceptable to the Director of Public Finance.

24 (b) Receipt of Bids. Bids shall be received on the sale date(s) designated by  
25 the Director of Public Finance pursuant to Section 4.

1 (c) Bond Award. As provided in the Official Notice of Sale, the City may  
2 reject any and all bids received for any reason. The Director of Public Finance or the  
3 Controller is authorized to award the Series 2025G Bonds to the responsible bidder  
4 whose bid (i) is timely received and conforms to the Official Notice of Sale, except to  
5 the extent informalities and irregularities are waived by the City as permitted by the  
6 Official Notice of Sale; and (ii) represents the lowest true interest cost to the City in  
7 accordance with the procedures described in the Official Notice of Sale. The award, if  
8 made, shall be set forth in a certificate signed by the Controller or Director of Public  
9 Finance setting forth the terms of the Series 2025G Bonds and the original purchasers  
10 ("Bond Award"). The Director of Public Finance shall provide a copy of the Bond  
11 Award, if such award is not signed by the Controller, as soon as practicable to the  
12 Controller; provided, that failure to provide such copy shall not affect the validity of the  
13 Bond Award.

14 Section 14. Publication of Notice of Intention to Sell Bonds. If the Series 2025G Bonds  
15 are sold through a solicitation of competitive bids, then the form of proposed Notice of  
16 Intention to Sell the Series 2025G Bonds ("Notice of Intention to Sell Bonds") submitted to the  
17 Board of Supervisors and on file with the Clerk of the Board of Supervisors is approved and  
18 adopted as the Notice of Intention to Sell the Series 2025G Bonds, and the Director of Public  
19 Finance is authorized and directed to cause the Notice of Intention to Sell Bonds, subject to  
20 such corrections, revisions or additions as may be made in accordance with Section 19, to be  
21 published once in *The Bond Buyer* or another financial publication generally circulated  
22 throughout the State of California meeting the requirements of Section 53692 of the  
23 Government Code at least five (5) days prior to the date fixed for receipt of bids for the Series  
24 2025G Bonds, or as otherwise set forth in Section 53692 of the Government Code.

1           Section 15. Authorization of Negotiated Sale; Authorization to Select Underwriters;  
2 Form of Purchase Contract Approval. The Director of Public Finance, in consultation with the  
3 Controller, or the Controller is hereby authorized to conduct the sale of the Series 2025G  
4 Bonds by negotiated sale pursuant to one or more Purchase Contracts (each, a "Purchase  
5 Contract"), each by and between the City and the underwriter(s) named therein  
6 ("Underwriters"), if the Controller determines that such manner of sale is in the best financial  
7 interest of the City because the City will be able to obtain market and structuring advice from  
8 the underwriters and flexibility as to timing of sale and ability to premarket bonds, such  
9 determination to be conclusively evidenced by the execution and delivery of such Purchase  
10 Contract as hereinafter approved. The form of such Purchase Contract as presented to this  
11 Board of Supervisors, a copy of which is on file with the Clerk of the Board of Supervisors, is  
12 hereby approved. The Controller or the Director of Public Finance is hereby authorized to  
13 execute such Purchase Contract with such changes, additions and modifications as the  
14 Controller or the Director of Public Finance may make or approve in accordance with  
15 Section 19 hereof; provided however, that the Underwriters' discount under any such  
16 Purchase Contract shall not exceed 1.0% of the principal amount of the Series 2025G Bonds.  
17 In order to facilitate the sale of the Series 2025G Bonds by negotiated sale, the Controller or  
18 the Director of Public Finance is hereby authorized and directed to appoint one or more  
19 financial institutions to act as underwriter for the Series 2025G Bonds.

20           Section 16. Disposition of Proceeds of Sale. The proceeds of sale of the Series  
21 2025G Bonds shall be applied by the City Treasurer as follows: (a) accrued interest, if any,  
22 shall be deposited into the Series 2025G Bond Subaccount; (b) premium, if any, shall be  
23 deposited into the Series 2025G Bond Subaccount in such amount not to exceed three years  
24 of interest on the Series 2025G Bonds; and (c) remaining proceeds of sale shall be deposited  
25 into the Project Account established under Resolution No. 234-21.

1           Section 17. Preliminary Official Statement and Official Statement. The form of  
2 proposed Preliminary Official Statement describing the Series 2025G Bonds ("Preliminary  
3 Official Statement") submitted to the Board of Supervisors and on file with the Clerk of the  
4 Board of Supervisors is approved and adopted as the Preliminary Official Statement  
5 describing the Series 2025G Bonds, with such additions, corrections and revisions as may be  
6 determined to be necessary or desirable made in accordance with Section 19. The Controller  
7 or the Director of Public Finance is authorized to cause the distribution of a Preliminary Official  
8 Statement deemed final for purposes of Securities and Exchange Commission Rule 15c2-12  
9 promulgated under the Securities Exchange Act of 1934, as amended ("Rule"), and to sign a  
10 certificate to that effect. The Director of Public Finance is authorized and directed to cause to  
11 be printed and mailed or electronically distributed to prospective bidders for the Series 2025G  
12 Bonds the Preliminary Official Statement in substantially the form of the Preliminary Official  
13 Statement approved and adopted by this Resolution, as completed, supplemented, corrected  
14 or revised. The Controller or the Director of Public Finance is authorized and directed to  
15 approve, execute, and deliver the final Official Statement with respect to the Series 2025G  
16 Bonds, which final Official Statement shall be in the form of the Preliminary Official Statement,  
17 with such additions, corrections and revisions as may be determined to be necessary or  
18 desirable made in accordance with Section 19 and as are permitted under the Rule. The  
19 Director of Public Finance is authorized and directed to cause to be signed, printed and  
20 mailed or electronically distributed the final Official Statement to all actual initial purchasers of  
21 the Series 2025G Bonds.

22           Section 18. Continuing Disclosure Certificate. The form of Continuing Disclosure  
23 Certificate ("Continuing Disclosure Certificate"), to be signed by the City to permit the original  
24 purchasers of the Series 2025G Bonds to comply with the Rule, submitted to the Board of  
25 Supervisors is approved and adopted as the Continuing Disclosure Certificate, with such

1 additions, corrections and revisions as may be determined to be necessary or desirable made  
2 in accordance with Section 19. The Controller or the Director of Public Finance is authorized  
3 and directed to execute the Continuing Disclosure Certificate on behalf of the City and deliver  
4 the Continuing Disclosure Certificate to the original purchasers of the Series 2025G Bonds.

5 Section 19. Modification to Documents. Any City official authorized by this Resolution  
6 to execute any document is further authorized, in consultation with the City Attorney and co-  
7 bond counsel, to approve and make such changes, additions, amendments or modifications to  
8 the document or documents such official is authorized to execute as may be necessary or  
9 advisable (provided, that such changes, additions, amendments or modifications shall not  
10 authorize an aggregate principal amount of Series 2025G Bonds in excess of the maximum  
11 principal amount authorized under Section 4 or conflict with the provisions of Section 4). The  
12 approval of any change, addition, amendment or modification to any of the aforementioned  
13 documents shall be evidenced conclusively by the execution and delivery of the document in  
14 question.

15 Section 20. Ratification. All actions previously taken by officials, employees and  
16 agents of the City with respect to the sale and issuance of the Series 2025G Bonds,  
17 consistent with any documents presented and this Resolution, are approved, confirmed and  
18 ratified.

19 Section 21. Relationship to Authorizing Resolution. In the event of any conflict  
20 between this Resolution and the Authorizing Resolution, the terms of this Resolution shall  
21 control. Without limiting the foregoing and notwithstanding the provisions of the Authorizing  
22 Resolution, the City is not obligated to transfer money from the General Fund of the City to the  
23 Bond Account to pay the principal of or interest on the Series 2025G Bonds.

24 Section 22. Accountability Reports. The Series 2025G Bonds are subject to  
25 accountability requirements under the Administrative Code and the Bond Ordinance. The



1 deadline for submission of the Accountability report(s) under Administrative Code  
2 Sections 2.71(a) and 2.71(b) are hereby waived with respect to the Series 2025G Bonds.  
3 Accountability report(s) with respect to the Series 2025G Bonds shall be submitted in all other  
4 respects in the manner required by the Administrative Code and the Bond Ordinances.

5 Section 23. Covenants to Maintain Tax-Exempt Status. The following covenants shall  
6 be applicable to any Series 2025G Bonds (including any subseries) issued as bonds the  
7 interest on which is intended to be excludable from gross income for federal income tax  
8 purposes:

9 (a) Definitions. When used in this Section, the following terms have the  
10 following meanings:

11 “*Closing Date*” means the date on which the Series 2025G Bonds are first  
12 authenticated and delivered to the initial purchasers against payment therefor.

13 “*Code*” means the Internal Revenue Code of 1986, as amended by all  
14 legislation, if any, effective on or before the Closing Date.

15 “*Computation Date*” has the meaning set forth in Section 1.148-1(b) of the  
16 Regulations.

17 “*Final Computation Date*” has the meaning set forth in Section 1.148-3(e)(2) of  
18 the Regulations.

19 “*Gross Proceeds*” means any proceeds as defined in Section 1.148-1(b) of the  
20 Regulations, and any replacement proceeds as defined in Section 1.148-1(c) of the  
21 Regulations, of the Series 2025G Bonds.

22 “*Investment*” has the meaning set forth in Section 1.148-1(b) of the Regulations.

23 “*Nonpurpose Investment*” means any investment property, as defined in  
24 Section 148(b) of the Code, in which Gross Proceeds of the Series 2025G Bonds are  
25

1 invested and which is not acquired to carry out the governmental purposes of the  
2 Series 2025G Bonds.

3 “*Rebate Amount*” has the meaning set forth in Section 1.148-1(b) of the  
4 Regulations.

5 “*Regulations*” means any proposed, temporary, or final Income Tax Regulations  
6 issued pursuant to Sections 103 and 141 through 150 of the Code, and 103 of the  
7 Internal Revenue Code of 1954, which are applicable to the Series 2025G Bonds. Any  
8 reference to any specific Regulation shall also mean, as appropriate, any proposed,  
9 temporary or final Income Tax Regulation designed to supplement, amend or replace  
10 the specific Regulation referenced.

11 “*Yield*” of:

12 (i) any Investment has the meaning set forth in Section 1.148-5 of the  
13 Regulations; and

14 (ii) the Series 2025G Bonds has the meaning set forth in  
15 Section 1.148-4 of the Regulations.

16 (b) Not to Cause Interest to Become Taxable. The City shall not use, permit  
17 the use of, or omit to use Gross Proceeds or any other amounts (or any property the  
18 acquisition, construction or improvement of which is to be financed or refinanced  
19 directly or indirectly with Gross Proceeds) in a manner which if made or omitted,  
20 respectively, would cause the interest on any Series 2025G Bond to become includable  
21 in the gross income, as defined in Section 61 of the Code, of the owner thereof for  
22 federal income tax purposes. Without limiting the generality of the foregoing, unless  
23 and until the City receives a written opinion of counsel nationally recognized in the field  
24 of municipal bond law to the effect that failure to comply with such covenant will not  
25 adversely affect the exclusion from gross income for federal income tax purposes of

1 the interest on any Series 2025G Bond, the City shall comply with each of the specific  
2 covenants in this Section.

3 (c) No Private Use or Private Payments. Except as permitted by Section 141  
4 of the Code and the Regulations and rulings thereunder, the City shall at all times prior  
5 to the final payment on the Series 2025G Bonds:

6 (i) exclusively own, operate and possess all property, the acquisition,  
7 construction or improvement of which is to be financed or refinanced directly or  
8 indirectly with Gross Proceeds of the Series 2025G Bonds, and not use or  
9 permit the use of such Gross Proceeds (including all contractual arrangements  
10 with terms different than those applicable to the general public) or any property  
11 acquired, constructed or improved with such Gross Proceeds in any activity  
12 carried on by any person or entity (including the United States or any agency,  
13 department and instrumentality thereof) other than a state or local government,  
14 unless such use is solely as a member of the general public; and

15 (ii) not directly or indirectly impose or accept any charge or other  
16 payment by any person or entity who is treated as using Gross Proceeds of the  
17 Series 2025G Bonds or any property the acquisition, construction or  
18 improvement of which is to be financed or refinanced directly or indirectly with  
19 such Gross Proceeds, other than taxes of general application within the City or  
20 interest earned on investments acquired with such Gross Proceeds pending  
21 application for their intended purposes.

22 (d) No Private Loan. Except to the extent permitted by Section 141 of the  
23 Code and the Regulations and rulings thereunder, the City shall not use Gross  
24 Proceeds of the Series 2025G Bonds to make or finance loans to any person or entity  
25 other than a state or local government. For purposes of the foregoing covenant, such

1 Gross Proceeds are considered to be “loaned” to a person or entity if: (i) property  
2 acquired, constructed or improved with such Gross Proceeds is sold or leased to such  
3 person or entity in a transaction that creates a debt for federal income tax purposes; (ii)  
4 capacity in or service from such property is committed to such person or entity under a  
5 take-or-pay, output or similar contract or arrangement; or (iii) indirect benefits, or  
6 burdens and benefits of ownership, of such Gross Proceeds or any property acquired,  
7 constructed or improved with such Gross Proceeds are otherwise transferred in a  
8 transaction which is the economic equivalent of a loan.

9 (e) Not to Invest at Higher Yield. Except to the extent permitted by  
10 Section 148 of the Code and the Regulations and rulings thereunder, the City shall not  
11 at any time prior to the final stated maturity of the Series 2025G Bonds directly or  
12 indirectly invest Gross Proceeds in any Investment, if as a result of such investment the  
13 Yield of any Investment acquired with Gross Proceeds, whether then held or previously  
14 disposed of, exceeds the Yield of the Series 2025G Bonds.

15 (f) Not Federally Guaranteed. Except to the extent permitted by  
16 Section 149(b) of the Code and the Regulations and rulings thereunder, the City shall  
17 not take or omit to take any action that would cause the Series 2025G Bonds to be  
18 federally guaranteed within the meaning of Section 149(b) of the Code and the  
19 Regulations and rulings thereunder.

20 (g) Information Reporting. The City shall timely file the information required  
21 by Section 149(e) of the Code with the Secretary of the Treasury on Form 8038-G or  
22 such other form and in such place as the Secretary of the Treasury may prescribe.

23 (h) Rebate of Arbitrage Profits. Except to the extent otherwise provided in  
24 Section 148(f) of the Code and the Regulations and rulings thereunder:  
25

1 (i) The City shall account for all Gross Proceeds (including all  
2 receipts, expenditures and investments thereof) on its books of account  
3 separately and apart from all other funds (and receipts, expenditures and  
4 investments thereof) and shall retain all records of accounting for at least six  
5 years after the day on which the last outstanding Series 2025G Bond is  
6 discharged. However, to the extent permitted by law, the City may commingle  
7 Gross Proceeds of the Series 2025G Bonds with other money of the City;  
8 provided that the City separately accounts for each receipt and expenditure of  
9 Gross Proceeds and the obligations acquired therewith.

10 (ii) Not less frequently than each Computation Date, the City shall  
11 calculate the Rebate Amount in accordance with rules set forth in Section 148(f)  
12 of the Code and the Regulations and rulings thereunder. The City shall maintain  
13 such calculations with its official transcript of proceedings relating to the  
14 issuance of the Series 2025G Bonds until six years after the Final Computation  
15 Date.

16 (iii) As additional consideration for the purchase of the Series 2025G  
17 Bonds by the initial purchasers and the loan of the money represented thereby  
18 and in order to induce such purchase by measures designed to ensure the  
19 excludability of the interest thereon from gross income for federal income tax  
20 purposes, the City shall pay to the United States the amount that, when added  
21 to the future value of previous rebate payments made for the Series 2025G  
22 Bonds, equals (i) in the case of a Final Computation Date, 100% of the Rebate  
23 Amount on such date; and (ii) in the case of any other Computation Date, 90%  
24 of the Rebate Amount on such date. In all cases, the rebate payments shall be  
25 made at the times, in the installments, to the place and in the manner as is or

1 may be required by Section 148(f) of the Code and the Regulations and rulings  
2 thereunder, and shall be accompanied by Form 8038-T or such other forms and  
3 information as is or may be required by Section 148(f) of the Code and the  
4 Regulations and rulings thereunder.

5 (iv) The City shall exercise reasonable diligence to assure that no  
6 errors are made in the calculations and payments required by paragraphs (ii)  
7 and (iii), and if an error is made, to discover and promptly correct such error  
8 within a reasonable amount of time thereafter (and in all events within 180 days  
9 after discovery of the error), including payment to the United States of any  
10 additional Rebate Amount owed to it, interest thereon, and any penalty imposed  
11 under Section 1.148-3(h) of the Regulations.

12 (i) Not to Divert Arbitrage Profits. Except to the extent permitted by  
13 Section 148 of the Code and the Regulations and rulings thereunder, the City shall not,  
14 at any time prior to the final payment on the Series 2025G Bonds, enter into any  
15 transaction that reduces the amount required to be paid to the United States pursuant  
16 to Section 23(h) above because such transaction results in a smaller profit or a larger  
17 loss than would have resulted if the transaction had been at arm's length and had the  
18 Yield of the Series 2025G Bonds not been relevant to either party.

19 (j) Elections. The City directs and authorizes the Director of Public Finance  
20 and the Controller, either or any combination of them, to make elections permitted or  
21 required pursuant to the provisions of the Code or the Regulations, as they deem  
22 necessary or appropriate in connection with the Series 2025G Bonds, in the Certificate  
23 as to Tax Exemption or similar or other appropriate certificate, form or document.

24 Section 24. Reimbursement. The City hereby declares its official intent to reimburse  
25 prior expenditures of the City paid prior to the issuance and sale of the Series 2025G Bonds in

1 connection with the project or portions thereof to be financed by the Series 2025G Bonds. The  
2 Board of Supervisors hereby declares the City's intent to reimburse the City with the proceeds  
3 of the Series 2025G Bonds for expenditures paid with respect to the project (the  
4 "Expenditures" and each an "Expenditure") made on and after that date that is no more than  
5 60 days prior to adoption of this Resolution. The City reasonably expects on the date of  
6 adoption of this Resolution that it will reimburse the Expenditures with the proceeds of the  
7 Series 2025G Bonds.

8         Each Expenditure was and will be either (a) of a type properly chargeable to a capital  
9 account under general federal income tax principles (determined in each case as of the date  
10 of the Expenditure), (b) a cost of issuance with respect to the Series 2025G Bonds, (c) a  
11 nonrecurring item that is not customarily payable from current revenues, or (d) a grant to a  
12 party that is not related to or an agent of the City so long as such grant does not impose any  
13 obligation or condition (directly or indirectly) to repay any amount to or for the benefit of the  
14 City. The maximum aggregate principal amount of the Series 2025G Bonds expected to be  
15 issued for the project is \$150,000,000. The City shall make a reimbursement allocation, which  
16 is a written allocation by the City that evidences the City's use of proceeds of the Series  
17 2025G Bonds to reimburse an Expenditure, no later than 18 months after the later of the date  
18 on which the Expenditure is paid or the project is placed in service or abandoned, but in no  
19 event more than three years after the date on which the Expenditure is paid. The City  
20 recognizes that exceptions are available for certain "preliminary expenditures," costs of  
21 issuance, certain de minimis amounts and expenditures for construction projects of at least 5  
22 years.

1           Section 25. City Services Auditor Fee. To the extent permitted by law, one-fifth of one  
2 percent (0.2%) of the amount of gross proceeds of the Series 2025G Bonds deposited into the  
3 Project Account and shall be applied to pay the City Services Auditor Fee.

4           Section 26. General Authority. The Clerk of the Board of Supervisors, the Mayor, the  
5 City Treasurer, the Controller, the Director of Public Finance, the City Attorney and the  
6 Controller are each authorized and directed in the name and on behalf of the City to take any  
7 and all steps and to issue, deliver or enter into any and all certificates, requisitions,  
8 agreements, notices, consents, and other documents as may be necessary to give effect to  
9 the provisions of this Resolution, including but not limited to a private placement agreement  
10 and investor letter, tax compliance certificates and letters of representations to any depository  
11 or depositories, which they or any of them might deem necessary or appropriate in order to  
12 consummate the lawful issuance, sale and delivery of the Series 2025G Bonds. Any such  
13 actions are solely intended to further the purposes of this Resolution, and are subject in all  
14 respects to the terms of this Resolution. No such actions shall increase the risk to the City or  
15 require the City to spend any resources not otherwise granted herein. Final versions of any  
16 such documents shall be provided to the Clerk of the Board of Supervisors for inclusion in the  
17 official file within 30 days (or as soon thereafter as is practicable) of execution by all parties.

18 APPROVED AS TO FORM:  
19 DAVID CHIU, City Attorney

20 By: /s/MARK D. BLAKE  
21       MARK D. BLAKE  
22       Deputy City Attorney

23 n:\financ\as2025\1300182\01847460.docx  
24  
25



EXHIBIT A

FORM OF BOND

Unless this Bond is presented by an authorized representative of The Depository Trust Company, a New York corporation ("DTC"), to the City or its agent for registration of transfer, exchange, or payment, and any Bond issued is registered in the name of Cede & Co. or in such other name as is requested by an authorized representative of DTC (and any payment is made to Cede & Co. or to such other entity as is requested by an authorized representative of DTC), ANY TRANSFER, PLEDGE, OR OTHER USE OF THIS BOND FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL inasmuch as the Registered Owner hereof, Cede & Co., has an interest herein.

<u>Number</u>		<u>Principal Amount</u>
R-__	UNITED STATES OF AMERICA STATE OF CALIFORNIA  CITY AND COUNTY OF SAN FRANCISCO GENERAL OBLIGATION BONDS (HEALTH AND RECOVERY, 2020) SERIES 2025G [and any subseries designation]	\$_____

<u>Interest Rate</u>	<u>Maturity Date</u>	<u>Dated Date</u>	<u>CUSIP Number</u>
_____	_____	_____	_____

REGISTERED OWNER: Cede & Co.

PRINCIPAL AMOUNT: \$ \_\_\_\_\_

The City and County of San Francisco, State of California ("City"), acknowledges itself indebted to and promises to pay to the Registered Owner specified above or registered assigns, on the Maturity Date specified above, the Principal Amount of this Bond specified above in lawful

1 money of the United States of America, and to pay interest on the Principal Amount in like lawful  
2 money from the Interest Payment Date (as defined below) next preceding the date of  
3 authentication of this Bond (unless this Bond is authenticated as of the day during the period  
4 from the last day of the month immediately preceding any Interest Payment Date ("Record  
5 Date") to such Interest Payment Date, inclusive, in which event it shall bear interest from such  
6 Interest Payment Date, or unless this Bond is authenticated on or before [June/December] 15,  
7 20\_\_, in which event it shall bear interest from its Dated Date (specified above) until payment  
8 of such Principal Amount, at the Interest Rate per year specified above calculated on the basis  
9 of a 360-day year comprised of twelve 30-day months, payable on [June/December] 15, 20\_\_  
10 and semiannually thereafter on June 15 and December 15 in each year (each, an "Interest  
11 Payment Date"); provided, that if any Interest Payment Date occurs on a day that banks in  
12 California or New York are closed for business or the New York Stock Exchange is closed for  
13 business, then such payment shall be made on the next succeeding day that banks in both  
14 California and New York are open for business and the New York Stock Exchange is open for  
15 business (a "Business Day"). The Principal Amount of this Bond is payable to the Registered  
16 Owner of this Bond upon the surrender of this Bond at the office of the City Treasurer ("City  
17 Treasurer") in San Francisco, California. The interest on this Bond is payable to the person  
18 whose name appears on the Bond registration books of the City Treasurer as the Registered  
19 Owner of this Bond as of the close of business on the Record Date immediately preceding an  
20 Interest Payment Date, whether or not such day is a Business Day, such interest to be paid by  
21 check mailed on the Interest Payment Date to such Registered Owner at the owner's address  
22 as it appears on such registration books; *provided*, that the Registered Owner of Bonds in an  
23 aggregate principal amount of at least \$1,000,000 may submit a written request to the City  
24 Treasurer on or before the Record Date preceding any Interest Payment Date for payment of  
25 interest by wire transfer to a commercial bank located in the United States of America.

1           This Bond is one of a duly authorized issue of City and County of San Francisco General  
2   Obligation Bonds (Health and Recovery, 2020), Series 2025G ("Bonds") of like tenor (except  
3   for such variations, if any, as may be required to designate varying numbers, denominations,  
4   interest rates and maturities), in the aggregate principal amount of \$[\_\_\_\_], which is part of  
5   a bond authorization in the aggregate original principal amount of \$487,500,000 authorized by  
6   the affirmative votes of more than two-thirds of the voters voting at a special election duly and  
7   legally called, held and conducted in the City on November 3, 2020 and is issued and sold by  
8   the City pursuant to and in strict conformity with the provisions of the Constitution and laws of  
9   the State of California, the City Charter and a Resolution of Necessity adopted by the City Board  
10   of Supervisors ("Board of Supervisors") on July 14, 2020, and duly approved by the Mayor on  
11   July 23, 2020, and Resolution No. \_\_\_\_\_, adopted by the Board of Supervisors on \_\_\_\_\_,  
12   202\_\_ and duly approved by the Mayor on \_\_\_\_\_, 202\_\_ (together with the related  
13   [Certificate Awarding the Bonds and Fixing Definitive Interest Rates for the Bonds][Purchase  
14   Contract], dated \_\_\_\_\_, 202\_\_, "Resolutions").

15           The Bonds are issuable as fully registered bonds without coupons in the denominations  
16   of \$5,000 or any integral multiple of such amount; provided, that no Bond shall have principal  
17   maturing on more than one principal maturity date. Subject to the limitations and conditions  
18   and upon payment of the charges, if any, as provided in the Resolutions, the Bonds may be  
19   exchanged for a like aggregate principal amount of Bonds of other authorized denominations  
20   of the same interest rate and maturity.

21           This Bond is transferable by its Registered Owner, in person or by its attorney duly  
22   authorized in writing, at the office of the City Treasurer, but only in the manner, subject to the  
23   limitations and upon payment of the charges provided in the Resolutions, and upon surrender  
24   and cancellation of this Bond. Upon such transfer, a new Bond or Bonds of authorized  
25

1 denomination or denominations for the same interest rate and same aggregate principal amount  
2 will be issued to the transferee in exchange for this Bond.

3 No transfer or exchange of the Bonds shall be required to be made by the City Treasurer  
4 during the period from the Record Date next preceding each Interest Payment Date to such  
5 Interest Payment Date or after a notice of redemption shall have been mailed with respect to  
6 such Bonds.

7 [Bonds maturing on and before June 15, 20\_\_, will not be subject to optional redemption  
8 prior to their respective maturity dates. The Bonds maturing on or after June 15, 20\_\_ will be  
9 subject to optional redemption prior to their respective stated maturity dates, at the option of the  
10 City, from any source of available funds, as a whole or in part on any date (with the maturities  
11 to be redeemed to be determined by the City and by lot within a maturity), on or after June 15,  
12 20\_\_, at the redemption price equal to the principal amount of the Bonds redeemed, together  
13 with accrued interest to the date fixed for redemption, without premium. If less than all of the  
14 outstanding Bonds are to be redeemed, they may be redeemed in any order of maturity as  
15 determined by the Director of Finance. If less than all of the outstanding Bonds of a maturity  
16 are to be redeemed, the Bonds or portions of Bonds of such maturity to be redeemed shall be  
17 selected Director of Public Finance, in authorized denominations of \$5,000 or integral multiples  
18 of that amount, from among Bonds of that maturity not previously called for redemption, by lot,  
19 in any manner which the Director of Public Finance deems fair.]

20 [Bonds maturing on June 15, 20\_\_, are subject to mandatory sinking fund redemption  
21 on June 15 of each of the years 20\_\_ through 20\_\_, inclusive, and at maturity in the respective  
22 amount provided in the [Official Notice of Sale/the Purchase Contract] for the Bonds.]

23 [Bonds maturing on June 15, 20\_\_, are subject to mandatory sinking fund redemption  
24 on June 15 of each of the years 20\_\_ through 20\_\_, inclusive, and at maturity in the respective  
25 amount provided in the [Official Notice of Sale/the Purchase Contract] for the Bonds.]

1 Notice of the redemption of Bonds which by their terms shall have become subject to  
2 redemption shall be given or caused to be given to the Registered Owner of each Bond or  
3 portion of a Bond called for redemption not less than 20 or more than 60 days before any date  
4 established for redemption of Bonds, by the City Treasurer on behalf of the City, first class mail,  
5 postage prepaid, sent to the Registered Owner's last address, if any, appearing on the  
6 registration books kept by the City Treasurer. Official notices of redemption will contain the  
7 information specified in the Resolutions.

8 Official notice of redemption having been given substantially as aforesaid, the Bonds or  
9 portions of Bonds so to be redeemed shall, on the date fixed for redemption, become due and  
10 payable at the redemption price therein specified, and from and after such date (unless such  
11 redemption and notice of it shall have been rescinded or unless the City shall default in the  
12 payment of the redemption price), such Bonds or portions of Bonds shall cease to bear interest.  
13 Neither the failure to mail such redemption notice, nor any defect in any notice so mailed, to  
14 any particular Registered Owner, shall affect the sufficiency of such notice with respect to the  
15 Bonds.

16 Notice of redemption, or notice of rescission of an optional redemption, having been  
17 properly given, failure of a Registered Owner to receive such notice shall not be deemed to  
18 invalidate, limit or delay the effect of the notice or redemption action described in the notice.

19 Any notice of optional redemption may provide that such redemption is conditional upon  
20 occurrence of a specified event, as provided in the Resolutions. In the event that such  
21 conditional notice of optional redemption has been given, and on the date fixed for redemption  
22 such condition has not been satisfied, the Bonds for which notice of conditional optional  
23 redemption was given shall not be redeemed and shall remain Outstanding for all purposes of  
24 the Resolutions and the redemption not occurring shall not constitute an event of default under  
25 the Resolutions.

1           The City may rescind any optional redemption and notice of it for any reason on any date  
2 prior to any Redemption Date by causing written notice of the rescission to be given to the  
3 owners of all Bonds so called for redemption. Notice of any such rescission of redemption shall  
4 be given in the same manner notice of redemption was originally given.

5           The actual receipt by the owner of any Bond of notice of such rescission shall not be a  
6 condition precedent to rescission, and failure to receive such notice or any defect in such notice  
7 so mailed shall not affect the validity of the rescission.

8           The City and the City Treasurer may treat the Registered Owner of this Bond as the  
9 absolute owner of this Bond for all purposes, and the City and the City Treasurer shall not be  
10 affected by any notice to the contrary.

11           The City Treasurer may appoint agents to serve as bond registrar or paying agent, as  
12 provided in the Resolutions.

13           The Board of Supervisors certifies, recites and declares that the total amount of  
14 indebtedness of the City, including the amount of this Bond, is within the limit provided by law,  
15 that all acts, conditions and things required by law to be done or performed precedent to and in  
16 the issuance of this Bond have been done and performed in strict conformity with the laws  
17 authorizing the issuance of this Bond, that this Bond is in the form prescribed by order of the  
18 Board of Supervisors duly made and entered on its minutes, and the money for the payment of  
19 principal of this Bond, and the payment of interest thereon, shall be raised by taxation upon the  
20 taxable property of the City as provided in the Resolutions.

21           This Bond shall not be entitled to any benefit under the Resolutions, or become valid or  
22 obligatory for any purpose, until the certificate of authentication and registration on this Bond  
23 shall have been signed by the City Treasurer.

IN WITNESS WHEREOF the Board of Supervisors has caused this Bond to be executed by the [Mayor][Controller][City Administrator] and to be countersigned by the Clerk of the Board of Supervisors, all as of \_\_\_\_\_.

[Mayor][Controller][City Administrator] of  
the City and County of San Francisco

Countersigned:

Clerk of the Board of Supervisors

**CERTIFICATE OF REGISTRATION AND AUTHENTICATION**

This is one of the Bonds described in the within-mentioned Resolutions, which has been authenticated on the date set forth below.

Date of Authentication: \_\_\_\_\_

\_\_\_\_\_  
Treasurer of the  
City and County of San Francisco



1 **ASSIGNMENT**

2  
3 FOR VALUE RECEIVED the undersigned do(es) hereby sell, assign and transfer unto

4 \_\_\_\_\_  
5 \_\_\_\_\_  
6 **(Please print or typewrite Name, Address, and Tax Identification or Social**  
7 **Security Number of Assignee/Transferee)**

8 the within-mentioned registered bond and all rights thereunder and hereby irrevocably  
9 constitute(s) and appoint(s) \_\_\_\_\_ attorney to  
10 transfer the same on the books of the paying agent with full power of substitution in the  
11 premises.

12 Dated: \_\_\_\_\_

13 NOTICE: The signature to this assignment  
14 must correspond with the name as it appears  
15 upon the face of the within bond in every  
16 particular, without alteration or enlargement  
17 or any change whatsoever.

18 Signature Guaranteed:  
19  
20 \_\_\_\_\_

21 Signature(s) must be guaranteed by a national bank  
22 or trust company or by a brokerage firm having a  
23 membership in one of the major stock exchanges  
24 and who is a member of a Medallion Signature  
25 Program.

<b>Items 10, 11, &amp; 12</b> <b>Files 25-0677, 25-0678, 25-0679</b>	<b>Departments:</b> Office of Public Finance (OPF), Public Health (DPH), Homelessness & Supportive Housing (HSH), Mayor’s Office of Housing & Community Development (MOHCD)
<b>EXECUTIVE SUMMARY</b>	
<p style="text-align: center;"><b>Legislative Objectives</b></p> <ul style="list-style-type: none"> <li>The proposed ordinances and resolutions provide for a new sale of 2020 Health &amp; Recovery General Obligation Bonds. <b>File 25-0677</b> is a resolution authorizing the sale of \$150 million in Series 2025G bonds. <b>File 25-0679</b> is an ordinance that de-appropriates \$160,467,200 in Series 2021D Health &amp; Recovery bond proceeds. <b>File 25-0678</b> is an ordinance that appropriates the \$150 million in Series 2025G Health &amp; Recovery bond proceeds and places these funds on Controller’s Reserve pending receipt of bond funds.</li> </ul> <p style="text-align: center;"><b>Key Points</b></p> <ul style="list-style-type: none"> <li>Voters approved \$487.5 million in Health and Recovery General Obligation Bonds in November 2020 (Proposition A). The Board of Supervisors approved issuance of \$425 million in Series 2021D Health and Recovery Bonds in May 2021 and a \$30 million issuance of Series 2023A of such bonds in February 2023. Of this \$455 million in bond sales authorized by the Board of Supervisors, only \$287.3 million has been sold.</li> <li>The Administration is proposing to de-appropriate \$160.5 million from the 2021 bond appropriation that was never sold and appropriate \$150 million for the following DPH capital projects: (a) Treasure Island Behavioral Health Center, (b) Health, Recovery and Connection Center (fka Mental Health Services Center), and HSH housing projects: (c) 835 Turk, (d) 685 Ellis, (e) 1633 Valencia, and (f) 1035 Van Ness.</li> </ul> <p style="text-align: center;"><b>Fiscal Impact</b></p> <ul style="list-style-type: none"> <li>The Office of Public Finance estimates that the proposed \$150 million bond sale will result in \$246 million in debt service, paid for by special property taxes. The transaction is consistent with the City’s debt policies.</li> </ul> <p style="text-align: center;"><b>Policy Consideration</b></p> <ul style="list-style-type: none"> <li>The Health and Recovery bonds were marketed as a stimulus to help overcome COVID disruptions to local economy and were intended to fund 250 new permanent supportive housing units and 175 new mental health beds by 2023. With more than \$160 million authorized in 2021 but unspent, the City did not stimulate the local economy as it intended and will now pay more for the same projects due to increases in financing costs and inflation.</li> <li>We caution the Board of Supervisors against authorizing bond proposals to voters and bond sales for unspecified projects that have no clear plans or procurement timelines associated with them. Doing so encumbers scarce bond authority and limits local economic activity. The Board should only approve debt for projects with imminent start dates.</li> </ul> <p style="text-align: center;"><b>Recommendation</b></p> <ul style="list-style-type: none"> <li>Approve the proposed resolution and the proposed ordinances.</li> </ul>	

## MANDATE STATEMENT

City Charter Section 9.106 states that the Board of Supervisors is authorized to provide for the issuance of general obligation bonds in accordance with the Constitution of the State of California. General obligation bonds may be issued and sold in accordance with state law or any local procedure adopted by ordinance. There shall be a limit on outstanding general obligation bond indebtedness of three percent of the assessed value of all taxable real and personal property, located within the City and County.

City Charter Section 9.105 states that amendments to the Annual Appropriation Ordinance are subject to Board of Supervisors approval by ordinance after the Controller certifies the availability of funds.

## BACKGROUND

### Health and Recovery General Obligation Bond

San Francisco voters approved \$487.5 million in Health and Recovery General Obligation Bonds in November 2020 (Proposition A) to fund investments in supportive housing facilities, shelters, and facilities that provide services to people experiencing mental health and substance use disorders, and/or homelessness; improve accessibility and quality of parks, open spaces, and recreational facilities in the City; and, improve the accessibility, safety and conditions of the City's streets. Proceeds from these bonds were intended to help stimulate the local economy and aid in recovery following the economic downturn as a result of the COVID-19 public health emergency.

The Board of Supervisors approved issuance of \$425 million in Series 2021D Health and Recovery Bonds in May 2021 (File 21-0388) and a \$30 million issuance of Series 2023A of such bonds in February 2023 (File 22-1265). As shown below, of this \$455 million in bond sales authorized by the Board of Supervisors, only \$287.3 million has been sold.

### Exhibit 1: Bond Authorizations and Sales: 2020 Health & Recovery Bonds

Voter Authorized Bonds	Board Authorized Bond Sales	Bonds Sold	Board Authorized & Unissued Bonds	Voter Authorized & Unissued Bonds
\$487,500,000	\$455,000,000	\$287,290,000	\$167,710,000	\$200,210,000

Source: Office of Public Finance

The 2021 bond sale authorization and related appropriation included \$116.6 million for unspecified HSH housing projects, none of which has been sold, and \$48.5 million for unspecified DPH mental health facilities, of which approximately \$5 million was sold and spent on DPH's Psychiatric Emergency Services project. The Administration is proposing to de-appropriate \$160.5 million from the 2021 bond appropriation and appropriate \$150 million for DPH and HSH

capital projects, described below. Because it has been nearly four years since the Board of Supervisors authorized the 2021 bond sale, the Administration is seeking a new bond sale authorization for \$150 million of 2020 Health & Recovery bonds essentially for the same purposes as in 2021: DPH and HSH facilities. Unlike 2021, the projects have been revealed by the Administration and included in the proposed appropriation.

### **Status of Previously DPH and HSH Funded Projects**

The 2021 bond sale funded two named projects: (1) DPH's expansion of Psychiatric Emergency Services (PES) at General Hospital and (2) acquisition and rehabilitation of 888 Post Street, which is now used as an HSH youth navigation center with 75 beds.

According to DPH, construction to expand PES is ongoing and is expected to finish in June 2026. Licensing and staffing the site will take additional 3-6 months, or by December 2026. This project will increase PES capacity from 22 to 38 beds.

### **DETAILS OF PROPOSED LEGISLATION**

**File 25-0677:** The proposed resolution would authorize the third sale of the 2020 Health and Recovery Bond with a not-to-exceed amount of \$150,000,000, Series 2025G. If the Board of Supervisors approves the sale of \$150,000,000, the sale of the balance of \$50,210,000 in remaining bond authority would be subject to future Board of Supervisors approval.

The resolution also:

- Prescribes the form and terms of the bonds;
- Provides for the appointment of depositories and other agents for the bonds;
- Provides for the establishment of accounts related to the bonds;
- Provides for the manner of sale of the bonds by competitive or negotiated sale;
- Approves the forms of Official Notice of Sale and Intention to Sell Bonds;
- Directs the publication of the Notice of Intention to Sell Bonds;
- Approves the form of the Bond Purchase Contract;
- Approves the form of the Preliminary Official Statement and the form and execution of the Official Statement relating to the sale of the bonds;
- Approves the form of the Continuing Disclosure Certificate;
- Authorizes and approves modifications to documents;
- Ratifies certain actions previously taken; and
- Grants authority to City officials to take necessary actions for the authorization, issuance, sale, and delivery of the bonds.

### **Bond Appropriation Ordinances**

**File 25-0679:** The proposed ordinance de-appropriates the \$160,467,200 in Series 2021D Health & Recovery bond proceeds. These bonds were never sold and the associated project and transaction funding is being de-appropriated.

**File 25-0678:** The proposed ordinance appropriates the \$150 million in Series 2025G Health & Recovery bond proceeds and places these funds on Controller's Reserve pending receipt of bond funds.

### **Bond Characteristics**

Amount: up to \$150 million.

Term: The anticipated term of the proposed bonds is twenty years; however the Office of Public Finance will include call options in the bond structure, allowing the City to refund and refinance the bonds at a later date. The proposed resolution allows for the bonds to have up to a thirty-year term.

Taxable: The Office of Public Finance expected that the Series 2025G bonds will be structured as tax-exempt bonds, based on the projects being funded. However, proposed resolution authorizing the bond sale allows for the bonds to be taxable or tax-exempt.

Competitive Sale: The Office of Public Finance intends to pursue a competitive sale of the 2025G bonds. However, the proposed resolution allows for competitive or a negotiated sale if the bond structure or market conditions make a negotiated sale preferable.

### **Proposed Uses of Bond Funds**

Exhibit 2 below summarizes the proposed uses of the Series 2025G bond proceeds. The original figures are based on the appropriation ordinance (File 25-0678) and the revised figures are based on an amendment that the Departments will propose at the Budget & Finance Committee.

**Exhibit 2: Series 2025G Health & Recovery Bond Appropriation**

<b>Sources</b>	<b>Original</b>	<b>Revised</b>
Par Amount	\$144,730,000	\$144,845,000
Reserve for Market Uncertainty	\$5,270,000	\$5,155,000
<b>Total Sources</b>	<b>\$150,000,000</b>	<b>\$150,000,000</b>
<b>Uses</b>		
<u>Public Health</u>		
Treasure Island Behavioral Health	\$42,082,246	\$42,082,444
Mental Health Services Center	\$1,000,086	\$1,000,086
<b>Subtotal, Public Health</b>	<b>\$43,082,332</b>	<b>\$43,082,530</b>
<u>Housing</u>		
835 Turk	\$23,000,000	\$23,000,000
685 Ellis	\$30,000,000	\$30,000,000
1633 Valencia	\$41,036,048	\$41,036,048
1035 Van Ness	\$5,800,000	\$5,912,794
<b>Subtotal, Housing</b>	<b>\$99,836,048</b>	<b>\$99,948,842</b>
<b>Subtotal, Project Funding</b>	<b>\$142,918,380</b>	<b>\$143,031,372</b>
City Services Auditor	\$285,837	\$286,063
G.O. Bond Oversight Committee	\$144,730	\$144,845
Costs of Issuance	\$831,423	\$832,515
Underwriters Discount	\$549,630	\$550,205
<b>Subtotal, Transaction Costs</b>	<b>\$1,811,620</b>	<b>\$1,813,628</b>
Reserve for Market Uncertainty	\$5,270,000	\$5,155,000
<b>Total</b>	<b>\$150,000,000</b>	<b>\$150,000,000</b>

Source: Appropriation Ordinance (File 25-0678) and an amendment that the Departments will propose at the Budget & Finance Committee.

Costs of issuance include bond counsel, auditor, regulator, and other costs.

Underwriters discount is the difference in the price paid to the issuer and the prices at which the bonds are initially offered to investors.

The bond-funded projects are summarized below in Appendix 1 at the end of this report.

**Bond Accountability Report Waived**

The proposed bond sale resolution waives the deadline for submission of the Bond Accountability reports under Admin Code Section 2.71(a) and 2.71(b). These sections of the Administrative Code require that the governmental entity that is requesting the appropriation of bond proceeds submit a Bond Accountability Report 60 days prior to the approval of the appropriation and/or sale, which include details on the spending of previously approved bond sales and details on the projects proposed to be funded with new bond sales. The Departments of Public Health,

Homelessness & Supportive Housing, and Mayor's Office of Housing & Community Development have not completed their bond accountability reports as of this writing.

## **FISCAL IMPACT**

### **Annual Debt Service**

The Office of Public Finance estimates that the bonds will have a 5.89 percent interest rate, resulting in an average annual debt service cost of approximately \$12,300,000. Over the anticipated 20-year life of the bonds, the total debt service is estimated at \$246,000,000. Debt service is paid for by special property taxes.

### **Debt Limit**

The proposed bond sale complies with the City's debt limit policy. Section 9.106 of the City Charter limits the amount of GO bonds the City can have outstanding at any given time to three percent of the total assessed value of property in San Francisco. The City's general obligation debt limit for FY 2024-25 is approximately \$10.54 billion, based on a total assessed valuation of approximately \$351.3 billion.

According to the Controller's Office of Public Finance, as of June 1, 2025, the City had outstanding general obligation bond debt of approximately \$2.8 billion, which equals approximately 0.8 percent of the City's assessed valuation. If the Board of Supervisors approves the proposed bonds, the debt ratio would increase to 0.84 percent, which is under the three percent debt limit. If all of the City's voter-authorized and unissued general obligation bonds were issued, the total debt burden would be 1.19 percent of the net assessed value of property in the City.

### **Property Tax Rates**

The City's Capital Plan includes a policy of limiting the property tax rate related to the City's general obligation bonds at \$0.1201 per \$100 of assessed value, the relevant property tax rate in effect during FY 2005-06. According to the Office of Public Finance, the proposed transaction complies with this financial policy.

### **New Operating Costs**

The proposed bond would fund new or expanded City-funded facilities, for which the City will incur new operating costs. Appendix 1 to this report summarizes the new operating costs.

## **POLICY CONSIDERATION**

HSH and DPH used tax revenues and state grants to expand their systems of care since 2021, including over 3,000 units of new permanent supportive housing and 350 new treatment beds from the Mental Health SF initiative. The proposed bond-funded projects will result in 453 units of permanent supportive housing, which is more than the 250 units originally planned for.

At the same time, the Health and Recovery bonds were marketed as a stimulus to help overcome COVID disruptions to local economy and were intended to fund 250 new permanent supportive

housing units and up to 175 new mental health beds by 2023. With more than \$160 million authorized in 2021 but unspent, the City did not stimulate the local economy as it intended and will now pay more for the same projects due to increases in financing costs and inflation. In addition, the City has delayed the delivery of 250 new permanent supportive housing units and 175 mental health beds that were expected to be funded by the 2021 bond authorization.

Going forward, we caution the Board of Supervisors against authorizing bond proposals to voters and bond sales for unspecified projects that have no clear plans or procurement timelines associated with them. Doing so encumbers scarce bond authority and limits local economic activity. The Board should only approve debt for projects with imminent start dates.

### **RECOMMENDATION**

Approve the proposed resolution and the proposed ordinances.



## Appendix 1

Projects	Description	Timeline	Current Status	Proposed Bond Funding	Total Capital Cost	New Annual Operating Costs	Funding Sources for Operating Costs
<b>Public Health</b>							
Treasure Island Behavioral Health	Replace existing facility with 172 beds and add 84 beds, for a total capacity of 256 residential step-down SUD beds.	Substantial completion expected Nov. 2027	Permitting	\$42,082,246	\$72,000,000	\$3,600,000	General Fund, Homelessness Gross Receipts, Opioid Settlement Funds, Federal
Health, Recovery and Connection Center (fka Mental Health Services Center)	Co-locate Office-Based Buprenorphine Induction Clinic, Behavioral Health Access Center, a pharmacy, and behavioral health administrative functions.	Tenant improvements completed by end of 2028	Site acquisition being negotiated	\$1,000,086	\$33,400,000	\$0 (no new programming)	General Fund, Homelessness Gross Receipts Tax, Medical, Behavioral Health Services Act, Opioid Settlement Fund

Projects	Description	Timeline	Current Status	Proposed Bond Funding	Total Capital Cost	New Annual Operating Costs	Funding Sources for Operating Costs
<b>Housing</b>							
835 Turk	Acquired in 2022 and operating now as PSH, the site requires ADA work and other tenant improvements. The site will have 106 units of PSH.	Construction completes by Oct. 2026	Operating as PSH	\$23,000,000	\$30,722,000	\$0 (no new programming)	Homelessn ess Gross Receipts
685 Ellis	Acquired in 2022 and operating now as shelter. Will convert to 78 units of PSH after rehab, which includes seismic upgrades, building system upgrades, and community space.	Estimated construction start date is January 2027	Operating as shelter	\$30,000,000	\$35,000,000	\$3,500,000	Homelessn ess Gross Receipts
1633 Valencia	New PSH; 145 units. Gap funding was approved by BOS in 2024.	Construction ending Dec. 2025	Construction	\$41,036,048	\$84,605,578	LOSP & Debt Service: \$3,500,000 Services: \$1,044,000	General Fund
1035 Van Ness	Acquisition and rehab of existing Assisted Living Facility; 124 units.	Construction completion - October 2026	Acquisition of the property by sponsor will occur by Fall 2025	\$5,800,000	\$43,324,030	\$0 (no new programming)	General Fund & HUD VASH

Notes: PSH refers to permanent supportive housing. SUD refers to substance use disorder treatment.

## **APPENDIX A**

The Resolutions provide that the Bonds are payable from and secured by a voter-approved dedicated property tax levy on all taxable property in the City, and the City is empowered under the law to set such tax rate for the Bonds at the level needed to generate sufficient property tax revenues to pay the debt service on the Bonds. Under the Resolutions, the City is not obligated to pay the debt service from any other sources, nor are any property or assets of the City otherwise pledged to the repayment of the Bonds. This Appendix A provides information on the City's overall operations and finances with an emphasis on its General Fund and therefore includes information on revenues and other funds that are not pledged to the Bonds under the Resolutions and are not available to pay debt service on the Bonds. See "SECURITY FOR THE BONDS" in the forepart of this Official Statement.

### **CITY AND COUNTY OF SAN FRANCISCO ORGANIZATION AND FINANCES**

This Appendix A provides general information about the City's governance structure, budget processes, property taxation system and tax and other revenue sources, City expenditures, labor relations, employment benefits and retirement costs, investments, bonds, and other long-term obligations.

The various reports, documents, websites, and other information referred to herein are not incorporated by such references. The City has referred to certain specified documents in this Appendix A which are hosted on the City's website. A wide variety of other information, including financial information, concerning the City is available from the City's publications, websites, social media accounts, and its departments. Any such information that is inconsistent with the information set forth in this Official Statement should be disregarded and is not a part of or incorporated into this Appendix A and should not be considered in making a decision to buy the Bonds.

Certain information contained in this Appendix A may reference other enterprise departments of the City including San Francisco International Airport ("SFO" or the "Airport"), Public Utilities Commission ("SFPUC"), and other enterprise departments. Descriptions of such enterprises are included for informational purposes only, but no funds or resources of such enterprises are available or pledged as security for the Bonds.

The information presented in this Appendix A contains, among other information, City budgetary forecasts, projections, estimates and other statements that are based on current expectations as of the date of the Preliminary Official Statement. The words "expects," "forecasts," "projects," "budgets," "intends," "anticipates," "estimates," "assumes" and analogous expressions are intended to identify such information as "forward-looking statements." Such budgetary forecasts, projections and estimates are not intended as representations of fact or intended as guarantees of results. Any such forward-looking statements are inherently subject to a variety of risks and uncertainties that could cause actual results or performance to differ materially from those that have been forecast, estimated or projected.

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## **CITY FINANCIAL CHALLENGES**

The City continues to face material financial challenges, including actual and projected revenue losses, resulting from a variety of factors, including continuing remote work by a significant portion of the workforce (which has led to declining property taxes for certain office buildings, lower real estate property transfer taxes, and reductions in taxes based on employees physically located in the City), continuing weakness in the local hospitality and convention industries (resulting in declines in hotel and sales taxes), and general economic conditions. As described herein, these conditions have resulted in projected budget deficits (absent corrective actions) in the hundreds of millions of dollars in future fiscal years, rising to approximately \$1.47 billion in fiscal year 2029-30.

## **FY25 & FY26 ORIGINAL BUDGET**

The Original Budget for fiscal years 2024-25 and 2025-26 (the “FY25 & FY26 Original Budget”) was approved by the Board of Supervisors on July 30, 2024 and signed by the Mayor on August 1, 2024. See “CITY BUDGET – Budget Process” for additional detail. The FY25 & FY26 Original Budget reflects \$15.9 billion of expenditures in fiscal year 2024-25 and \$15.5 billion in fiscal year 2025-26. The FY25 & FY26 Original Budget addresses the then-current projected \$789.3 million two-year shortfall primarily through the use of \$135.7 million of fund balance, \$236.6 million in projected revenue increases, and \$68.8 million use of special funds, as well as \$302.0 million of net departmental budget reductions and other operating savings. Such operating savings were offset by increased capital and information technology costs and new labor costs. For information concerning recent reports relating to the FY25 & FY26 Original Budget, see “PERIODIC FINANCIAL REPORTING; RECENT REPORTS.”

## **NOVEMBER 2024 CITY ELECTION**

At the November 5, 2024 election, voters in the City elected Daniel Lurie as Mayor of the City. In addition, elections were held for a number of Board of Supervisors seats, as well as City Attorney and Treasurer. See “CITY GOVERNMENT.” Voters also approved Propositions H, I, J and M, which impacts City finances. See “OTHER CITY TAX REVENUES – Business Taxes,” “CITY GENERAL FUND PROGRAMS AND EXPENDITURES - Voter-Mandated Spending Requirements” and “EMPLOYMENT COSTS; POST-EMPLOYMENT OBLIGATIONS - San Francisco Employees’ Retirement System.”

## **PERIODIC FINANCIAL REPORTING; RECENT REPORTS**

The City Charter and Administrative Code provide for the preparation of a number of regular financial reports. These reports include:

Controller Revenue Letter: The Controller Revenue Letter is issued in June of each year, and addresses the Controller’s view of the accuracy of economic assumptions underlying the revenue estimates in the Mayor’s Proposed Budget. See “CITY BUDGET - FY25 & FY26 Original Budget and Revenue Letter.”

Budget Status Reports: Each year, the Controller issues six-month and nine-month budget status reports to apprise the City’s policymakers of the current budgetary status, including projected year-end revenues, expenditures and fund balances. See “CITY BUDGET –FY25 & FY26 Original Budget and Revenue Letter” and the description below of the Six-Month Budget Status Report issued by the Controller’s Office on February 18, 2025 (the “February 2025 Six-Month Report”).

Five-Year Financial Plan: The Five-Year Financial Plan (the “Five-Year Plan”) is required under Proposition A, a charter amendment approved by voters in November 2009. The Charter requires the City to forecast expenditures and revenues for the next five fiscal years, propose actions to balance revenues and expenditures during each year of the Plan, and discuss strategic goals and corresponding resources for City departments. Proposition A required that a Five-Year Plan be adopted every two years. Charter Section 9.119

requires that by March 1 of each odd-numbered year, the Mayor submit a Five-Year Plan to the Board. The City's Administrative Code requires that by March 1 of each even-numbered year, the Mayor, Board of Supervisor's Budget Analyst, and Controller submit an updated estimate for the remaining four years of the most recently adopted Five-Year Plan. . See the "CITY BUDGET – December 2024 Five-Year Plan and FY26 Mayor's Budget Instructions."

Following is a description of certain recently issued reports, with the most recent reports presented first.

#### *February 2025 Six-Month Report*

On February 18, 2025, the Controller's Office issued the Six-Month Budget Status Report (the "February 2025 Six-Month Report"). The February 2025 Six-Month Report noted that the Controller projects a \$367.2 million General Fund ending balance in the current fiscal year, a \$35.7 million improvement from the \$331.5 million balance in the December 2024 Five-Year Financial Plan. Citywide revenues for Fiscal Year 2024-25 are projected to be \$114.1 million below the FY25 & FY26 Original Budget, or \$68.5 million below the projection in the December 2024 Five-Year Financial Plan. Departments are projected to end Fiscal Year 2024-25 with a \$97.7 million net surplus.

The February 2025 Six-Month Report also noted that the Police, Fire, Emergency Management and Sheriff's departments, and the Public Utilities Commission, will require additional supplemental appropriations for overtime, which could reduce available fund balance, and that the projections assume no changes to federal revenue related to the new federal administration's proposed funding freezes or rescission of funds, but this remains a source of budgetary uncertainty. Specifically, the FY25 & FY26 Original Budget assumes \$80.0 million of FEMA reimbursements for COVID response costs, of which \$51.7 million is confirmed in the current fiscal year to date, and the projection currently assumes total reimbursements at budgeted levels. See "BUDGETARY RISKS – Impact of Federal Government on Local Finances."

See "CITY BUDGET – February 2025 Six-Month Report" for additional information concerning the February 2025 Six-Month Report.

#### *Controller's Report on the Status of the City Economy*

On February 13, 2025, the Controller's Office issued its most recent report on the status of the City economy through January 2025. The Controller's Office report noted that the City's job market continued its slow recovery, with jobs growing at a rate of 1.4% from October to December 2024. The City's unemployment rate increased to 3.9% after dipping to 3.7% in September and October. The City continues to have one of the lowest unemployment rates among California counties. The City's slow pace of returning to office showed some positive signs as MUNI metro's downtown ridership continued to recover and new data from Placer.ai (an analytics source used by the City that provides data about foot traffic and consumer behavior) shows employee visits have been increasing throughout 2024. Hotel revenue recovery remains flat. The office vacancy rate dropped slightly in the 4th quarter, for its first quarterly decline since 2020. However, Placer.ai data also showed that downtown visitors—mainly shoppers—have been dropping, and the formation of new restaurants and retail establishments are also trending down. Apartment rents within the City are rising, despite a broader softening trend. Housing prices remain stagnant, and new housing permits remain stuck well below pre-pandemic levels.

#### *December 2024 Five-Year Plan*

On December 18, 2024, the Mayor's Office, Controller's Office, and Board of Supervisors Budget and Legislative Analyst's Office issued the "Proposed Five-Year Financial Plan Fiscal Years 2025-26 through 2029-30" (the "December 2024 Five-Year Plan"). The December 2024 Five-Year Plan projects that that, over the next five years, the City's revenue outlook will improve, supported by recent changes in San Francisco's tax structure and modest economic growth. However, this improvement will be tempered by post-pandemic economic



realities and the depletion of one-time funding sources. At the same time, the cost of City services is projected to grow significantly, surpassing revenue growth each year of the five-year period.

Total annual expenditures are projected to increase by approximately \$1.99 billion over the next five years, representing a 29% increase from fiscal year 2024-25. In contrast, annual available General Fund sources are expected to grow by only \$518.6 million over the same period, an increase of 7.6 percent from fiscal year 2024-25. This results in projected annual deficits, absent corrective action, of \$253.2 million in fiscal year 2025-26, \$622.7 million in fiscal year 2026-27, \$1.05 billion in fiscal year 2027-28, \$1.33 billion in fiscal year 2028-29 and \$1.47 billion in fiscal year 2029-30.

The December 2024 Five-Year Plan states that City must develop and implement strategies to bridge the gap between projected revenues and expenditures, and that these strategies must be incorporated into the fiscal year 2025-26 and 2026-27 two-year budget and extended across the five-year period reflected in the December 2024 Five-Year Plan. The December 2024 Five-Year Plan notes that, unlike the significant budget shortfalls that followed the 2001 and 2008 recessions, the current outlook highlights longer-term structural challenges, even without the occurrence of another recession.

See “CITY BUDGET – December 2024 Five-Year Plan and FY26 Mayor’s Budget Instructions” for additional information concerning the December 2024 Five-Year Plan.

#### *FY26 Mayor’s Budget Instructions*

In December 2024, the Mayor’s Office issued budget instructions (the “FY26 Mayor’s Budget Instructions”), which contained a preview summary of the findings in the December 2024 Five-Year Plan, including the projected deficits described therein. The FY26 Mayor’s Budget Instructions noted that, since the COVID pandemic, the City has relied heavily on one-time sources to balance recent budgets. These one-time sources include federal disaster relief, and use of General Fund reserves and fund balance. The FY26 Mayor’s Budget Instructions noted that there is significant uncertainty with respect to receiving outstanding FEMA reimbursements. These one-time sources are expected to be depleted by the end of fiscal year 2027-28.

The FY26 Mayor’s Budget Instructions also identify particular risks including revenue losses to the City which may result from State financial difficulties, federal policies implemented by the incoming Trump administration, and declining property values resulting from assessment appeals. In addition, business tax appeals threaten over \$400 million in business tax revenue. The FY26 Mayor’s Budget Instructions also noted that health care costs escalation has increased, office vacancies remain elevated, and the hospitality industry recovery is slowing.

As a result of the foregoing, the FY26 Mayor’s Budget Instructions to departments direct ongoing, permanent spending reductions to the General Fund of 15% starting in fiscal year 2025-26, a re-examination of all contractual services and non-personnel expenditures, elimination of positions that are currently vacant, the consideration of future hiring freezes, and cessation of overnight and air travel for City employees. See “CITY BUDGET – December 2024 Five-Year Plan and FY26 Mayor’s Budget Instructions” for additional information concerning the December 2024 Five-Year Plan.

Subsequent to the issuance of the FY26 Mayor’s Budget Instructions, on January 9, 2025, Mayor Lurie announced a Citywide hiring freeze through the end of the fiscal year. Certain exemptions will be permitted including new hires to support public health, public safety, and other core City priorities.

#### *Upcoming Reports*

Significant upcoming reports include the March 2025 Update to the December 2024 Five-Year Plan. The financial pressures described herein result in challenges with respect to revenue and expense forecasting, and there can be no assurances that future reports will not identify increasing expenses and/or decreasing

revenues, potentially resulting in increased deficit projections as compared to prior reports. In addition, the City has commenced utilizing additional tools in connection with the forecasting of potential property tax losses, which may result in additional annual projected property tax losses in the tens of millions of dollars. See “GENERAL FUND REVENUES - PROPERTY TAXATION - Assessed Valuations, Tax Rates, and Tax Delinquencies.”

## **CITY BUDGET**

### **Overview**

The City manages the operations of more than 60 departments, commissions and authorities, including the enterprise fund departments, and funds such departments and enterprises through its annual budget process. Each year the Mayor prepares budget legislation for the City departments, which must be approved by the Board of Supervisors. General Fund revenues consist largely of local property tax, business tax, sales tax, other local taxes and charges for services. A significant portion of the City’s revenue also comes in the form of intergovernmental transfers from the State and federal governments. Thus, the City’s fiscal position is affected by the health of the local real estate market, the local business and tourist economy, and, by budgetary decisions made by the State and federal governments which depend, in turn, on the health of the larger State and national economies. All these factors are almost wholly outside the control of the Mayor, the Board of Supervisors and other City officials. In addition, the State Constitution limits the City’s ability to raise taxes and property-based fees without a vote of City residents. See “CONSTITUTIONAL AND STATUTORY LIMITATIONS ON TAXES AND EXPENDITURES” herein. Also, the fact that the City’s annual budget must be prepared before the State and federal budgets adds uncertainty to the budget process and necessitates flexibility so that spending decisions can be adjusted during the course of the fiscal year. See “CITY GENERAL FUND PROGRAMS AND EXPENDITURES” herein.

The FY25 & FY26 Original Budget was passed by the Board of Supervisors on July 30, 2024, and signed by Mayor Breed on August 1, 2024. The Original Budget for fiscal year 2024-25 appropriates annual revenues, fund balance, transfers and reserves of \$15.9 billion, of which the City’s General Fund accounts for \$6.9 billion. The Original Budget for fiscal year 2025-26 appropriates revenues, fund balance, transfers and reserves of \$15.6 billion, of which \$7.1 billion represents the General Fund budget. See “CITY BUDGET – FY25 & FY26 Original Budget and Revenue Letter” for further details on the budget. Table A-2 shows Final Revised Budget revenues and appropriations for the City’s General Fund for fiscal years 2020-21 through 2023-24, and the Original Budget for fiscal year 2024-25. See “GENERAL FUND REVENUES – PROPERTY TAXATION –Tax Levy and Collection,” “GENERAL FUND REVENUES – OTHER CITY TAX REVENUES” and “CITY GENERAL FUND PROGRAMS AND EXPENDITURES” herein.

See “CITY FINANCIAL CHALLENGES” and “BUDGETARY RISKS” for discussions of factors that have adversely impacted the revenue and expenditure levels assumed in the FY25 & FY26 Original Budget.

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**TABLE A-1**  
**Budgeted General Fund Revenues and Appropriations for**  
**Fiscal Years 2020-21 through 2024-25**  
**(000s)**

	<b>2020-21 Final Revised Budget<sup>(5)</sup></b>	<b>2021-22 Final Revised Budget<sup>(5)</sup></b>	<b>2022-23 Final Revised Budget<sup>(5)</sup></b>	<b>2023-24 Final Revised Budget<sup>(5)</sup></b>	<b>2024-25 Original Budget<sup>(6)</sup></b>
Prior-Year Budgetary Fund Balance & Reserves	\$ 2,816,902	\$ 2,803,535	\$ 3,214,031	\$ 2,963,605	\$ 2,813,034
<u>Budgeted Revenues</u>					
Property Taxes <sup>(1)</sup>	\$ 2,161,945	\$ 2,115,600	\$ 2,379,530	\$ 2,510,000	\$ 2,469,580
Business Taxes	798,057	957,307	902,246	851,077	883,000
Other Local Taxes <sup>(2)</sup>	657,990	777,750	1,050,820	1,098,880	1,109,170
Licenses, Permits and Franchises	22,977	28,027	26,749	30,240	31,802
Fines, Forfeitures and Penalties	2,389	4,039	3,088	3,028	3,921
Interest and Investment Earnings	20,732	34,215	38,660	111,757	146,715
Rents and Concessions	11,166	11,820	12,913	14,571	14,145
Grants and Subventions	1,591,756	1,699,946	1,536,227	1,462,866	1,321,363
Charges for Services	254,990	258,939	243,298	275,495	351,423
Other	<u>59,773</u>	<u>37,694</u>	<u>23,307</u>	<u>32,153</u>	<u>19,444</u>
Total Budgeted Revenues	\$ 5,581,775	\$ 5,925,337	\$ 6,216,838	\$ 6,390,067	\$ 6,350,563
Bond Proceeds & Repayment of Loans	-	-	-	-	-
<u>Expenditure Appropriations</u>					
Public Protection	\$ 1,505,780	\$ 1,586,264	\$ 1,681,489	\$ 1,747,925	\$ 1,837,737
Public Works, Transportation & Commerce	218,986	244,365	275,941	254,637	232,734
Human Welfare & Neighborhood Development	1,605,573	1,571,761	1,621,981	1,686,647	1,641,289
Community Health	1,158,599	1,119,891	1,118,010	1,099,022	1,144,476
Culture and Recreation	147,334	161,417	180,475	198,594	190,338
General Administration & Finance	332,997	353,518	351,738	346,074	352,660
General City Responsibilities	<u>126,993</u>	<u>159,299</u>	<u>201,959</u>	<u>211,665</u>	<u>194,821</u>
Total Expenditure Appropriations	\$ 5,096,262	\$ 5,196,515	\$ 5,431,593	\$ 5,544,564	\$ 5,594,055
Budgetary reserves and designations, net	\$ 42,454	\$ 45,567	\$ 46,496	\$ 62,362	\$ 2,160
Transfers In	\$ 417,009	\$ 194,114	\$ 194,984	\$ 229,393	\$ 206,499
Transfers Out <sup>(3)</sup>	<u>(1,164,927)</u>	<u>(1,181,704)</u>	<u>(1,315,702)</u>	<u>(1,355,235)</u>	<u>(1,250,314)</u>
Net Transfers In/Out	(\$ 747,918)	(\$ 987,590)	(\$ 1,120,718)	(\$ 1,125,842)	(\$ 1,043,815)
Budgeted Excess (Deficiency) of Sources Over (Under) Uses	\$ 2,512,044	\$ 2,499,200	\$ 2,832,062	\$ 2,620,904	-
Variance of Actual vs. Budget	<u>291,491</u>	<u>714,831</u>	<u>131,543</u>	<u>192,130</u>	-
Total Actual Budgetary Fund Balance <sup>(4)</sup>	\$ 2,803,535	\$ 3,214,031	\$ 2,963,605	\$ 2,813,034	-

(1) The Budget appropriates Excess ERAF property tax funds in all fiscal years shown on the table. Please see "GENERAL FUND REVENUES -- Property Taxation" for more information about Excess ERAF.

(2) Other Local Taxes includes sales, hotel, utility users, parking, transfer, sugar sweetened beverage, stadium admissions, access line, cannabis, and overpaid executive taxes.

(3) Transfers Out is primarily related to transfers to support Charter-mandated spending requirements and hospitals.

(4) Fiscal year 2020-21 through fiscal year 2023-24 Final Revised Budget reflects prior year actual budgetary fund balance.

(5) Fiscal years 2020-21, 2021-22, 2022-23, and 2023-24 Final Revised Budgets are based on respective Annual Comprehensive Financial Reports.

(6) Fiscal year 2024-25 amount represents the Original Budget, adopted July 30, 2024. See "PERIODIC FINANCIAL REPORTING; RECENT REPORTS" for recent financial reports and projections.

Source: Office of the Controller, City and County of San Francisco.

## **Budget Process**

The following paragraphs contain a description of the City's customary budget process. The City's fiscal year commences on July 1 and ends on June 30. The City's budget process for each fiscal year begins in the middle of the preceding fiscal year as departments prepare their budgets and seek any required approvals from the applicable City board or commission. Departmental budgets are consolidated by the City Controller, and then transmitted to the Mayor no later than the first working day of March. By the first working day of May, the Mayor is required to submit a proposed budget to the Board of Supervisors for certain specified departments, based on criteria set forth in the Administrative Code. On or before the first working day of June, the Mayor is required to submit a proposed budget, including all departments, to the Board of Supervisors.

Under the Charter, following the submission of the Mayor's Proposed Budget, the City Controller must provide an opinion to the Board of Supervisors regarding the economic assumptions underlying the revenue estimates and the reasonableness of such estimates and revisions in the proposed budget (the City Controller's "Revenue Letter"). The City Controller may also recommend reserves that are considered prudent given the proposed resources and expenditures contained in the Mayor's Proposed Budget. The Revenue Letter and other information from the Controller's website are not incorporated herein by reference. The City's Capital Planning Committee (composed of other City officials) also reviews the proposed budget and provides recommendations based on the budget's conformance with the City's adopted ten-year capital plan. For a further discussion of the Capital Planning Committee and the City's ten-year capital plan, see "CAPITAL FINANCING AND BONDS – Capital Plan" herein.

The City is required by the Charter to adopt, each year, a budget which is balanced in each fund. During its budget approval process, the Board of Supervisors has the power to reduce or augment any appropriation in the proposed budget, provided the total budgeted appropriation amount in each fund is not greater than the total budgeted appropriation amount for such fund submitted by the Mayor. The Board of Supervisors approves the budget by adoption of the Budget and Appropriation Ordinance (also referred to herein as the "Original Budget") typically by no later than August 1 of each fiscal year.

The Budget and Appropriation Ordinance becomes effective with or without the Mayor's signature after 10 days; however, the Mayor has line-item veto authority over specific items in the budget. Additionally, in the event the Mayor were to disapprove the entire Budget and Appropriation Ordinance, the Charter directs the Mayor to promptly return the ordinance to the Board of Supervisors, accompanied by a statement indicating the reasons for disapproval and any recommendations which the Mayor may have. Any Budget and Appropriation Ordinance so disapproved by the Mayor shall become effective only if, subsequent to its return, it is passed by a two-thirds vote of the Board of Supervisors.

Following the adoption and approval of the Budget and Appropriation Ordinance, the City makes various revisions throughout the fiscal year (the Original Budget plus any changes made to date are collectively referred to herein as the "Revised Budget"). A "Final Revised Budget" is prepared at the end of the fiscal year upon release of the City's Annual Comprehensive Financial Report ("ACFR") to reflect the year-end revenue and expenditure appropriations for that fiscal year.

## **Multi-Year Budgeting and Planning**

The City's budget involves multi-year budgeting and financial planning, including:

1. Fixed two-year budgets are approved by the Board of Supervisors. For fiscal year 2025-26, all departments except for MTA, SFPUC, SFO, and the Port will have budgets open again for amendments.
2. A five-year financial plan and update, which forecasts General Fund revenues and expenses and summarizes expected public service levels and funding requirements for that period. The

December 2024 Five-Year Plan, including a forecast of expenditures and revenues and proposed actions to balance them in light of strategic goals, was issued by the Mayor, the Budget Analyst for the Board of Supervisors and the Controller's Office on December 18, 2024, for fiscal year 2025-26 through fiscal year 2029-30. See "CITY BUDGET – December 2024 Five-Year Plan and FY 26 Mayor's Budget Instructions" section below.

3. The Controller's Office proposes to the Mayor and Board of Supervisors financial policies addressing reserves, use of volatile revenues, debt and financial measures in the case of disaster recovery and the City is required to adopt budgets consistent with these policies once approved. The Controller's Office may recommend additional financial policies or amendments to existing policies no later than October 1. Key financial policies that have been enacted include:
  - Non-Recurring Revenue Policy – This policy limits the Mayor's and Board's ability to use for operating expenses the following nonrecurring revenues: extraordinary year-end General Fund balance, the General Fund share of revenues from prepayments provided under long-term leases, concessions, or contracts, otherwise unrestricted revenues from legal judgments and settlements, and other unrestricted revenues from the sale of land or other fixed assets. Under the policy, these nonrecurring revenues may only be used for nonrecurring expenditures that do not create liability for, or expectation of, substantial ongoing costs, including but not limited to discretionary funding of reserves, acquisition of capital equipment, capital projects included in the City's capital plans, development of affordable housing, and discretionary payment of pension, debt, or other long-term obligations.
  - Rainy Day and Budget Stabilization Reserve Policies – These reserves were established to support the City's budget in years when revenues decline. These and other reserves are discussed under "Rainy Day Reserve" and "Budget Stabilization Reserve" below.
4. The City is required to submit labor agreements to the Board of Supervisors by May 15, so the fiscal impact of the agreements can be incorporated in the Mayor's proposed June 1 budget. In July 2024, the City entered into 28 MOUs representing miscellaneous bargaining units. The Controller's Office analysis found that the MOUs will result in increased costs to the City of \$130.8 million (or 3.1%) of base wage and benefit cost in fiscal year 2024-25; \$293.3 million (or 6.9%) in fiscal year 2025-26; and \$471.6 million (or 11.1%) in fiscal year 2026-27. In addition, there is a wage increase of 2.5% on June 30, 2027, that will create additional costs in fiscal year 2027-28. Approximately 65% of the increased cost under the MOUs is supported by the General Fund. See "EMPLOYMENT COSTS; POST-EMPLOYMENT OBLIGATIONS – Labor Relations."

### **Role of Controller in Budgetary Analysis and Projections**

As Chief Fiscal Officer and City Services Auditor, the City Controller monitors spending for all officers, departments and employees charged with receipt, collection or disbursement of City funds. Under the Charter, no obligation to expend City funds can be incurred without a prior certification by the Controller that sufficient revenues are or will be available to meet such obligation as it becomes due in the then-current fiscal year, which ends June 30. The Controller monitors revenues throughout the fiscal year, and if actual revenues are less than estimated, the City Controller may freeze department appropriations or place departments on spending "allotments" which will constrain department expenditures until estimated revenues are realized. If revenues are in excess of what was estimated, or budget surpluses are created, the Controller can certify these surplus funds as a source for supplemental appropriations that may be adopted throughout the year upon approval of the Mayor and the Board of Supervisors. The City's actual expenditures are often different from the estimated expenditures in the Original Budget due to supplemental appropriations, continuing appropriations of prior years, and unexpended current-year funds. If the Controller estimates revenue shortfalls that exceed applicable reserves and any other allowances for

revenue shortfalls in the adopted City budget, upon receipt of such estimates, the Mayor is to inform the Board of Supervisors of actions to address this shortfall. The Board of Supervisors may adopt an ordinance to reflect the Mayor's proposal or alternative proposals in order to balance the budget.

### **General Fund Results: Audited Financial Statements**

The City issued the ACFR, which includes the City's audited financial statements, for fiscal year 2023-24 on November 27, 2024.

Fiscal year 2023-24 General Fund balance increased from fiscal year 2022-23. As of June 30, 2024, the net available budgetary basis General Fund balance was \$903.7 million, which is \$51.6 million more than the \$852.1 million available as of June 30, 2023. The portion of General Fund balance available for appropriation increased from the prior year by \$51.5 million as a result of steps taken during fiscal year 2023-24 to de-appropriate and otherwise hold spending of previously budgeted funds. This increase, however, was more than offset by the reduction in fund balance not available for appropriation, resulting in a decline in total GAAP and budgetary basis fund balance.

The City prepares its budget on a modified accrual basis, which is also referred to as "budget basis" in the ACFR. Accruals for incurred liabilities, such as claims and judgments, workers' compensation, accrued vacation and sick leave pay are funded only as payments are required to be made.

Table A-2 is extracted from information in the City's published ACFRs. Audited financial statements can be obtained from the City Controller's website <https://sf.gov/annual-comprehensive-financial-reports-acfr>. Information from the City Controller's website is not incorporated herein by reference. Excluded from this Statement of General Fund Revenues and Expenditures in Table A-2 are fiduciary funds, internal service funds, special revenue funds (which relate to proceeds of specific revenue sources which are legally restricted to expenditures for specific purposes), and all of the enterprise fund departments of the City, each of which prepares separate audited financial statements. See "CITY BUDGET – Five-Year Financial Plan: FY 2025-26 through FY 2029-30 and FY 2025-26 Mayor's Budget Instructions" for a summary of the most recent projections.

On a GAAP basis, the General Fund balance as of June 30, 2024 was \$2.6 billion . Table A-4 focuses on the City's fund balances; General Fund balances are shown on both a budget basis and a GAAP basis with comparative financial information for the fiscal years ended June 30, 2020 through June 30, 2024.

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**TABLE A-2**  
**Statement of Revenues, Expenditures and Changes in General Fund Fund Balances<sup>(1)</sup>**  
**Fiscal Years 2019-20 through 2023-24**  
**(000s)**

<b>Revenues:</b>	<b>2019-20</b>	<b>2020-21</b>	<b>2021-22</b>	<b>2022-23</b>	<b>2023-24</b>
Property Taxes	\$ 2,075,002	\$ 2,332,864	\$ 2,336,071	\$ 2,459,052	\$ 2,526,392
Business Taxes	822,154	722,642	861,172	850,593	868,932
Other Local Taxes <sup>(2)</sup>	996,180	709,018	1,115,553	1,108,545	1,036,816
Licenses, Permits and Franchises	25,318	12,332	32,078	28,953	29,702
Fines, Forfeitures and Penalties	3,705	4,508	5,755	3,191	6,484
Interest and Investment Income	65,459	(1,605)	(93,447)	68,319	180,387
Rents and Concessions	9,816	5,111	10,668	11,775	11,764
Intergovernmental	1,183,341	1,607,803	1,795,395	1,339,711	1,393,646
Charges for Services	229,759	230,048	238,438	243,234	281,393
Other	62,218	46,434	23,265	29,677	42,268
<b>Total Revenues</b>	<b>\$ 5,472,952</b>	<b>\$ 5,669,155</b>	<b>\$ 6,324,948</b>	<b>\$ 6,143,050</b>	<b>\$ 6,377,784</b>
<b>Expenditures:</b>					
Public Protection	\$ 1,479,195	\$ 1,498,514	\$ 1,562,797	\$ 1,654,953	\$ 1,730,773
Public Works, Transportation & Commerce	203,350	204,973	232,078	265,019	241,299
Human Welfare and Neighborhood Development	1,252,865	1,562,982	1,478,115	1,577,163	1,617,231
Community Health	909,261	1,056,590	1,002,047	967,381	947,867
Culture and Recreation	155,164	145,405	159,056	172,832	186,187
General Administration & Finance	304,073	314,298	298,742	301,748	293,959
General City Responsibilities	129,941	113,913	156,870	189,570	168,497
<b>Total Expenditures</b>	<b>\$ 4,433,849</b>	<b>\$ 4,896,675</b>	<b>\$ 4,889,705</b>	<b>\$ 5,128,666</b>	<b>\$ 5,185,813</b>
 Excess of Revenues over Expenditures	 \$ 1,039,103	 \$ 772,480	 \$ 1,435,243	 \$ 1,014,384	 \$ 1,191,971
 Other Financing Sources (Uses):					
Transfers In	\$ 87,618	\$ 343,498	\$ 84,107	\$ 119,361	\$ 155,223
Transfers Out	(1,157,822)	(1,166,855)	(1,209,383)	(1,316,074)	(1,354,857)
Other	-	(338)	(74,928)	(74,677)	(76,864)
<b>Total Other Financing Sources (Uses)</b>	<b>(\$ 1,070,204)</b>	<b>(\$ 823,695)</b>	<b>(\$ 1,200,204)</b>	<b>(\$ 1,271,390)</b>	<b>(\$ 1,276,498)</b>
 Excess (Deficiency) of Revenues and Other Sources					
Over Expenditures and Other Uses	(\$ 31,101)	(\$ 51,215)	\$ 235,039	(\$ 257,006)	(\$ 84,524)
 Total Fund Balance at Beginning of Year	 \$ 2,717,023	 \$ 2,685,922	 \$ 2,670,104	 \$ 2,905,143	 \$ 2,648,137
Cumulative effect of accounting change		35,397	-		
<b>Total Fund Balance at End of Year -- GAAP Basis</b>	<b>\$ 2,685,922</b>	<b>\$ 2,670,104</b>	<b>\$ 2,905,143</b>	<b>\$ 2,648,137</b>	<b>\$ 2,563,610</b>
Assigned for Subsequent Year's Appropriations and Unassigned Fund Balance, Year End					
-- GAAP Basis	\$ 395,776	\$ 179,077	\$ 325,664	\$ 150,628	\$ 228,515
-- Budget Basis	\$ 896,172	\$ 901,980	\$ 1,016,157	\$ 852,147	\$ 903,673

<sup>(1)</sup> Summary of financial information derived from City ACFRs. Fund balances include amounts reserved for rainy day (Economic Stabilization and One-time Spending accounts), encumbrances, appropriation carryforwards and other purposes (as required by the Charter or appropriate accounting practices) as well as unreserved designated and undesignated available fund balances (which amounts constitute unrestricted General Fund balances).

<sup>(2)</sup> Other Local Taxes includes sales, hotel, utility users, parking, transfer, sugar sweetened beverage, stadium admissions, access line, cannabis, and overpaid executive taxes.

Sources: Annual Comprehensive Financial Reports; Office of the Controller, City and County of San Francisco.

In addition to the reconciliation of GAAP versus budget-basis fund balance, Table A-3 shows the City's various reserve balances as designations of fund balance. Key reserves are described further below.

### **Rainy Day Reserve**

The City maintains a Rainy Day Reserve, as shown on the first and second line of Table A-3 below. Charter Section 9.113.5 requires that if total General Fund revenues for the current year exceed total General Fund revenues for the prior year by more than five percent, then the City must deposit anticipated General Fund revenues in excess of that five percent growth into three accounts within the Rainy Day Reserve (see below) and for other lawful governmental purposes. Similarly, if budgeted revenues exceed current year revenues by more than five percent, the budget must allocate deposits to the Rainy Day Reserve. Proposition C, passed by the voters in November 2014, divided the existing Rainy Day Economic Stabilization Account into a City Rainy Day Reserve ("City Reserve") and a School Rainy Day Reserve ("School Reserve") for SFUSD, with each reserve account receiving 50% of the existing balance at the time. Deposits to the reserve are allocated as follows:

- 37.5% of the excess revenues to the City Reserve;
- 12.5% of the excess revenues to the School Reserve (not shown in Table A-3 because it is reserved for SFUSD and not part of the General Fund,);
- 25% of the excess revenues to the Rainy Day One-Time or Capital Expenditures account; and
- 25% of the excess revenues to any lawful governmental purpose.

The fiscal year 2022-23 ending balance of the Rainy Day Economic Stabilization City Reserve was \$114.5 million, as shown in Table A-3. Under Proposition C, the City is not eligible to withdraw from the Rainy Day Reserve in fiscal years 2023-24, 2024-25 or 2025-26, preserving the balance of \$114.5 million in those years.

The combined balances of the Rainy Day Reserve's Economic Stabilization account and the Budget Stabilization Reserve are subject to a cap of 10% of actual total General Fund revenues. Amounts in excess of that cap in any year will be placed in the Budget Stabilization One-Time Reserve, which is eligible to be allocated to capital and other one-time expenditures. Monies in the City Reserve are available to provide budgetary support in years when General Fund revenues are projected to decrease from prior-year levels (or, in the case of a multi-year downturn, the highest of any previous year's total General Fund revenues). Monies in the Rainy Day One-Time Reserve are available for capital and other one-time spending initiatives.

### **Budget Stabilization Reserve**

The City maintains a Budget Stabilization Reserve, as shown on the third line of Table A-4 below. The Budget Stabilization Reserve augments the Rainy Day Reserve and is funded through the dedication of 75% of certain volatile revenues, including Real Property Transfer Tax ("RPTT") receipts in excess of the rolling five-year annual average (adjusting for the effect of any rate increases approved by voters), funds from the sale of assets, and year-end unassigned General Fund balances beyond the amount assumed as a source in the subsequent year's budget.

The combined value of the Budget Stabilization Reserve and the Budget Stabilization One-Time Reserve was \$330.0 million at the end of fiscal year 2023-24, with an ending balance of \$275.1 million in the Budget Stabilization Reserve and \$54.8 million in the Budget Stabilization One-Time Reserve. As with the Rainy Day Reserve under Proposition C, the City is not permitted to withdraw from the Budget Stabilization Reserve in fiscal years 2023-24, 2024-25 or 2025-26, maintaining the fiscal year 2022-23 balance of \$275.2 million.



The Budget Stabilization Reserve has the same withdrawal requirements as the Rainy Day Reserve. Withdrawals are structured to occur over a period of three years: in the first year of a downturn, a maximum of 30% of the combined value of the Rainy Day Reserve and Budget Stabilization Reserve could be drawn; in the second year, the maximum withdrawal is 50%; and, in the third year, the entire remaining balance may be drawn. No deposits are required in years when the City is permitted to withdraw.

### **Salaries, Benefits and Litigation Reserves**

The City maintains two reserves to offset potential expenses, which are available to City departments through a Controller's Office review and approval process. These are shown in the "assigned, not available for appropriation," and "assigned and unassigned, available for appropriation" sections of Table A-4 below. These include the Salaries and Benefit Reserve (balance of \$1.8 million as of fiscal year 2023-24) and the Litigation Reserve. The Litigation Reserve and Public Health Management Reserve (balance of \$282.7 million in fiscal year 2023-24) are combined for reporting purposes. The purpose of the latter is to manage patient revenue volatility in the Department of Public Health.

### **General Reserve**

The City maintains a General Reserve, shown as part of "Unassigned for General Reserve" in the "assigned and unassigned, available for appropriation" section of Table A-4 below. The fiscal year 2023-24 balance of \$135.7 million includes \$128.1 million of General Reserve, as well as two smaller, unrelated reserves. On December 16, 2014, the Board of Supervisors adopted financial policies which increased the City's General Reserve from 2% to 3% of General Fund revenues between fiscal year 2017-18 and fiscal year 2020-21 while reducing the required deposit to 1.5% of General Fund revenues in years when the City appropriates a withdrawal from the Rainy Day reserve. The intent of this policy change was to increase reserves available during a multi-year downturn. In fiscal years 2020-21 and 2021-22, the City withdrew from the Rainy Day Reserve and reset its General Fund Reserve deposit requirement to 1.5% of General Fund revenues in those years. See "CITY BUDGET – Five-Year Financial Plan Update: FY 2025-26 through FY 2029-30 and FY 2025-26 Mayor's Budget Instructions" for a summary of the most recent projections.

### **Fiscal Cliff Reserve**

The Fiscal Cliff Reserve was created for the purpose of managing projected budget shortfalls following the spend down of federal and state pandemic stimulus funds and other one-time sources. In fiscal year 2021-22, \$64.2 million of the Fiscal Cliff Reserve was appropriated through a supplemental appropriation ordinance for rent relief and social housing. As a result, the fiscal year 2021-22 reserve balance was \$229.8 million. The fiscal year 2022-23 and 2023-24 budgets appropriated \$9.3 million and \$90.2 million respectively. However, given the City's fiscal year 2023-24 results, the City only needed to use \$38.0 million leaving a balance of \$182.4 million for future years.

### **Operating Cash Reserve**

Although not shown in Table A-3, under the City Charter, the Treasurer, upon recommendation of the City Controller, is authorized to transfer legally available moneys to the City's operating cash reserve from any unencumbered funds then held in the City's pooled investment fund (which contains cash for all pool participants, including city departments and external agencies such as San Francisco Unified School District and City College). The operating cash reserve is available to cover cash flow deficits in various City funds, including the City's General Fund. From time to time, the Treasurer has transferred unencumbered moneys in the pooled investment fund to the operating cash reserve to cover temporary cash flow deficits in the General Fund and other City funds. Any such transfers must be repaid within the same fiscal year in which the transfer was made, together with interest at the rate earned on the pooled funds at the time the funds were used. See "INVESTMENT OF CITY FUNDS – Investment Policy" herein.

**TABLE A-3**  
**Summary of General Fund Fund Balances**  
**Fiscal Years 2019-20 through 2023-24**  
**(000s)**

	2019-20	2020-21	2021-22	2022-23	2023-24
Restricted for rainy day (Economic Stabilization account) <sup>(1)</sup>	\$ 229,069	\$ 114,539	\$ 114,539	\$ 114,539	\$ 114,539
Restricted for rainy day (One-time Spending account) <sup>(1)</sup>	-	-	-	-	-
Committed for budget stabilization (citywide) <sup>(2)</sup>	362,607	320,637	320,637	330,010	330,010
Committed for Recreation & Parks savings reserve	803	-	-	-	-
<u>Assigned, not available for appropriation</u>					
Assigned for encumbrances	\$ 394,912	\$ 407,137	\$ 462,668	\$ 424,301	\$ 431,461
Assigned for appropriation carryforward	630,759	753,776	940,213	840,748	569,737
Assigned for budget savings incentive program (Citywide)	-	-	-	-	-
Assigned for salaries and benefits <sup>(3)</sup>	25,371	5,088	17,921	27,927	1,807
Assigned for Self-Insurance <sup>(4)</sup>	-	42,454	45,567	46,496	43,362
Assigned for Hotel Tax Loss Contingency	-	6,000	3,500	3,500	-
Total Fund Balance Not Available for Appropriation	\$1,643,521	\$1,649,631	\$1,905,045	\$1,787,521	\$1,490,916
<u>Assigned and unassigned, available for appropriation</u>					
Assigned for litigation & contingencies <sup>(3)</sup>	\$ 160,314	\$ 173,591	\$ 235,133	\$ 259,230	\$ 282,731
Assigned for subsequent year's budget	370,405	173,989	307,743	122,701	226,708
Unassigned for General Reserve <sup>(5)</sup>	78,498	78,333	57,696	64,707	135,714
Unassigned - Budgeted for use second budget year	84	-	149,695	291,710	228,502
Unassigned - Projected for use third and fourth budget year	-	-	163,400	81,190	154,861
Unassigned - Reserve for Other Contingencies	-	-	-	-	-
Unassigned - COVID-19 Contingency Reserve <sup>(6)</sup>	507,400	113,500	13,999	-	-
Unassigned - Conditional Increment Reserve	-	-	-	-	402
Unassigned - Federal & State Emergency Revenue Reserve <sup>(6)</sup>	-	100,000	81,300	81,300	81,300
Unassigned - Fiscal Cliff Reserve <sup>(6)</sup>	-	293,900	229,750	220,432	182,425
Unassigned - Business Tax Stabilization Reserve	-	149,000	29,454	29,454	29,454
Unassigned - Gross Receipts Prepayment Reserve	-	26,000	-	-	-
Unassigned - Public Health Use in FY 2023-24	-	-	-	21,213	-
Unassigned - Other Reserve	3,000	13,807	1,021	1,021	21
Unassigned - Available for future appropriation	18,283	31,784	39,795	3,126	-
Total Fund Balance Available for Appropriation	\$1,137,984	\$1,153,904	\$1,308,986	\$1,176,084	\$1,322,118
Total Fund Balance, Budget Basis	\$2,781,505	\$2,803,535	\$3,214,031	\$2,963,605	\$2,813,034
<u>Budget Basis to GAAP Basis Reconciliation</u>					
Total Fund Balance - Budget Basis	\$2,781,505	\$2,803,535	\$3,214,031	\$2,963,605	\$2,813,034
Unrealized gain or loss on investments	36,626	3,978	(156,403)	(158,859)	(79,138)
Nonspendable fund balance	1,274	2,714	4,134	1,174	1,001
"Cumulative Excess Property Tax Revenues Recognized on a Budget Basis	(20,655)	(31,745)	(32,874)	(40,685)	(54,052)
"Cumulative Excess Health, Human Service, Franchise Tax and other Revenues on Budget Basis	(139,590)	(120,569)	(118,791)	(111,163)	(114,312)
Inventories	33,212	17,925	-	-	-
Pre-paid lease revenue	(6,450)	(5,734)	(4,954)	(5,935)	(2,923)
Total Fund Balance, GAAP Basis	\$2,685,922	\$2,670,104	\$2,905,143	\$2,648,137	\$2,563,610

(1) See "Rainy Day Reserve."

(2) See "Budget Stabilization Reserve."

(3) See "Salaries, Benefits and Litigation Reserves."

(4) Due to GASB 84 implementation, the self-insurance and other general City activities from the former Payroll (Agency) Fund became part of the General Fund. The balance represents a fund collected and restricted for self-insurance purposes.

(5) See "General Reserve."

(6) See "Fiscal Cliff Reserve."

Source: Office of the Controller, City and County of San Francisco.

## Recent Reports

The following sections describe recent reports on the City's financial condition, presented with the most recent report first, followed by prior reports.

### February 2025 Six-Month Report

On February 18, 2025, the Controller's Office issued the Six-Month Budget Status Report (the "February 2025 Six-Month Report"). The February 2025 Six-Month Report noted that:

- The Controller's Office projects a \$367.2 million General Fund ending balance in Fiscal Year 2024-25, a \$35.7 million improvement from the \$331.5 million balance in the December 2024 Five-Year Plan. Application of this additional current year fund balance would decrease the projected shortfall in the upcoming two-year budget to \$840.2 million from the previous projected shortfall of an \$875.9 million. However, significant risks to this projection remain, most notably from uncertainty in the economy and potential policy changes affecting federal revenue.
- Citywide revenues are projected to be \$114.1 million below the FY25 & FY26 Original Budget, or \$68.5 million below the projection for Fiscal Year 2024-25 in the December 2024 Five-Year Plan. Property tax is projected to be \$55.8 million below the FY25 & FY26 Original Budget as figures are updated to increase appeals reserves to reflect appeals filed by the September 2024 filing deadline and refunds of taxes paid year to date. Business tax revenue is projected to be \$22.8 million below budget as Proposition M approved by the voters in November 2024 eliminated a scheduled tax increase. Shortfalls in sales tax revenues (including realignment) reflect year to date weakness in cash receipts at both the local and state levels. The projected shortfall in hotel tax is based on weak receipts in the first half of the fiscal year and assumed improvement in the second half. These shortfalls are partially offset by strength in real property transfer tax revenue and interest income.
- Departments are projected to end Fiscal Year 2024-25 with a \$97.7 million net surplus including:
  - A total of \$19.9 million of expenditure savings from the close out of continuing projects, including \$10.5 million at the Department of Children, Youth and Their Families and \$3.0 million at the Mayor's Office of Housing and Community Development. Amounts that require Board of Supervisors approval to deappropriate will be noted in the Controller's June 2025 Revenue Letter and will be placed on Mayor's reserve in the interim. In addition, \$2.5 million of annual project expenditures at the Department of Public Health related to sugary drinks distributor tax programs will be placed on reserve.
  - A total of \$77.8 million in operating savings identified by departments includes a net \$40.0 million revenue surplus and \$37.8 million in expenditure savings, primarily generated as a result of a September 2024 Mayor's Office mid-year personnel savings target of 3.5%, additional hiring restrictions announced by the Mayor's Office in January 2025, and other operating conditions. The Department of Public Health is projected to have a \$61.6 million surplus, including \$59.0 million in revenue above budget due to surplus San Francisco Health Network revenue, partially offset by a patient revenue shortfall at Laguna Honda Hospital caused by the pause on new admissions during recertification. An operating surplus of \$16.7 million at the Human Services Agency is offset by revenue shortfalls at Public Works and City Planning and overspending at the Sheriff's department.
- The Police, Fire, Emergency Management and Sheriff's departments, and the Public Utilities Commission, will require additional supplemental appropriations for overtime. To the extent these are not funded by reallocation of existing expenditure appropriation, such supplementals could reduce available fund balance. Any additional supplemental appropriations using projected revenue surpluses or

expenditure savings displayed in this report will reduce fund balance available to solve the projected FY 2025-26 and FY 2026-27 shortfall identified in the December 2024 Five-Year Plan.

- Projections assume no changes to federal revenue related to the new federal administration’s proposed funding freezes or rescission of funds, but this remains a source of budgetary uncertainty. Since January 20, 2025, the new federal administration has issued a number of Executive Orders and agency directives to eliminate, reduce, or condition federal funding based on the President's immigration, LGBTQ+, energy, and DEI/DEIA program policy preferences. The Office of Management and Budget (“OMB”) announced a federal funding freeze on January 27, 2025 and rescinded the funding freeze memo on January 29, 2025 after a pair of legal challenges. Two courts have since entered temporary restraining orders after concluding that freezing federal assistance was likely illegal. But, that litigation and the threat to the City’s federal funding remain ongoing. For example, the courts may lift part or all of the funding freeze. In addition, other federal agencies continue to initiate processes to implement the administration's desired funding cuts. The City Attorney’s Office is working with the Mayor’s Office and City departments to evaluate legal options to protect federal funds received by the City.

Specifically, the FY25 & FY26 Original Budget assumes \$80.0 million of FEMA reimbursements for COVID response costs, of which \$51.7 million is confirmed in the current year to date, and the projection currently assumes total reimbursements at budgeted levels. COVID claims are currently undergoing eligibility reviews by CalOES (California Office of Emergency Services). The City has the option to appeal costs deemed ineligible. See “BUDGETARY RISKS - Impact of Federal Government on Local Finances.”

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The following table shows variances between the FY25 & FY26 Original Budget, the December 2024 Five-Year Plan and the February 2025 Six-Month Report. The February 2025 Six-Month Report notes that the variances from the December 2024 Five-Year Plan are largely due to worsening expectations for property, hotel and sales taxes.

**General Fund Citywide Revenues Variances to Budget (\$ millions)**

	<b>Fiscal Year 2023-24</b>	<b>Fiscal Year 2024-25</b>			<b>Variance in February 2025 Six-Month Report</b>	
			<b>December 2024 Five- Year Plan</b>	<b>February 2025 Six- Month Report</b>	<b>Vs December 2024 Five- Year Plan</b>	
	<b>Actuals</b>	<b>FY25 &amp; FY26 Original Budget</b>			<b>Vs Adopted Budget</b>	
Traditional Property Tax	2,142.1	2,158.0	2,167.0	2,107.0	(51.0)	(60.0)
Excess ERAF	397.2	311.6	298.0	306.8	(4.8)	8.8
<b>Property Tax Total</b>	<b>2,539.4</b>	<b>2,469.6</b>	<b>2,465.0</b>	<b>2,413.8</b>	<b>(55.8)</b>	<b>(51.2)</b>
Business Taxes	868.9	1,023.0	995.4	1,000.2	(22.8)	4.8
Sales Tax - Local 1%	190.5	193.7	188.0	182.8	(10.9)	(5.2)
Hotel Room Tax	251.2	285.2	254.1	246.9	(38.3)	(7.2)
Utility User & Access Line Taxes	186.6	164.5	168.8	168.8	4.3	-
Parking Tax	86.2	86.9	86.9	86.9	-	-
Real Property Transfer Tax	177.7	218.9	229.6	229.6	10.8	-
Sugar Sweetened Beverage Tax	11.6	12.7	11.6	11.6	(1.1)	-
Stadium Admissions Tax	8.6	7.4	8.6	8.6	1.2	-
Cannabis Tax	-	-	-	-	-	-
Franchise Taxes	17.4	16.2	17.1	17.1	0.8	-
Interest Income	171.4	146.7	164.4	164.4	17.7	-
FEMA Disaster Relief	73.3	80.0	87.0	87.0	7.0	-
Health & Welfare Realignment	264.6	283.6	269.3	264.8	(18.8)	(4.5)
Public Safety Realignment	55.6	55.4	54.9	51.9	(3.5)	(3.0)
Public Safety Sales Tax	97.2	99.6	96.9	95.7	(3.9)	(1.2)
Airport Transfer In	55.6	58.3	58.3	57.5	(0.9)	(0.9)
Commercial Rent Tax Transfer In	28.4	28.1	28.1	28.1	(0.0)	-
<b>Total Citywide Revenues</b>	<b>5,084.0</b>	<b>5,229.7</b>	<b>5,184.1</b>	<b>5,115.6</b>	<b>(114.1)</b>	<b>(68.5)</b>

**December 2024 Five-Year Plan and FY26 Mayor’s Budget Instructions**

The Five-Year Financial Plan (the “Five-Year Plan”) is required under Proposition A, a charter amendment approved by voters in November 2009. The Charter requires that, every two years, the City must forecast expenditures and revenues for the next five fiscal years, propose actions to balance revenues and expenditures during each year of the Plan, and discuss strategic goals and corresponding resources for City departments. The Charter also requires that by March 1 of each odd-numbered year, the Mayor submit a Five-Year Plan to the Board. The City’s Administrative Code requires that by March 1 of each even-numbered year, the Mayor, Board of Supervisor’s Budget Analyst, and Controller submit an updated estimate for the remaining four years of the most recently adopted Five-Year Plan.

On December 18, 2024, the Mayor's Office, Controller's Office, and Board of Supervisors Budget and Legislative Analyst's Office issued the “Proposed Five-Year Financial Plan Fiscal Years 2025-26 through 2029-30” (the “December 2024 Five-Year Plan”). The December 2024 Five-Year Plan projects that that, over the next five years, the City’s revenue outlook will improve, supported by recent changes in San Francisco’s tax structure

and modest economic growth. However, this improvement will be tempered by post-pandemic economic realities and the depletion of one-time funding sources. At the same time, the cost of City services is projected to grow significantly, surpassing revenue growth each year of the five-year period.

The City anticipates budget deficits in each of the next five years without proactive measures taken to address the imbalance between revenues and expenditures. Unlike the significant budget shortfalls that followed the 2001 and 2008 recessions, the current outlook highlights longer-term structural challenges, even without the occurrence of another recession. Given this economic context, the fiscal strategies outlined emphasize implementing ongoing spending reductions to balance the budget in each year. These reductions are grouped into the main categories of labor, infrastructure, and contracts.

The December 2024 Five-Year Plan states it was issued during a period of transition, as the City transitioned from the administration of Mayor London Breed to that of Mayor Daniel Lurie, who assumed office on January 8, 2025. The December 2024 Five-Year Plan notes that, as the incoming administration refines its policy priorities within the constraints of the two-year and long-term structural deficits, the December 2024 Five-Year Plan provides a high-level framework to inform decision making.

The following table is excerpted from the December 2024 Five-Year Plan and sets forth projected changes from the Annual Appropriations Ordinance (“AAO”) Budget for fiscal year 2025-26. (The AAO is the legislation adopted after the Board of Supervisors reviews and amends the Mayor’s Proposed Budget that enacts the annual budget).

The remainder of this section summarizes certain information from the December 2024 Five-Year Plan.

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**TABLE A-4**  
**Five-Year Financial Plan**  
**Fiscal Years 2025-26 through 2029-30**  
**Base Case - Summary of General Fund-Supported Projected Budgetary Surplus/(Shortfall)**  
**Projections as of December 18, 2024**  
**(\$ Millions)**

	Change from AAO Budget		Projection			
	2025-26	2025-26	2026-27	2027-28	2028-29	2029-30
<b>SOURCES Increase / (Decrease)</b>	<b>\$(203.2)</b>	<b>\$(9.2)</b>	<b>\$132.9</b>	<b>\$225.8</b>	<b>\$350.4</b>	<b>\$518.6</b>
<b>Uses</b>						
Baselines & Reserves	(1.5)	(53.6)	(147.1)	(232.1)	(255.8)	(254.0)
Salaries & Benefits	0.4	(175.7)	(350.4)	(607.0)	(795.3)	(943.1)
Citywide Operating Budget Costs	(7.0)	(18.7)	(125.0)	(235.4)	(316.1)	(392.5)
Departmental Costs	(41.8)	4.0	(133.1)	(204.6)	(317.8)	(400.2)
<b>Uses Decrease / (Increase)</b>	<b>\$(50.0)</b>	<b>\$(244.0)</b>	<b>\$(755.7)</b>	<b>\$(1,279.1)</b>	<b>\$(1,684.9)</b>	<b>\$(1,989.8)</b>
<b>Projected Cumulative Surplus /(Shortfall)</b>	<b>\$(253.2)</b>	<b>\$(253.2)</b>	<b>\$(622.7)</b>	<b>\$(1,053.3)</b>	<b>\$(1,334.5)</b>	<b>\$(1,471.2)</b>

Key assumptions in the December 2024 Five-Year Plan: The December 2024 Five-Year Plan noted key assumptions, including the following:

- *No major changes to service levels or number of employees:* The December 2024 Five-Year Plan projection assumes no major changes to policies, service levels, or the number of employees from previously adopted fiscal year 2024-25 and fiscal 2025-26 budgeted levels unless specified below.
- *Weak growth but no recession:* The December 2024 Five-Year Plan projection report assumes changes in office use that occurred during the pandemic will continue, affecting commercial and residential real estate and taxable gross receipts. The recovery in travel and tourism is slower than prior forecasts, reflecting weakness in business travel and convention activity.
- *Implementation of measures adopted by voters in the November 2024 election:* The December 2024 Five-Year Plan projections assume additional expenditures and changes in business tax revenue resulting required by the measures enacted by the voters in November 2024.
- *Previously negotiated wage increases and inflationary increases for open contracts in line with CPI:* The December 2024 Five-Year Plan projection reflects the additional salary and benefit costs for previously negotiated, closed labor agreements. After the expiration of closed contracts, the December 2024 Five-Year Plan projects salary increases equal to the change in CPI of 2.67% in fiscal year 2026-27, 2.69% in fiscal year 2027-28, 2.41% in fiscal year 2028-29, and 2.40% in fiscal year 2029-30.
- *Pension investment returns meet expectations and assume a partial supplemental COLA:* The December 2024 Five-Year Plan projection assumes a return on San Francisco Employees' Retirement System (SFERS) assets of 7.2 percent, the actuarially assumed rate of return. Under the City Charter, returns of 7.3 percent starts to generate a trigger a supplemental COLA for the non-Prop C retirees. The projection assumes half of a full supplemental COLA each year for non-Prop C retirees. The impact of future supplemental COLA on contribution rates and funded status is most negative when investment returns are just high enough to trigger a full supplemental COLA. Since preparing the estimated cost of

retirement, the Retirement Board on December 11, 2024 reported that the fiscal year 2024 returns triggered a supplemental COLA that resulted in an additional 0.5% increase for non-Prop C retirees. The forecast update in March 2025 will incorporate this update, along with other new information.

- *Health insurance cost increases:* Based on healthcare utilization trends and benchmarks, the December 2024 Five-Year Plan projection assumes that the employer share of health insurance costs for active employees will increase an average of 6.1 percent annually over the five years. Retiree health costs are assumed to grow by an average of 7.4 percent annually over the five years.
- *Inflationary increase on non-personnel operating costs:* The December 2024 Five-Year Plan projection assumes that the cost of materials and supplies, professional services, contracts with community-based organizations, and other non-personnel operating costs will increase by the rate of Consumer Price Index (CPI) starting in fiscal year 2025-26 and thereafter. The projection reflects the adopted fiscal year 2024-25 and fiscal year 2025-26 budget, which included a 3.0% cost-of-doing business increase for General Fund nonprofit contracts in fiscal year 2024-25 and remained flat in fiscal year 2025-26.
- *Deposits to and withdrawals from reserves:* Because General Fund revenue is forecasted to grow slowly year-over-year, the City is not eligible to withdraw from its Rainy Day or Budget Stabilization reserves. The projection assumes \$138.0 million of withdrawals from other reserves as approved in the adopted fiscal year 2024-25 and fiscal year 2025-26 budget. In accordance with Administrative Code Section 10.60(b), deposits to the General Reserve are assumed in all years of the plan period, increasing from 2.5 percent of General Fund revenue in fiscal year 2025-26 to 3.0 percent in fiscal year 2027-28. Deposits to the Budget Stabilization Reserve are expected in fiscal year 2026-27 through fiscal year 2029-30, as real property transfer tax revenues exceed the prior five-year average.
- *State fiscal condition:* The December 2024 Five-Year Plan currently assumes excess ERAF revenue of \$298.0 million in fiscal year 2024-25, \$264.6 million in fiscal year 2025-26, \$239.3 million in fiscal year 2026-27, \$230.8 million in fiscal year 2027-28, \$235.1 million in fiscal year 2028-29, and \$245.2 million in fiscal year 2029-30. In its November 2024 multi-year budget outlook, the state Legislative Analyst's Office projects the state's fiscal year 2025-26 General Fund budget will likely remain balanced, as spending increases are projected to be offset by the recent stock market rally, which increased earnings of the highest-income residents and state income tax revenue. However, given underlying weakness in employment and consumer spending, anticipated annual revenue growth of 4.0 percent will not keep pace with spending growth of 5.8 percent through the forecast period, resulting in deficits from fiscal year 2026-27 onward. The City should therefore be prepared for continued legislative proposals to shift more ERAF to schools, which would reduce state school funding burdens and reduce excess ERAF that reverts to the City. In addition, any deficit would likely reduce discretionary state funding for housing, criminal justice, and other local government grants.

Key factors that could affect the projections: The December 2024 Five-Year Plan noted key factors that could materially impact the City's financial condition, including the following:

- *Inflationary pressures lead to higher interest rates and slower, or negative, economic growth.* The December 2024 Five-Year Plan assumes very modest revenue growth over the forecast period given continued but tepid economic recovery. It does not assume a recession. If policy and economic factors tip the nation into recession, and if local policymakers chose to completely deplete the City's economic stabilization reserves to manage it, we estimate such a recession would increase the total shortfall amount by \$339.0 million over the forecast period.
- *Pending or proposed new programs or legislation:* No pending or proposed legislative changes with a fiscal impact are assumed in the December 2024 Five-Year Plan. Legislation adopted by the Mayor and Board of Supervisors with a fiscal impact would increase the projected shortfalls. Several appropriations



for new program initiatives are pending at the Board of Supervisors, and others may be proposed. Subsequent projections will include impacts from any final adopted legislation.

- *New business tax structure:* Administrative decisions including methods of apportionment and business decisions to delay filings as allowed by Measure M that are different than those assumed in this forecast could affect revenue amounts and timing.
- *State fiscal condition:* The December 2024 Five-Year Plan projections assume state subvention revenues updated for fiscal year 2023-24 year-end results and current statewide sales tax projections, and that excess ERAF allocations continue under existing law. As a result of potential State financial stress, the City should anticipate legislative proposals to reduce the state's school funding burden by increasing schools' ERAF draws, which would reduce excess ERAF that reverts to the City. In addition, discretionary state funding for housing, criminal justice, and other local government grants could decline.
- *Federal funding changes:* The fiscal year 2024-25 budget includes approximately \$1.8 billion in federal funding, including funds received directly from the federal government and federal funding that is passed through the state. Health care services are the single largest program funded through the federal budget, largely via Medicare and Medicaid. To the extent the new presidential administration and Congress pursue changes to health care programs, these could affect City revenues and expenditures. For example, previously proposed actions such as reducing health insurance premium subsidies under the Affordable Care Act would likely reduce coverage and increase the demand for uncompensated services in the public health care system, as would seeking to reduce Medicaid enrollment by reducing matching funds for states and imposing work requirements and benefit limits. The forecast assumes no changes to federal policy regarding these or any other programs, and assumes the City is reimbursed for just under \$245 million of pandemic and winter storm emergency response costs, which are subject to Congressional appropriation.

Potential Corrective Strategies: The December 2024 Five-Year Plan notes that the deficit projections reflects the long-term structural deficit and post-COVID-19 economic realities challenging San Francisco. Each year between fiscal year 2025-26 and fiscal year 2029-30, the budget gap is projected to grow by between \$280 million and \$460 million. To the extent each year's budget is not balanced with ongoing solutions, it exacerbates the shortfall, resulting in the approximately \$1.5 billion annual deficit by fiscal year 2029-30. Current possible strategies to address the immediate \$876 million two-year budget deficit identified in the December 2024 Five-Year Plan, as well as the longer-term projected five-year deficit, focus on spending reductions and are divided into departmental solutions and Citywide policy decisions.

Additionally, identifying redundancies in City operations offers a cross-departmental opportunity for ongoing savings. City leaders will review proposed savings from departments and Citywide stakeholders that aim to eliminate duplicate efforts, consolidate and centralize functions, and promote long-term efficiency. This initiative is supported by the Mayor's budget instructions, which require departments to reorganize, eliminate redundancies, and identify consolidation opportunities.

The December 2024 Five-Year Plan notes that all departments meeting the required budget targets identified in the FY 2025-26 Mayor's Budget Instructions will generate sufficient savings to close approximately \$815 million, or 93 percent, of the currently projected two-year \$876 million deficit. The main cost categories for City leaders to consider are labor, infrastructure, and contracted services (including grants).

Recession Planning Scenarios: The December 2024 Five-Year Plan contains a planning scenario which assumes a hypothetical recession beginning in late fiscal year 2024-25, with revenues declines by the average percent decline seen in the prior recessions in the early 2000's and in 2008 and following years. Projected net revenue losses (after taking into account reduced reserve deposits and the use of \$389.7 million in economic

stabilization reserves) would result in a net remaining deficit of approximately \$1,311.6 million over the five-year period.

#### FY26 Mayor's Budget Instructions

In December 2024, the Mayor's Office issued budget instructions (the "FY26 Mayor's Budget Instructions"), which contained a summary of the findings in the December 2024 Five-Year Plan, including the significant deficits contained therein. The FY 2025-26 Mayor's Budget Instructions also note that, since the COVID pandemic, the City has relied heavily on one-time sources to balance recent budgets. These one-time sources include federal disaster relief, and use of General Fund reserves and fund balance. (The FY 2025-26 Mayor's Budget Instructions noted that there is significant uncertainty in as to receiving outstanding FEMA reimbursements.) These one-time sources are expected to be depleted by the end of fiscal year 2027-28.

The FY26 Mayor's Budget Instructions also identify particular risks including revenue losses to the City which may result from State financial difficulties, federal policies implemented by the incoming Trump administration, declining property values resulting from assessment appeals, and business tax appeals which threaten over \$400 million in business tax revenue. The FY26 Mayor's Budget Instructions also noted that health care costs escalation has increased, office vacancies remain elevated, and hospitality industry recovery is slowing.

As a result of the foregoing, the FY26 Mayor's Budget Instructions to departments direct ongoing, permanent spending reductions of 15% starting in fiscal year 2025-26, a re-examination of all contractual services and non-personnel expenditures, elimination of positions that are currently vacant, the consideration of future hiring freezes, and cessation of overnight and air travel.

Subsequent to the issuance of the FY 2025-26 Mayor's Budget Instructions, on January 9, 2025, Mayor Lurie announced a Citywide hiring freeze through the end of the fiscal year. Certain exemptions will be permitted including new hires to support public health, public safety, and other core City priorities.

#### **FY25 & FY26 Original Budget and Revenue Letter**

The FY25 & FY26 Original Budget was approved by the Board of Supervisors on July 30, 2024, and signed by the Mayor on August 1, 2024. See "CITY BUDGET – Budget Process" for additional detail. The FY25 & FY26 Original Budget reflects \$15.9 billion of expenditures in fiscal year 2024-25 and \$15.5 billion in fiscal year 2025-26. The \$789.3 million two-year shortfall projected during development of the budget was addressed primarily through the use of \$135.7 million of fund balance, \$236.6 million in projected revenue increases, and \$68.8 million use of special funds, as well as \$302.0 million of net departmental budget reductions and other operating savings. (Such operating savings were offset by increases in capital and information technology costs and new labor costs.)

The Charter requires that the Controller comment on revenue estimates assumed in the Mayor's fiscal year 2024-25 and fiscal year 2025-26 proposed budget. These comments were issued in the Revenue Letter on June 10, 2024. The revenue estimates assumed in the proposed budget were not materially different from the budget finally passed and approved later in the summer.

As described herein, subsequent reports have been issued, which have also identified financial pressures.

While the Controller found the revenue assumptions in the Mayor's proposed budget to be reasonable, the Controller noted that the City faces several key financial risks in upcoming fiscal years. These risks include: the projected structural budget gap following depletion of one-time funds; economic risk; funding uncertainty at Laguna Honda Hospital; State budget revenue risk; disallowance of claims for federal revenues assumed in the City's emergency response budgets; and potential cost increases resulting from November 2024 ballot measures.

### Key findings in the June 2024 Revenue Letter included:

- **Tax revenue projections generally assume a continuing but slow economic recovery from the pandemic, with a significant drag created by the continuing effect of remote office work on economic activity in the City.** Most economically sensitive taxes, such as sales and hotel taxes, are projected to grow slowly during the coming two years, but in most cases remain below pre-pandemic levels. Remote work and high interest rates are projected to continue to have significant impacts on the City's property, business, and property transfer taxes. Tax increases adopted by the voters in recent years are projected to contribute to modest overall General Fund tax revenue growth of 2.2% in fiscal year 2024-25 compared to the fiscal year 2023-24 Nine Month Report and 3.5% in fiscal year 2025-26 compared to fiscal year 2024-25 projection.
- **The proposed budget assumes \$1 billion of General Fund-related one-time solutions over the two budget years.** These include drawdown of \$445.5 million in prior year fund balance, including \$106.1 million in prior year General Fund appropriations the Mayor's budget proposes to close. While deficit forecasts in the most recent update to the Five-Year Financial Plan assumed available fund balance to be used evenly across the first three years of the forecast, the proposed budget accelerates the use of fund balance, spending \$45.2 million previously held to address the fiscal year 2026-27 shortfall. It also assumes \$235.7 million of FEMA reimbursement for previously incurred emergency response costs; \$138.3 million of reserve drawdowns; and at least \$82.5 million of other one-time revenue in General Fund-supported funds. Additionally, the budget proposes at least \$137.6 million of short-term cost shifts in other funds, with a significant portion designed to achieve General Fund savings.
- **The budget draws on available reserves but maintains the City's economic stabilization reserves.** The proposed budget uses \$138.3 million of reserves funded in prior years and maintains the current balance of \$389.7 million in the combined Rainy Day and Budget Stabilization reserves (also known as combined "Economic Stabilization Reserves"), as the City is not expected to be eligible to withdraw from or deposit to these reserves. Required General Reserve funding levels are maintained in the proposed budget. Excluding economic stabilization reserves, by the end of the two-year budget period, the City is expected to have \$304.6 million (or 38%) of its roughly \$800 million of pre-pandemic reserves available for on-going operations.
- **The proposed budget makes minimal progress towards closing projected structural budget gaps in years beyond the coming two-year budget period.** As one-time solutions are depleted, the structural budget gap will become larger, making future budgets more difficult to close. In March 2024 the City forecasted a structural budget gap of \$927 million in fiscal year 2026-27, growing in subsequent years, absent ongoing corrective action by policy makers. Based on the mix of ongoing and one-time solutions proposed in the Mayor's budget, as well as known labor contract costs above the previously assumed levels in fiscal year 2026-27, the shortfall likely remains more than \$800 million in fiscal year 2026-27, growing in subsequent years.
- **The final adopted budget will require active monitoring and management by the Mayor and Board of Supervisors given a number of economic and financial risks. These risks include the possibility of a slowing economic recovery or a recession, risks associated with both State and Federal revenue streams, and financial impacts of potential November 2024 ballot measures.**

### BUDGETARY RISKS

In addition to the budgetary risks described below, see "CITY BUDGET – FY25 & FY26 Original Budget and Revenue Letter".

## **Threat of Recession**

An economic recession could adversely impact the City's economy and the financial condition of the General Fund. During the "Great Recession" that occurred nationally from December 2007 to June 2009 (according to the U.S. National Bureau of Economic Research), California real GDP growth slowed for five consecutive quarters from the third quarter of 2008 to the third quarter of 2009 and did not return to pre-recession level of output until three years later in the third quarter of 2012. The unemployment rate rose steadily from 4.9% in the fourth quarter of 2006 to peak at 12.3% in the fourth quarter of 2010 and did not return to the pre-recession level until the second quarter of 2017.

## **Impact of Commuting Pattern Changes on Business Taxes**

The persistence of remote work results in continued pressure on the City's General Fund revenues. Approximately half of workers in major tax-paying sectors such as professional services, financial services, and information live outside of San Francisco. Continued high levels of telecommuting and work from anywhere policies may affect how much of any business's gross receipts are apportionable to the City. Muni metro and downtown BART ridership have not returned to pre-pandemic levels. Indicators of auto use – bridge crossings and freeway speed – both indicate less traffic. As of October 2024, bridge crossings into and out of the City have reached to about 93% of pre-pandemic levels. Comparatively, the bridge crossings were at their post-pandemic peak in October 2023 at approximately 91% of pre-pandemic levels.

Businesses owe gross receipts tax only on their employees physically working within the City. For certain categories of businesses, the gross receipts tax is also dependent on their San Francisco payroll. Thus, the sharp rise in telecommuting has resulted in reduced business taxes and, if the change becomes permanent, could negatively impact the City for the foreseeable future. Although some City residents who previously commuted out of the City are now telecommuting from within the City, many of these residents work for employers who do not have a nexus in the City, and thus are not subject to business taxes.

## **Office Vacancy in San Francisco; Impact on Property Taxes and Other Revenues**

The City has experienced the largest increase in office vacancy among major urban office markets in the United States, from 5.6% in the 4th quarter of 2019 to 34.5% in the 3rd quarter of 2024. The high vacancy rate, along with continuing uncertainty regarding the return-to-office plans of major office tenants, has reduced both the volume of office transactions, and the per-square foot value of these sales. According to CoStar, downtown office sales transactions have averaged 5-6 per quarter since 2020, down from an average of 10-20 per quarter before the pandemic. The per-square foot market value of office properties in the City is, as of the 3rd quarter of 2024, down 40% from the pre-pandemic high of \$860 per square foot, across all property classes.

The market value of commercial real estate reflects the current and future income that the market expects the property to generate. If expectations of future income streams are reduced, then the market value of office properties will be reduced.

A reduction in demand from tenants is not the only thing that could reduce the market value of San Francisco office buildings in the near future. Using an income valuation approach, the market value of properties is commonly estimated as the property's net operating income, divided by its capitalization rate (its effective rate of return). Capitalization rates are generally calculated from the sales of comparable properties, and vary across markets, and over time, according to changes in investors' perception of risk, and the risk-free rate of return. When investors perceive greater risk, they require a higher rate of return, and the spread between that asset's capitalization rate and the risk-free rate widens. When the capitalization rate rises, for whatever reason, the market value of a property will decline, all other things being equal.

The market value of a property is important for property tax revenue because a property's assessed value – the basis of its property tax liability – may not exceed its market value. If a property owner believes a property

is assessed above its market value, they can request a reduction in assessment from the Assessor, and/or appeal a decision to the Assessment Appeals Board. The gap between current market and assessed values is narrowed somewhat by the effect of Proposition 13, which caps growth in assessed value at 2% per year unless a sale or new construction prompts a reassessment. Given that market values have typically increased at much higher rates over the years, properties that have not been recently sold have been assessed below market value. In other words, Proposition 13 effectively cushions the City's property tax base from downturns in property markets, at the cost of reduced growth in property tax revenue during periods of strong economic growth.

Given assessment appeal hearing timelines, there is a significant lag between the filing of appeals and completion of hearings at the Assessment Appeals Board ("AAB"). As of June 30, 2024, the City is holding \$217.3 million in AAB reserves for the General Fund's portion of refunds on approximately \$37.5 billion in prior years' assessed value reductions, plus interest. Reserve balances are projected to grow given the capacity for hearings and requests for delays from commercial property owners' agents. As of the December 2024 Five-Year Plan, General Fund property tax revenue required to pay refunds that result from AAB decisions is estimated at \$105.3 million for fiscal 2024-25, \$135.9 million for fiscal year 2025-26, \$163.8 million for fiscal year 2026-27, \$153.5 million for fiscal year 2027-28, \$132.2 million for fiscal year 2028-29, and \$107.7 million for fiscal year 2029-30, respectively, directly reducing property tax revenue in the year of deposit.

The City cannot predict the actual level of revenue losses, however the City will continue to account for these trends in its periodic reports.

### **Business Tax Litigation**

As of June 30, 2024, the City has reserved \$572 million of tax collections for litigation risk associated with its various business taxes, including approximately \$292 million for gross receipts tax and \$238 million for homelessness gross receipts tax. The majority of the litigation and claims relate to the validity, methodology and/or calculation of the various business taxes. The amount of claims and litigation continues to increase. Although more than 10,000 businesses pay the gross receipts tax that accrues to the General Fund, the top ten payers accounted for 27% of the revenue in tax year 2022. The top ten payers accounted for 28.7% of all business taxes – including gross receipts, homelessness gross receipts, commercial rents, and overpaid executive taxes – in tax year 2023. The legal issues raised vary by claimant and are generally in the early stages of the claims and litigation process.

In addition, in December 2024, a ride share company challenged \$100 million in business taxes imposed by the City over the last five years.

The City is vigorously defending itself in these matters. However, there can be no assurances that the final determination of particular claims or litigation matters would not be applicable to other similarly situated taxpayers in the City and thus have broader applicability, and correspondingly increase the City's financial exposure. The City can make no assurances that the actual final impact to the City of the current and potential future claims and litigation related to the City's various business taxes will not significantly exceed amounts currently reserved.

### **Impact of the State of California Budget on Local Finances**

Revenues from the State represent approximately 10% of the General Fund revenues appropriated in the Original Budget for fiscal years 2024-25 and 2025-26, and thus changes in State revenues could have a material impact on the City's finances. In a typical year, the Governor releases two primary proposed budget documents: 1) the Governor's Proposed Budget required to be submitted in January; and 2) the "May Revise" to the Governor's Proposed Budget. The Governor's Proposed Budget is then considered and typically revised by the State Legislature. Following that process, the State Legislature adopts, and the Governor signs, the State budget. City policy makers review and estimate the impact of both the Governor's Proposed and May Revise Budgets prior to the City adopting its own budget.

The State budget for fiscal year 2024-25, enacted in June 2024, addressed an estimated multi-year shortfall of \$46.8 billion. The State budget assumes continued but slowing economic growth, but does not assume a recession will occur.

### **Potential City Acquisition of PG&E Distribution Assets**

On January 29, 2019, PG&E filed for Chapter 11 bankruptcy protection to shield itself from potential wildfire liability that was estimated in excess of \$30 billion. Taxes and fees paid by PG&E to the City total approximately \$75 million annually and include property taxes, franchise fees and business taxes, as well as the utility user taxes it remits on behalf of its customers. On June 20, 2020, the United States Bankruptcy Court for the Northern District of California confirmed PG&E's Plan of Reorganization, and on July 1, 2020 PG&E announced that it had emerged from Chapter 11 bankruptcy.

During the pendency of the PG&E bankruptcy, on September 6, 2019 the City submitted a non-binding indication of interest to PG&E and PG&E Corporation to purchase substantially all of PG&E's electric distribution and transmission assets needed to provide retail electric service to all electricity customers within the geographic boundaries of the City (the "Target Assets") for a purchase price of \$2.5 billion (such transaction, the "Proposed Transaction"). In a letter dated October 7, 2019, PG&E declined the City's offer. On November 4, 2019, the City sent PG&E a follow-up letter reiterating its interest in acquiring the Target Assets. To demonstrate public support for the Proposed Transaction, on January 14, 2020, the City's Board of Supervisors and SFPUC's Commission conditionally authorized the sale of up to \$3.065 billion of Power Enterprise Revenue Bonds to finance the acquisition of the Target Assets and related costs, subject to specific conditions set forth in each authorizing resolution.

On July 27, 2021, the City submitted a petition with the California Public Utilities Commission (the "CPUC") seeking formal determination of the value of PG&E's local electric infrastructure. The matter is pending before the CPUC and the City can give no assurance about whether or when the CPUC will hold a hearing on the matter.

The City is unable to predict whether it will be able to consummate a final negotiated acquisition price for the Target Assets and, if so, the terms thereof. Any such final terms would be subject to approval by the Board of Supervisors and SFPUC. If consummated, it is expected that such new electric system would be wholly supported by its own revenues, and no revenues of the City's General Fund would be available to pay for system operations, or City General Fund secured bonds issued to acquire the Target Assets. The City is committed to acquiring PG&E's assets and expects to continue its pursuit with the newly reorganized entity.

### **Impact of Federal Government on Local Finances**

The City receives substantial federal funds for assistance payments, social service programs and other programs. A portion of the City's assets are also invested in securities of the United States government. The City's finances may be adversely impacted by fiscal matters at the federal level, including but not limited to cuts to federal spending.

In the event Congress and the President fail to enact appropriations, budgets or debt ceiling increases on a timely basis in the future, such events could have a material adverse effect on the financial markets and economic conditions in the United States and an adverse impact on the City's finances. The City cannot predict the outcome of future federal budget deliberations and the impact that such budgets will have on the City's finances and operations. The City's General Fund and hospitals, which are supported by the General Fund, collectively receive over \$1 billion annually in federal subventions for entitlement programs, the large majority of which are reimbursements for care provided to Medicaid and Medicare recipients. In addition, tens of thousands of San Franciscans receive federal subsidies to purchase private insurance on the State's health care exchange, Covered California. Efforts to change such subsidies or alter provisions of the Affordable Care Act through regulatory changes could have significant effects on future health care costs.

In addition, there be no assurances that the new Presidential administration will not adopt new federal policies, or revise existing policies, or otherwise takes action, in a manner that materially adversely impacts the City's finances. Projections assume no changes to federal revenue related to the new federal administration's proposed funding freezes or rescission of funds, but this remains a source of budgetary uncertainty. Since January 20, 2025, the new federal administration has issued a number of Executive Orders and agency directives to eliminate, reduce, or condition federal funding based on the President's immigration, LGBTQ+, energy, and DEI/DEIA program policy preferences. Litigation has been brought challenging certain actions by the federal administration. Notwithstanding, the threat to the City's federal funding remains ongoing.

On February 19, 2025, President Trump issued an Executive Order targeting sanctuary cities and purporting to prohibit use of federal funds by cities in certain ways related to undocumented immigrants. The City is reviewing such Order and its impact on City finances, if any, cannot be predicted at this time.

The federal government provided significant funding to local governments to respond to the public health emergency and mitigate the fiscal effect of the COVID-19 pandemic. The City spent the entirety of its General Fund allocations of Coronavirus Aid, Relief, and Economic Security Act and American Rescue Plan Act State and Local Fiscal Recovery Fund monies as of fiscal year 2021-22 and is awaiting reimbursement of emergency response costs submitted to the FEMA. In fiscal year 2023-24, the City originally budgeted \$170.0 million of FEMA reimbursements. By May 2024, that estimate was revised down to \$116.8 million in that fiscal year, and only \$73.3 million was recorded by year end. In addition to the timing of reimbursements, the City is in communication with both state and federal officials to understand the fiscal effect of recent changes in FEMA cost eligibility guidelines for non-congregate shelter programs, as described above. The December 2024 Five-Year Plan assumes FEMA revenues of \$74.0 million, which is \$1.7 million less than the FY25 & FY26 Original Budget. See "PERIODIC FINANCIAL REPORTING; RECENT REPORTS."

## **GENERAL FUND REVENUES**

The revenues discussed below are recorded in the General Fund, unless otherwise noted.

### **PROPERTY TAXATION**

#### **Property Taxation System – General**

The City receives approximately one-third of its total General Fund operating revenues from local property taxes. Property tax revenues result from the application of the appropriate tax rate to the taxable assessed value of property in the City. The City levies property taxes for general operating purposes as well as for the payment of voter-approved bonds. As a county under State law, the City also levies property taxes on behalf of all local agencies with overlapping jurisdiction within the boundaries of the City.

Local property taxation is the responsibility of various City officers. The Assessor identifies all taxable property in the City and County of San Francisco, computes the value of locally assessed taxable property, and applies all legal exemptions. After the assessed roll is closed on June 30, the Controller issues a Certificate of Assessed Valuation in August which certifies the taxable assessed value at the beginning of that fiscal year. The Controller also applies the tax rate factors, including the 1.0% tax authorized by Article XIII A of the State Constitution (and mandated by statute), and tax factors needed to repay voter-approved general obligation bonds on property located in the City. Typically, the Board of Supervisors approves the schedule of tax rates each year by resolution no later than the last working day of September. The Treasurer and Tax Collector prepares and mails tax bills to taxpayers and collects the taxes on behalf of the City and other overlapping taxing agencies that levy taxes on taxable property located in the City. The Treasurer holds and invests City tax funds, including taxes collected for payment of general obligation bonds, and is charged with payment of principal and interest on such bonds when due. The State Board of Equalization assesses certain special classes of property, as described below. See "Taxation of State-Assessed Utility Property" below.

## Assessed Valuations, Tax Rates, and Tax Delinquencies

The property tax rate is comprised of two components: 1) the 1.0% countywide portion, and 2) all voter-approved overrides which fund debt service for general obligation bond indebtedness. Table A-5 provides a recent history of assessed valuations of taxable property within the City. Linger impacts of the COVID-19 pandemic, which triggered business changes such as extended work-from-home policies that resulted in less demand for office spaces, and the substantial increases in borrowing costs (interest rates) resulted in a reduction in property values for certain asset classes in the City and may result in future reductions, which could be material.

The total tax rate shown in Table A-6 includes taxes assessed on behalf of the City as well as the SFUSD, County Office of Education (“SFCOE”), SFCCD, Bay Area Air Quality Management District (“BAAQMD”), and San Francisco Bay Area Rapid Transit District (“BART”), all of which are legal entities separate from the City. See also, Table A-32: “Statement of Direct and Overlapping Debt and Long-Term Obligations.” In addition to *ad valorem* taxes, voter-approved special assessment taxes or direct charges may also appear on a property tax bill.

Additionally, although no additional rate is levied, a portion of property taxes collected within the City is allocated to OCII, the successor agency to the San Francisco Redevelopment Agency, and a number of tax increment financing districts. Property tax revenues attributable to the growth in assessed value of taxable property (known as “tax increment”) within the adopted redevelopment project areas may be utilized by OCII to pay for outstanding and enforceable obligations and a portion of administrative costs of the agency, reducing tax revenues from those parcels located within project areas to the City and other local taxing agencies, including SFUSD and SFCCD. Taxes collected for payment of debt service on general obligation bonds are not affected or diverted. OCII received \$134.0 million of property tax increment in fiscal year 2023-24 for recognized obligations, diverting about \$74.5 million that would have otherwise been apportioned to the City’s General Fund.

The percent collected of property tax (current year levies excluding supplemental) was 98.93% for fiscal year 2023-24.

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**TABLE A-5**  
**Assessed Valuation of Taxable Property**  
**Fiscal Years 2015-16 through 2024-25**  
**(\$000s)**

Fiscal Year	Net Assessed <sup>(1)</sup> Valuation (NAV)	% Change from Prior Year	Total Tax Rate per \$100 <sup>(2)</sup>	Total Tax Levy <sup>(3)</sup>	Total Tax Collected <sup>(3)</sup>	% Collected June 30
2015-16	\$194,392,572	6.9%	1.183	\$2,290,280	\$2,268,876	99.1%
2016-17	211,532,524	8.8%	1.179	2,492,789	2,471,486	99.1%
2017-18	234,074,597	10.7%	1.172	2,732,615	2,709,048	99.1%
2018-19	259,329,479	10.8%	1.163	2,999,794	2,977,664	99.3%
2019-20	281,073,307	8.4%	1.180	3,509,022	3,475,682	99.0%
2020-21	299,686,811	6.6%	1.198	3,823,246	3,785,038	99.0%
2021-22	307,712,666	2.7%	1.182	3,864,100	3,832,546	99.2%
2022-23	331,431,694	7.7%	1.180	4,067,270	4,032,813	99.2%
2023-24	346,366,619	4.5%	1.178	4,261,226	4,215,823	98.9%
2024-25	351,321,331 <sup>(4)</sup>	1.4%	1.171	4,113,973	N/A	N/A

(1) Net Assessed Valuation (NAV) is Total Assessed Value for Secured and Unsecured Rolls, less Non-reimbursable Exemptions and Homeowner Exemptions.

(2) Annual tax rate for unsecured property is the same rate as the previous year's secured tax rate.

(3) The Total Tax Levy and Total Tax Collected through fiscal year 2023-24 is based on year-end current year secured and unsecured levies as adjusted through roll collections, excluding supplemental assessments, as included in the statistical report received from the Office of the Treasurer and Tax Collector. Total Tax Levy for fiscal year 2024-25 is estimated, based upon initial assessed valuations times the secured property tax rate.

(4) Based on initial assessed valuations for fiscal year 2024-25.

Source: Office of the Controller, City and County of San Francisco.

At the start of fiscal year 2024-25, the total net assessed valuation of taxable property within the City was approximately \$351.3 billion. Of this total, \$334.5 billion (95.2%) represents secured valuations and \$16.8 billion (4.8%) represents unsecured valuations. See "Tax Levy and Collection" below for a further discussion of secured and unsecured property valuations.

Proposition 13 limits to 2% per year the increase in the assessed value of property, unless it is sold, or the structure is improved. The total net assessed valuation of taxable property therefore does not generally reflect the current market value of taxable property within the City and is in the aggregate substantially less than the current market value. For this same reason, the total net assessed valuation of taxable property lags behind changes in market value and may continue to increase even without an increase in aggregate market values of property.

Under Article XIII A of the State Constitution added by Proposition 13 in 1978, property sold after March 1, 1975 must be reassessed to full cash value at the time of sale. Taxpayers can appeal the Assessor's determination of their property's assessed value, and the appeals may be retroactive and for multiple years. The State prescribes the assessment valuation methodologies and the adjudication process that counties must employ in connection with counties' property assessments.

The City typically experiences increases in assessment appeals activity during economic downturns and decreases in assessment appeals as the economy rebounds. During the severe economic downturn of fiscal years 2009-10 and 2010-11, reductions of up to approximately 30% of the assessed valuations appealed were granted. Successful assessment appeals result in property tax refunds and so as with appeals activity the total value of refunds typically increases as a result of economic downturns. Other taxing agencies such as SFUSD, SFCOE, SFCCD, BAAQMD, and BART share proportionately in any refunds paid as a result of successful appeals. To

mitigate the financial risk of potential assessment appeal refunds, the City funds appeal reserves for its share of estimated property tax revenues for each fiscal year. In the period following the Great Recession, assessment appeals increased significantly as did associated reductions, and a similar trend is developing post-pandemic. For scale, in the wake of the Great Recession, the reductions in residential property assessed value reached upwards of \$2 billion in 2010-11 when the roll topped \$157 billion.

The FY25 & FY26 Original Budget assumes declines in commercial assessed values in the City resulting from the continuance of work from home patterns and interest rates currently affecting the City's businesses, and that such declines could be material. The City's most recent economic reports have noted continuation of these trends.

Appeals activity is reviewed each year and incorporated into the current and subsequent years' budget projections of property tax revenues. Refunds of prior years' property taxes from the discretionary General Fund appeals reserve fund for fiscal years 2014-15 through 2023-24 are listed in Table A-6 below.

**TABLE A-6**  
**Refunds of Prior Years' Property Tax Revenues**  
**General Fund**  
**Fiscal Years 2014-15 through 2023-24**  
**(\$000s)**

Fiscal Year	Amount Reduced
2014-15	\$16,304
2015-16	16,199
2016-17	33,397
2017-18	24,401
2018-19	30,071
2019-20	17,900
2020-21*	10,729
2021-22	16,479
2022-23	23,070
2023-24	36,822

Source: Office of the Controller, City and County of San Francisco.

\*Amount reduced in fiscal year 2020-21 and forward reflects both Teetered and non-teetered property tax amounts.

A property's annual assessed value is determined as of January 1 preceding the start of the fiscal year for which taxes are billed and paid. Under California's Proposition 13, a property's annual assessed value is the lesser of (1) its base year value (fair market value as of the date of change in ownership or completion of new construction), factored for inflation at no more than two percent per year; or (2) its fair market value as of that January 1. A qualifying taxpayer can seek assessed value adjustment from the Assessment Appeals Board (AAB), from the Assessor's Office, or both. If a property's fair market value is assessed below its factored base year value, the reduced value is enrolled on a temporary basis (for one year) and is commonly referred to as a "Proposition 8" reduction, after the 1978 initiative, or simply as a "decline in value" reduction. If a property receives such a temporary reduction, the Assessor is required to annually review the property's temporary reduction for each subsequent January 1 lien date, until such time as the market value again exceeds the property's factored base year value, at which point the Assessor reestablishes the factored base year value as the taxable value to be enrolled for that January 1 lien date.

COVID-19's impact on San Francisco real property values first arose on the 2021 Assessment Roll, resulting in an almost 4-times increase in the total count of Proposition 8 reductions granted compared to the 2020 Assessment Roll (up from 2,059 to 8,212) and more than 8-times increase in the value of the reductions (up from \$272 million to \$2.18 billion). For the January 1, 2024 lien date, the Assessor's Office completed

11,339 “decline-in-value” reviews, which was nearly 40% higher than anticipated. The total count and value of Proposition 8 reductions for the 2024 Assessment Roll were 9,715 and \$4.9 billion, respectively.

The two most significant factors driving changes beginning with the 2021 Assessment Roll were Proposition 8 reductions for hotel and condominium properties. In response to COVID-19, the Assessor’s Office performed proactive reviews of commercial properties, which resulted in temporary reductions of \$1.01 billion for 26 hotel properties on the 2021 Assessment Roll. For the 2024 Assessment Roll, the Assessor reviewed and applied Proposition 8 assessed value reductions for 21 hotel properties, totaling \$1.34 billion. Meanwhile, condominiums accounted for the largest share of new reductions since the onset of the pandemic at over 70% of the total value of temporary reductions (excluding hotels) on the 2021 and 2022 Assessment Rolls or roughly \$804 million and \$859 million, respectively. For the 2023 and 2024 Assessment Rolls, condominiums accounted for a declining percentage of total value of temporary reductions (excluding hotels) at 63% and 54%, respectively.

In order to more efficiently address a number of regular open appeals on condominium properties with an assessed value below \$5 million, in January 2024, the Assessor’s Office applied the same regression model it uses for determining Proposition 8 reductions on condominiums to those with open appeals. Stipulation letters were sent to 942 taxpayers containing a recommended value and instructions about how to withdraw their open appeal if they accepted said value. Taxpayers were given three weeks to withdraw their appeals and accept the recommended value, which 591 did according to Assessor records. An additional 132 from this pool subsequently withdrew with a modicum of appraiser interaction. Taken together, the result of these 718 withdrawals is a temporary downward adjustment of the enrolled value for these properties totaling approximately \$165 million. This initiative was one among a number aimed at timely addressing the steep increase in open appeals and the Assessor will continue the initiative this year with the goal of reaching a larger pool of taxpayers by launching the initiative three months earlier, as well as by expanding the initiative to include property owners of dwellings in addition to condominiums.

As referenced above, taxpayers may also seek assessed value adjustments from the AAB, whether or not they seek and/or receive such an adjustment from the Assessor through the Assessor’s informal review process. Supplemental and Base Year Appeals are to establish a property’s base value. Escape and Regular Appeals are filed to contest a property’s value as of January 1. The majority of appeals (typically 70 plus percent) filed are Regular Appeals. For regular, annual secured property tax assessments, the period for property owners to file an appeal is between July 2nd and September 15th. If September 15th falls on a Saturday or Sunday, applications filed or postmarked the next business day are considered timely. The AAB generally is required to resolve appeals applications within two (2) years of filing, unless the applicant signs a waiver to extend the statutory period. Appeals may also be resolved when the Assessor and a property owner stipulate to a corrected value, which the AAB may approve, or reject and require a hearing in which it determines the value. Upon hearing a supplemental or base year appeal to establish a base value, the AAB may decide to increase, decrease, or not change an assessment. In the case of an escape or regular appeal, the AAB may lower the taxable value or maintain the factored base year value but cannot increase the value above the factored base year value. If an escape or regular appeal results in a change in value, the result is a decline-in-value reduction. The new assessed value will be used to determine the property taxes for the year that was appealed. Subsequently, as with any decline-in-value reduction, each year, the Assessor examines the property to see if the market value has risen back to the Proposition 13 base year value, or higher, and if so, reestablishes the Proposition 13 base year value. This does not apply to appeals to establish a property’s base value.

Not all filed appeals receive a hearing or result in a property tax assessment reduction. A large majority of all assessment appeals are withdrawn and these withdrawn appeals may or may not receive a reduction. Similarly, not all assessment appeals heard result in a reduction. City revenue estimates take into account projected losses from pending and future assessment appeals that are based on historical results as to appeals.

Appeals have increased considerably since fiscal year 2019-20 as a result of the impacts of the COVID pandemic and its aftermath as described herein. As of December 31, 2024, the total number of open appeals before the AAB was approximately 11,300. This reflects approximately 9,000 applications (some of which are

pending due to incomplete application information or missing filing fees) the City has received during the July 2nd through September 15th filing period in fiscal year 2024-25. Additional appeals are expected by the end of the fiscal year. (During the July 2nd through September 15th filing period in fiscal year 2023-24, the City received approximately 7,500 applications with approximately 8,000 total by the end of fiscal year June 30, 2024.)

As of December 31, 2024, the difference between the assessed value and the taxpayer's opinion of values for all the open applications was approximately \$124.4 billion. Assuming the City did not contest any taxpayer appeals and the AAB upheld all the taxpayers' requests, a negative potential total property tax revenue impact of about \$1.5 billion would result. The General Fund's portion of that hypothetical loss of \$1.5 billion in property tax revenues would be approximately \$709.9 million. In practice, the City has contested virtually all taxpayer appeals resulting in substantially lower impacts to the City's property tax revenues resulting from assessment appeals.

## **Tax Levy and Collection**

As the local tax-levying agency under State law, the City levies property taxes on all taxable property within the City's boundaries for the benefit of all overlapping local agencies, including SFUSD, SFCCD, the BAAQMD and BART. The total tax levy for all taxing entities to begin fiscal year 2024-25 was \$4.1 billion, not including supplemental, escape and special assessments that may be assessed during the year. Of total property tax revenues allocated in fiscal year 2023-24 (including supplemental and escape property taxes), per pre-audit numbers, the City received \$2.5 billion in the General Fund and \$283.9 million in special revenue funds designated for children's programs, libraries and open space. SFUSD and SFCCD received approximately \$257.5 million and \$48.3 million, respectively, and the local ERAF received \$455.6 million (before adjusting for the vehicle license fees ("VLF") backfill shift). The Successor Agency received \$134.0 million. The remaining portion was allocated to various other governmental bodies, various special funds, general obligation bond debt service funds, and other taxing entities. Taxes levied to pay debt service for general obligation bonds issued by the City, SFUSD, SFCCD and BART may only be applied for that purpose. The City's General Fund was allocated about 47.2% of total property tax revenue before adjusting for the tax increment financing districts, VLF backfill shift, and excess ERAF.

Generally, property taxes levied by the City on real property become a lien on that property by operation of law. A tax levied on personal property does not automatically become a lien against real property without an affirmative act of the City taxing authority. Real property tax liens have priority over all other liens against the same property regardless of the time of their creation by virtue of express provision of law.

Property subject to ad valorem taxes is entered as secured or unsecured on the assessment roll maintained by the Assessor-Recorder. The secured roll is that part of the assessment roll containing State-assessed property and property (real or personal) on which liens are sufficient, in the opinion of the Assessor-Recorder, to secure payment of the taxes owed. Other property is placed on the "unsecured roll."

The method of collecting delinquent taxes is substantially different for the two classifications of property. The City has four ways of collecting unsecured personal property taxes: 1) pursuing civil action against the taxpayer; 2) filing a certificate in the Office of the Clerk of the Court specifying certain facts, including the date of mailing a copy thereof to the affected taxpayer, in order to obtain a judgment against the taxpayer; 3) filing a certificate of delinquency for recording in the Assessor-Recorder's Office in order to obtain a lien on certain property of the taxpayer; and 4) seizing and selling personal property, improvements or possessory interests belonging or assessed to the taxpayer. The exclusive means of enforcing the payment of delinquent taxes with respect to property on the secured roll is the sale of the property securing the taxes. Proceeds of the sale are used to pay the costs of sale and the amount of delinquent taxes.

A 10% penalty is added to delinquent taxes that have been levied on property on the secured roll. In addition, property on the secured roll with respect to which taxes are delinquent is declared "tax defaulted" and

subject to eventual sale by the Treasurer and Tax Collector of the City. Such property may thereafter be redeemed by payment of the delinquent taxes and the delinquency penalty, plus a redemption penalty of 1.5% per month, which begins to accrue on such taxes beginning July 1 following the date on which the property becomes tax-defaulted.

In October 1993, the Board of Supervisors passed a resolution that adopted the Alternative Method of Tax Apportionment (the “Teeter Plan”). This resolution changed the method by which the City apportions property taxes among itself and other taxing agencies. Additionally, the Teeter Plan was extended to include the allocation and distribution of special taxes levied for City and County of San Francisco Community Facilities District No. 2014-1 (Transbay Transit Center) in June 2017 (effective fiscal year 2017-18) and for the Bay Restoration Authority Parcel Tax, SFUSD School Facilities Special Tax, SFUSD School Parcel Tax, and City College Parcel Tax in October 2017 (effective fiscal year 2018-19). The Teeter Plan method authorizes the City Controller to allocate to the City’s taxing agencies 100% of the secured property taxes billed but not yet collected. In return, as the delinquent property taxes and associated penalties and interest are collected, the City’s General Fund retains such amounts. Prior to adoption of the Teeter Plan, the City could only allocate secured property taxes actually collected (property taxes billed minus delinquent taxes). Delinquent taxes, penalties and interest were allocated to the City and other taxing agencies only when they were collected. The City has funded payment of accrued and current delinquencies through authorized internal borrowing. The City also maintains a Tax Loss Reserve for the Teeter Plan as shown on Table A-7. The Tax Loss Reserve sets aside 1% of the total of all taxes and assessments levied for which the Teeter Plan is the applicable distribution method. The purpose of the Tax Loss Reserve is to cover losses that may occur. The amount has grown in recent years as the assessed values on the secured roll have grown.

**TABLE A-7**  
**Teeter Plan**  
**Tax Loss Reserve Fund Balance**  
**Fiscal Years 2014-15 through 2023-24**  
**(\$000s)**

Year Ended	Amount Funded
2014-15	\$20,569
2015-16	22,882
2016-17	24,882
2017-18	25,567
2018-19	29,126
2019-20	31,968
2020-21	35,298
2021-22	35,951
2022-23	38,041
2023-24	39,723

Source: Office of the Controller, City and County of San Francisco.

Assessed valuations of the aggregate ten largest assessment parcels in the City for the fiscal year beginning July 1, 2024 are shown in Table A-8. The City cannot determine from its assessment records whether individual persons, corporations or other organizations are liable for tax payments with respect to multiple properties held in various names that in aggregate may be larger than is suggested by the Office of the Assessor-Recorder.

**TABLE A-8**  
**Top 10 Parcels Total Assessed Value**  
**July 1, 2024**

Assessee <sup>(1)</sup>	Location	Type	Total Assessed Value <sup>(2)</sup>	% Basis of Levy <sup>(3)</sup>
Sutter Bay Hospitals <sup>(4)</sup>	1101 Van Ness Ave	Hospital	\$ 2,786,422,698	0.792%
Transbay Tower LLC	415 Mission St	Office	1,913,672,794	0.544
GSW Arena LLC	1 Warriors Way A	Entertainment Comp	1,533,404,672	0.436
Park Tower Owner LLC	250 Howard St	Office	1,163,207,711	0.331
KRE Exchange Owner LLC	1800 Owens St	Office	1,158,816,492	0.329
Hwa 555 Owners LLC	555 California St	Office	1,136,782,374	0.323
Elm Property Venture LLC	101 California St	Office	1,101,967,156	0.313
PPF Paramount One Market Plaza Owner LP	55 Spear St	Office	931,075,752	0.265
Sutter Bay Hospitals Db a Ca Pacific Med	3555 Cesar Chavez St/555 San Jose	Hospital	769,285,502	0.219
SFDC 50 Fremont LLC	50 Fremont St	Office	<u>769,162,113</u>	<u>0.219</u>
			\$13,263,797,264	3.769

<sup>(1)</sup> Certain parcels fall within OCII project areas.

<sup>(2)</sup> Represents the Total Assessed Valuation (TAV) as of the Basis of Levy, which excludes assessments processed during the fiscal year, TAV includes land & improvements, personal property, and fixtures. Values reflect information as January 1, 2024, lien date.

<sup>(3)</sup> The Basis of Levy is total assessed value less exemptions for which the state does not reimburse counties (e.g., those that apply to nonprofit organizations).

<sup>(4)</sup> Nonprofit organization that is exempt from property taxes.

Source: Office of the Assessor-Recorder, City and County of San Francisco.

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## **Taxation of State-Assessed Utility Property**

A portion of the City's total net assessed valuation consists of utility property subject to assessment by the State Board of Equalization. State-assessed property, or "unitary property," is property of a utility system with components located in many taxing jurisdictions assessed as part of a "going concern" rather than as individual parcels of real or personal property. Unitary and certain other State-assessed property values are allocated to the counties by the State Board of Equalization, taxed at special countywide rates, and the tax revenues distributed to taxing jurisdictions (including the City itself) according to statutory formula are generally based on the distribution of taxes in the prior year. The fiscal year 2024-25 valuation of property assessed by the State Board of Equalization in the City is approximately \$4.6 billion.

## **OTHER CITY TAX REVENUES**

In addition to property taxes, the City has several other major tax revenue sources, as described below. For a discussion of State constitutional and statutory limitations on taxes that may be imposed by the City, including a discussion of Proposition 62 and Proposition 218, see "CONSTITUTIONAL AND STATUTORY LIMITATIONS ON TAXES AND EXPENDITURES" herein.

The following section contains a brief description of other major City-imposed taxes as well as taxes that are collected by the State and shared with the City. The City's General Fund is also supported by other sources of revenue, including charges for services, fines and penalties, and transfers-in, which are not discussed below.

See Table A-9 below for a summary of revenue source as a percentage of total General Fund revenue based on the Original Budget for fiscal year 2024-25.

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**TABLE A-9**  
**General Fund Revenue Overview**  
**Fiscal Year 2024-25**  
**(\$000s)**

<b>Revenues</b>	<b>FY 2024-25 Original Budget</b>	
Property Taxes	\$ 2,469,580	38.9%
Business Taxes	883,000	13.9
Other Local Taxes <sup>(1)</sup>	1,109,170	17.5
Licenses, Permits and Franchises	31,802	0.5
Fines, Forfeitures and Penalties	3,921	0.1
Interest and Investment Income	146,715	2.3
Rents and Concessions	14,145	0.2
Intergovernmental	1,321,363	20.8
Charges for Services	351,423	5.5
Other	19,444	0.3
<b>Total Revenues</b>	<b>\$ 6,350,563</b>	<b>100.0%</b>

<sup>(1)</sup> Other Local Taxes includes sales, hotel, utility users, parking, transfer, sugar sweetened beverage, stadium admissions, access line, cannabis, and overpaid executive taxes.

Source: Office of the Controller, City and County of San Francisco.

### **Business Taxes**

Through tax year 2014, businesses in the City were subject to payroll expense and business registration taxes. Proposition E (November 2012) changed business registration tax rates and introduced a gross receipts tax which phased in over a five-year period beginning January 1, 2014, intending to replace the then existing 1.5% tax on business payrolls over the same period. Overall, the ordinance increased the number and types of businesses in the City that pay business tax and registration fees from approximately 7,500 to 15,000. In November 2020, voters passed Proposition F, which eliminated the payroll tax and modified gross receipt tax rates. Most gross receipt tax rates increased by 40% for tax year 2021 over the prior year. Much smaller increases were scheduled for 2023 and 2024, should the City's taxable gross receipts in 2021 and 2022 reach at least 90% and 95%, respectively, of 2019 taxable gross receipts. The 2023 tax increase was suspended for one year because the City's 2021 taxable gross receipts did not reach the 90% threshold and the 2024 tax increase is suspended for one year because the City's 2022 taxable gross receipts did not reach the 95% threshold. In some industries that were particularly hurt during the pandemic, such as retail, trade and food services, Proposition F resulted in lowered tax rates through 2022 for gross receipts under \$25 million. Subsequent legislation extended the lowered rate to these businesses for an additional two years. Proposition F also reduced business registration fees for businesses with less than \$1 million in gross receipts and raised the small business exemption for gross receipts taxes to \$2 million.

Business tax revenue (gross receipts, payroll, and business registration) for fiscal year 2023-24 is \$871.8 million for all funds, representing an increase of \$18.7 million (2.2%) from fiscal year 2022-23.

Remote work occurring outside the City creates fiscal risk because, for certain categories of businesses, the gross receipts tax is dependent in part on their San Francisco payroll, and the firms only need to calculate their San Francisco payroll expense for employees that physically work within the City's geographic boundaries. Approximately half of the workers in major tax-paying sectors such as Professional Services, Financial Services, and Information live outside of San Francisco. Office attendance remained about the same between fiscal year 2022-23 and fiscal year 2023-24 suggesting that there will not be significant increases to the San Francisco economy from employees returning from remote work to office work in the foreseeable future. See "BUDGETARY RISKS – Office Vacancy in San Francisco; Impact on Property Taxes and Other Revenues."



In November 2024, voters in the City approved Proposition M. In connection with Proposition M, the Controller prepared an analysis of the projected impacts of Proposition M on business tax revenue. The Controller projected that, over the first three fiscal years, between fiscal years 2024-25 and 2026-27, Measure M will reduce revenues by approximately \$40 million annually. The Controller noted that, while uncertain this projected loss may be smaller if Measure M helps enable the City to reduce reserves for disputed taxes in the future. Beginning in 2027, scheduled rate increases are projected to generate positive revenues of approximately \$50 million annually in fiscal year 2028-29 and thereafter. By fiscal year 2029-30, the total positive revenue resulting from the rate increases are projected to offset the reduced revenue in the first three years, making the total amount of business tax revenue over that period comparable to law prior to the enactment of Proposition M. After fiscal year 2029-30, the Controller projected that Measure M will generate additional revenue of approximately \$50 million annually. Projected revenue impacts above assume a reduction in business license fees of \$10 million annually, which is the subject of recently introduced legislation.

Measure M amended the City's existing Business and Tax Regulations Code in several key areas:

- Increased the small business exemption from the gross receipts tax from \$2.25 million to \$5.0 million,
- Consolidated the number of tax schedules from 14 business activity categories to 7 business activity categories for the gross receipts and homelessness gross receipts taxes,
- Adjusted tax rates for gross receipts, homelessness gross receipts, administrative office, and overpaid executive gross receipts taxes in 2025, and increases tax rates on gross receipts, administrative office, and overpaid executive gross receipts taxes in 2027 and 2028; currently scheduled tax rate increases after 2024 would not occur under this proposal,
- Shifted the City's calculation of San Francisco gross receipts for most business activities away from payroll expenses and towards sales; the only exceptions are business activities whose San Francisco gross receipts calculation is already entirely based on sales,
- Requires the Office of the Treasurer and Tax Collector to establish an advance determination process to provide written guidance to taxpayers, and makes other implementation changes,
- Creates new tax credits for businesses paying stadium operator admission taxes, grocery retailers, and new lessees in certain newly constructed buildings, and
- Makes changes to business registration fees.

Additionally, the ordinance requires that the Controller report on the impact of the various changes made by Measure M in September 2026 and September 2027.

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**TABLE A-10**  
**Business Tax Revenues - All Funds<sup>(1)</sup>**  
**Fiscal Years 2020-21 through 2025-26**  
**(\$000s)**

Fiscal Year <sup>(2)</sup>	Revenue	Change	Change %
2020-21	\$724,140	(\$100,530)	-12.2%
2021-22	863,510	139,370	19.2
2022-23	853,154	(10,356)	-1.2
2023-24	871,823	18,669	2.2
2024-25 Original Budget <sup>(3)</sup>	883,000	11,177	1.3
2025-26 Original Budget <sup>(3)</sup>	954,000	71,000	8.0

<sup>(1)</sup> Figures exclude Homelessness Gross Receipts and Commercial Rent taxes.

<sup>(2)</sup> Figures for fiscal year 2020-21 through fiscal year 2023-24 are actuals. Includes gross receipts and payroll taxes allocated to special revenue funds for the Community Challenge Grant program as well as business registration tax.

<sup>(3)</sup> Original Budget amounts are from the fiscal year 2024-25 and fiscal year 2025-26 budget, adopted July 31, 2024. See “PERIODIC FINANCIAL REPORTING; RECENT REPORTS” for recent financial reports and projections.

Source: Office of the Controller, City and County of San Francisco.

### **Transient Occupancy Tax (Hotel Tax)**

Pursuant to the San Francisco Business and Tax Regulation Code, a 14.0% transient occupancy tax is imposed on occupants of hotel rooms and is remitted by hotel operators to the City monthly. Hotel tax revenue in fiscal year 2023-24 was \$287.6 million (all funds), an increase of \$4.1 million (1.4%) from fiscal year 2022-23. The fiscal year 2024-25 budget is \$323.4 million, an increase of \$35.9 million (12.5%) from fiscal year 2023-24. The fiscal year 2025-26 budget is \$355 million, an increase of \$31.6 million (9.8%) from fiscal year 2024-25. Table A-11 includes hotel tax in all funds. Slightly less than 90% of the City’s hotel tax is allocated to the General Fund, with 10.7% allocated to arts and cultural organizations and approximately \$5 million for debt service on hotel tax revenue bonds.

Fiscal year 2023-24 hotel tax revenue performed better than fiscal year 2022-23, as leisure visits and convention activity continue to recover. Fiscal year 2023-24 enplanements at SFO increased by 9.0% from the prior year, as international and domestic enplanements improved by 210% and 4.7%, respectively. The return of conferences and conventions has played a key role in the recovery of hotel tax revenues, particularly because conventions drive up hotel tax room rates through compression pricing. In fiscal year 2022-23, there were 33 conferences with over 286,000 attendees. In fiscal year 2023-24, a total of 38 conferences with over 390,000 attendees took place at the Moscone Convention Center.

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**TABLE A-11**  
**Transient Occupancy Tax Revenues - All Funds<sup>(1)</sup>**  
**Fiscal Years 2020-21 through 2025-26**  
**(\$000s)**

Fiscal Year <sup>(2)</sup>	Tax Rate	Revenue	Change	
2020-21	14.0%	\$42,195	(\$239,420)	-85.0%
2021-22	14.0	179,134	136,939	324.5
2022-23	14.0	283,453	104,320	58.2
2023-24	14.0	287,553	4,100	1.4
2024-25 Original Budget <sup>(3)</sup>	14.0	323,443	35,890	12.5
2025-26 Original Budget <sup>(3)</sup>	14.0	355,047	31,604	9.8

(1) Amounts include the portion of hotel tax revenue used to pay debt service on hotel tax revenue bonds, as well as the portion of hotel tax revenue dedicated to arts and cultural programming reflecting the passage of Proposition E in November 2018, which took effect January 1, 2019.

(2) Figures for Fiscal Year 2020-21 through Fiscal Year 2023-24 are actuals.

(3) Original Budget amounts are from the Fiscal Year 2024-25 and Fiscal Year 2025-26 budget, adopted July 31, 2024. See “PERIODIC FINANCIAL REPORTING; RECENT REPORTS” for recent financial reports and projections.

Source: Office of the Controller, City and County of San Francisco.

### Real Property Transfer Tax

Real property transfer tax (“RPTT”) is imposed on all real estate transfers recorded in the City. Transfer tax revenue is more susceptible to economic and real estate cycles than most other City revenue sources. Transfer tax rates are \$5.00 per \$1,000 of the sale price of the property being transferred for properties valued at \$250,000 or less; \$6.80 per \$1,000 for properties valued more than \$250,000 and less than \$999,999; \$7.50 per \$1,000 for properties valued at \$1.0 million to \$5.0 million; \$22.50 per \$1,000 for properties valued more than \$5.0 million and less than \$10.0 million; \$55.00 per \$1,000 for properties valued at more than \$10.0 million and less than \$25.0 million and \$60.00 per \$1,000 for properties valued at more than \$25.0 million.

The City has experienced the largest increase in office vacancy among major urban office markets in the United States, from 5.6% in the 4th quarter of 2019 to 34.5% in the 3rd quarter of 2024. The high vacancy rate, along with continuing uncertainty regarding the return-to-office plans of major office tenants, has reduced both the volume of office transactions, and the per-square foot value of these sales. According to CoStar, downtown office sales transactions have averaged 5-6 per quarter since 2020, down from an average of 10-20 per quarter before the pandemic. The per-square foot market value of office properties in the City is, as of the 3rd quarter of 2024, down 40% from the pre-pandemic high of \$860 per square foot, across all property classes.

Due to the highly progressive nature of the tax, the volatility of RPTT is attributable mainly to the sales of high-value (largely commercial) properties over \$10 million. The overall number of transactions over \$10 million dropped from 101 transfers in fiscal year 2021-22 to 55 transfers in fiscal year 2022-23 and 56 transfers in fiscal year 2023-24. The number of transactions under \$10 million also declined from 10,086 transfers in fiscal year 2021-22 to 6,714 transfers in fiscal year 2022-23, and further declining to 6,487 transfers in fiscal year 2023-24.

The fiscal year 2024-25 and 2025-26 budget projects increases from fiscal year 2023-24 results, anticipating increases in transfers as buyers and sellers begin to come into agreement about market prices of large real estate transactions. However, the interest rate environment and uncertainty around the value of office-based real estate with the shift to hybrid models of work is expected to continue to dampen the City’s transfer tax receipts.

**TABLE A-12**  
**Real Property Transfer Tax Receipts - All Funds**  
**Fiscal Years 2020-21 through 2025-26**  
**(\$000s)**

Fiscal Year <sup>(1)</sup>	Revenue	Change	
2020-21	\$344,683	\$10,148	3.0%
2021-22	520,359	175,676	51.0
2022-23	186,247	(334,112)	-64.2
2023-24	177,700	(8,547)	-4.6
2024-25 Original Budget <sup>(2)</sup>	218,850	41,150	23.2
2025-26 Original Budget <sup>(2)</sup>	267,550	48,700	22.3

<sup>(1)</sup> Figures for fiscal year 2020-21 through fiscal year 2023-24 are actuals.

<sup>(2)</sup> Original Budget amounts are from the fiscal year 2024-25 and fiscal year 2025-26 budget, adopted July 31, 2024. See “PERIODIC FINANCIAL REPORTING; RECENT REPORTS” for recent financial reports and projections.

Source: Office of the Controller, City and County of San Francisco.

### **Sales and Use Tax**

The sales tax rate on retail transactions in the City is 8.6250%, of which 1.00% represents the City’s local share (“Bradley-Burns” portion). The State collects the City’s local sales tax on retail transactions along with State and special district sales taxes, and then remits the local sales tax collections to the City.

The components of San Francisco’s 8.6250% sales tax rate are shown in Table A-13. In addition to the 1% portion of local sales tax, the State subvenes portions of sales tax back to counties through 2011 realignment (1.0625%), 1991 realignment (0.5%), and public safety sales tax (0.5%). The subventions are discussed in more detail under “INTERGOVERNMENTAL REVENUES” herein.

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**TABLE A-13**  
**San Francisco's Sales & Use Tax Rate**

<b>State Sales Tax</b>	<b>6.00%</b>
State General Fund	3.9375
Local Realignment Fund 2011*	1.0625
Local Revenue Fund*	0.50
(to counties for health & welfare)	
Public Safety Fund (to counties & cities)*	0.50
 <b>Local Sales Tax</b>	 <b>1.25%</b>
Local Sales Tax (to General Fund)*	1.00
Local Transportation Tax (TDA)	0.25
 <b>Special District Use Tax</b>	 <b>1.375%</b>
2020 Peninsula Corridor Joint Powers Board	0.125
Transactions and Use Tax (JPBF)	
SF County Transportation Authority	0.50
Bay Area Rapid Transit (BART)	0.50
SF Public Financing Authority (Schools)	0.25
 <b>TOTAL Sales Tax Rate</b>	 <b>8.625%</b>

\* Represents portions of the sales tax allocated to the City.

Source: Office of the Controller, City and County of San Francisco.

The local sales tax (the 1% portion) revenue in fiscal year 2023-24 is \$190.5 million, a decrease of \$7.4 million (3.7%) from fiscal year 2022-23. The fiscal year 2024-25 budget is \$193.7 million, an increase of \$3.2 million (1.7%) from fiscal year 2023-24. The budget for fiscal year 2025-26 is \$198.9 million, an increase of \$5.3 million (2.7%) from the fiscal year 2024-25 projection. The entirety of sales tax revenue is recorded in the General Fund.

Historically, sales tax revenues have been highly correlated to growth in tourism, business activity and population. This revenue is significantly affected by changes in the economy and spending patterns. In recent years, online retailers have contributed significantly to sales tax receipts, offsetting sustained declines in point-of-sale purchases.

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**TABLE A-14**  
**Sales and Use Tax Revenues**  
**Fiscal Years 2020-21 through 2025-26**  
**General Fund**  
**(\$000s)**

Fiscal Year <sup>(1)</sup>	Tax Rate	City Share	Revenue	Change	
2020-21	8.500%	1.00%	\$146,863	\$(33,321)	-18.5%
2021-22	8.625	1.00	188,337	41,474	28.2
2022-23	8.625	1.00	197,911	9,574	5.1
2023-24	8.625	1.00	190,528	(7,383)	-3.7
2024-25 Original Budget <sup>(2)</sup>	8.625	1.00	193,690	3,162	1.7
2025-26 Original Budget <sup>(2)</sup>	8.625	1.00	198,940	5,250	2.7

<sup>(1)</sup> Figures for fiscal year 2020-21 through fiscal year 2023-24 are actuals.

<sup>(2)</sup> Original Budget amounts are from the fiscal year 2024-25 and fiscal year 2025-26 budget, adopted July 31, 2024. See “PERIODIC FINANCIAL REPORTING; RECENT REPORTS” for recent financial reports and projections.

Source: Office of the Controller, City and County of San Francisco.

### Other Local Taxes

The City imposes a number of other general purpose taxes:

- Utility Users Tax (“UUT”) - A 7.5% tax on non-residential users of gas, electricity, water, steam and telephone services.
- Access Line Tax (“ALT”) – As of July 1, 2023, a charge of \$3.96 on every telecommunications line, \$29.79 on every trunk line, and \$536.32 on every high-capacity line in the City. The ALT replaced the Emergency Response Fee (“ERF”) in 2009. The tax is collected from telephone communications service subscribers by the telephone service supplier.
- Parking Tax - A 25% tax for off-street parking spaces. The tax is paid by occupants and remitted monthly to the City by parking facility operators. In accordance with Charter Section 16.110, 80% of parking tax revenues are transferred from the General Fund to the MTA’s Enterprise Funds to support public transit.
- Sugar Sweetened Beverage Tax – A one cent per ounce tax on the distribution of sugary beverages. This measure was adopted by voters on November 9, 2016 (Proposition V) and took effect on January 1, 2018.
- Stadium Admission Tax – A tax between \$0.25 and \$1.50 per seat or space in a stadium for any event, with some specific exclusions.
- Cannabis Tax – A gross receipts tax of 1% to 5% on marijuana business and permits the City to tax businesses that do not have a physical presence in the City. This measure was adopted by voters in November 2018 (Proposition D). The tax was originally slated to go into effect on January 1, 2021, but the Board has delayed the imposition of the tax several times. The cannabis tax will now take effect beginning January 1, 2026.
- Franchise Tax – A tax for the use of City streets and rights-of-way on cable TV, electric, natural gas, and steam franchises.

- **Overpaid Executives Tax** – In November 2020, voters adopted Proposition L, a new tax on businesses in the City, where compensation of the businesses’ highest-paid managerial employee compared to the median compensation paid to the businesses’ employees based in the City exceeds a ratio of 100:1. The measure took effect on January 1, 2022 for tax year 2022, so revenues were first received in fiscal year 2022-23. Revenue from this tax is expected to be highly volatile due to the narrow base of expected payers, large annual fluctuations in the value and form of executive compensation, which typically includes equity, and tax-avoidance risk associated with tax increases. Estimates based on prior years’ activity may not be predictive of future revenues. Fiscal year 2023-24 revenue was \$124.4 million and the projection for both 2024-25 and 2025-26 is \$140.0 million per year.

Table A-15 reflects the City’s actual tax receipts for fiscal years 2020-21 through 2023-24 and budgets for fiscal years 2024-25 and 2025-26, respectively.

As with the larger tax revenues described above, the City anticipates these sources will be impacted by the pace of economic recovery. See “See “PERIODIC FINANCIAL REPORTING; RECENT REPORTS” for recent financial reports and projections.

**TABLE A-15**  
**Other Local Taxes**  
**Fiscal Years 2020-21 through 2025-26**  
**General Fund**  
**(\$000s)**

Tax	2020-21 Actuals <sup>(1)</sup>	2021-22 Actuals <sup>(1)</sup>	2022-23 Actuals <sup>(1)</sup>	2023-24 Actuals <sup>(1)</sup>	2024-25 Original Budget <sup>(2)</sup>	2025-26 Original Budget <sup>(2)</sup>
Utility Users Tax	\$81,367	\$105,225	\$110,661	\$121,931	\$110,730	\$111,830
Access Line Tax	44,700	55,710	53,171	64,609	53,730	55,090
Parking Tax	47,555	71,122	82,716	86,178	86,900	86,800
Sugar Sweetened Beverage Tax	10,435	11,973	12,870	11,625	12,700	12,700
Stadium Admissions Tax	182	4,615	5,984	8,567	7,400	7,400
Cannabis Tax	N/A	N/A	N/A	-	-	-
Overpaid Executives Tax	N/A	N/A	206,041	124,424	140,000	140,000

<sup>(1)</sup> Figures for fiscal year 2020-21 through fiscal year 2023-24 are actuals.

<sup>(2)</sup> Original Budget amounts are from the fiscal year 2024-25 and fiscal year 2025-26 budget, adopted July 31, 2024. See “PERIODIC FINANCIAL REPORTING; RECENT REPORTS” for recent financial reports and projections.

Source: Office of the Controller, City and County of San Francisco.

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## INTERGOVERNMENTAL REVENUES

### State Subventions Based on Taxes

The City receives allocations of State sales tax and VLF revenue for 1991 Health and Welfare Realignment, 2011 Public Safety Realignment, and Prop 172 Public Safety Sales Tax. These subventions fund programs that are substantially supported by the General Fund. See “GENERAL FUND REVENUES – OTHER CITY TAX REVENUES – Sales and Use Tax” above.

- Health and Welfare Realignment, enacted in 1991, restructured the state-county partnership by giving counties increased responsibilities and dedicated funding to administer certain public health, mental health and social service programs.
- Public Safety Realignment (AB 109), enacted in early 2011, transfers responsibility for supervising certain kinds of felony offenders and state prison parolees from state prisons and parole agents to county jails and probation officers.
- State Proposition 172, passed by California voters in November 1993, provided for the continuation of a one-half percent sales tax for public safety expenditures. This revenue is a function of the City’s proportionate share of Statewide sales activity. These revenues are allocated to counties by the State separately from the local one-percent sales tax discussed above. Disbursements are made to counties based on the county ratio, which is the county’s percent share of total statewide sales taxes in the most recent calendar year.

Table A-16 reflects the City’s actual receipts for fiscal years 2020-21 through 2023-24 and projection for fiscal years 2024-25 and 2025-26.

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**TABLE A-16**  
**Selected State Subventions - All Funds**  
**Fiscal Years 2020-21 Through 2025-26**  
**(\$Millions)**

<b>Tax</b>	<b>2020-21 Actuals<sup>(1)</sup></b>	<b>2021-22 Actuals<sup>(1)</sup></b>	<b>2022-23 Actuals<sup>(1)</sup></b>	<b>2023-24 Actuals<sup>(1)</sup></b>	<b>2024-25 Original Budget<sup>(2)</sup></b>	<b>2025-26 Original Budget<sup>(2)</sup></b>
<b>Health and Welfare Realignment</b>						
General Fund	\$188.9	\$283.5	\$290.7	\$264.6	\$283.6	\$290.5
Hospital Fund	48.1	67.1	67.9	63.4	63.6	64.2
<b>Total - Health and Welfare</b>	<b>\$237.1</b>	<b>\$350.6</b>	<b>\$358.6</b>	<b>\$328.0</b>	<b>\$347.2</b>	<b>\$354.7</b>
<b>Backfill Realignment<sup>(4)</sup></b>						
General Fund	\$22.1					
Non General Fund	6.0					
<b>Total - Backfill Realignment</b>	<b>\$28.0</b>					
Public Safety Realignment (General Fund)	\$38.4	\$52.1	\$58.6	\$55.6	\$55.4	\$56.8
Public Safety Sales Tax (Prop 172) (General Fund)	\$105.0	\$93.8	\$94.9	\$97.2	\$99.6	\$102.3

<sup>(1)</sup> Figures for fiscal year 2020-21 through fiscal year 2023-24 are actuals.

<sup>(2)</sup> Original Budget amounts are from the fiscal year 2024-25 and fiscal year 2025-26 budget, adopted July 31, 2024.

<sup>(3)</sup> Backfill Realignment is a one-time State funding to fill the shortfall in Health and Welfare Realignment and Public Safety Realignment due to the decrease of sales tax and vehicle license fees.

Source: Office of the Controller, City and County of San Francisco.

## CITY GENERAL FUND PROGRAMS AND EXPENDITURES

### General Fund Expenditures by Major Service Area

As a consolidated city and county, the City budgets General Fund expenditures in seven major service areas as described in Table A-17 below:

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**TABLE A-17**  
**Expenditures by Major Service Area**  
**Fiscal Years 2019-20 through 2024-25**  
**(\$000s)**

Major Service Areas	Final 2019-20 Budget <sup>(1)</sup>	2020-21 Final Budget <sup>(1)</sup>	2021-22 Final Budget <sup>(1)</sup>	2022-23 Final Budget <sup>(1)</sup>	2023-24 Final Budget <sup>(1)</sup>	2024-25 Original Budget <sup>(2)</sup>
Public Protection	\$ 1,493,240	\$ 1,505,780	\$ 1,586,264	\$ 1,681,489	\$1,747,925	\$ 1,837,737
Human Welfare & Neighborhood Development	1,270,530	218,986	1,571,761	1,621,981	1,686,647	1,641,289
Community Health	1,065,051	1,605,573	1,119,891	1,118,010	1,099,022	1,144,476
General Administration & Finance	332,296	1,158,599	353,518	351,738	346,074	352,660
Culture & Recreation	161,274	147,334	161,417	180,475	198,594	190,338
General City Responsibilities	137,851	332,997	159,299	201,959	211,665	194,821
Public Works, Transportation & Commerce	<u>216,824</u>	<u>126,993</u>	<u>244,365</u>	<u>275,941</u>	<u>254,637</u>	<u>232,734</u>
Total <sup>(2)</sup>	\$ 4,677,066	\$ 5,096,262	\$ 5,196,515	\$5,431,593	\$ 5,544,564	\$ 5,594,055

(1) Figures for fiscal year 2019-20 through fiscal year 2023-24 are as reflected in ACFR.

(2) Fiscal year 2024-25 amounts are from Original Budget, adopted July 31, 2024.

Source: Office of the Controller, City and County of San Francisco.

Public Protection primarily includes the Police Department, the Fire Department, and the Sheriff's Office which is primarily responsible for City jails rather than law enforcement. Human Welfare & Neighborhood Development includes the Department of Human Services' aid assistance, aid payments, and City grant programs. Community Health includes the Public Health Department, which also operates San Francisco General Hospital and Laguna Honda Hospital.

The Laguna Honda Hospital and Rehabilitation Center ("Laguna Honda") is a skilled nursing facility owned and operated by the City through its Department of Public Health, serving up to 660 patients, most of whom are low income or extremely low-income residents. Beginning in March 2022, the City had a series of disputes with the Centers for Medicare and Medicaid Services ("CMS"), an agency within the federal Department of Health & Human Services, over conditions at Laguna Honda which potentially put federal funding at risk. Although the disputes were generally resolved, and Laguna Honda is now fully recertified and will continue to receive Medicare and Medicaid payments, Laguna Honda will continue to be reviewed for compliance with conditions of participation in Medicare and Medicaid programs as is normal for facilities regulated by CMS and CDPH. There can be no assurances that federal funding will continue to be available in the amounts projected by the City. See "BUDGETARY RISKS - Impact of Federal Government on Local Finances."

For budgetary purposes, enterprise funds (which are not shown on the table above) are characterized as either self-supported funds or General Fund-supported funds. General Fund-supported funds include the Convention Facility Fund, the Cultural and Recreation Film Fund, the Gas Tax Fund, the Golf Fund, the General Hospital Fund, and the Laguna Honda Hospital Fund. These funds are supported by transfers from the General Fund to the extent their dedicated revenue streams are insufficient to support the desired level of services.

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## **Voter-Mandated Spending Requirements**

The Charter requires funding for voter-mandated spending requirements, which are also referred to as “baselines,” “set-asides,” or “mandates”. The chart below identifies the required and budgeted levels of funding for key mandates. The spending requirements are formula-driven, variously based on projected aggregate General Fund discretionary revenue, property tax revenues, total budgeted spending, staffing levels, or population growth. Table A-18 reflects fiscal year 2024-25 and 2025-26 spending requirements. These mandates are generally budgeted as transfers out of the General Fund or allocations of revenue.

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**TABLE A-18**  
**Baselines & Set-Asides**  
**FY 2024-25 and FY 2025-26**  
**(\$millions)**

	2024-25 Original Budget <sup>(1)</sup>	2025-26 Original Budget <sup>(1)</sup>
<b>Projected General Fund Aggregate Discretionary Revenue (ADR)</b>	<b>\$4,532.2</b>	<b>\$4,688.8</b>
Municipal Transportation Agency (MTA)		
MTA - Municipal Railway Baseline: 7.068% ADR	\$320.3	\$331.4
MTA - Parking & Traffic Baseline: 2.507% ADR	\$113.6	\$117.6
MTA - Population Adjustment	\$74.5	\$75.4
MTA - 80% Parking Tax In-Lieu	\$69.5	\$71.0
<b>Subtotal - MTA</b>	<b>\$577.9</b>	<b>\$595.3</b>
Library Preservation Fund		
Library - Baseline: 2.286% ADR	\$103.6	\$107.2
Library - Property Tax: \$0.025 per \$100 Net Assessed Valuation (NAV)	\$79.3	\$79.6
<b>Subtotal - Library</b>	<b>\$182.9</b>	<b>\$186.8</b>
Children's Services		
Children's Services Baseline - Requirement: 4.830% ADR	\$218.9	\$226.5
Children's Services Baseline - Eligible Items Budgeted	220.4	232.7
Transitional Aged Youth Baseline - Requirement: 0.580% ADR	26.3	27.2
Transitional Aged Youth Baseline - Eligible Items Budgeted	36.9	39.3
Early Care and Education Baseline Requirement (June 2018 Prop C)	77.2	80.1
Early Care and Education - Eligible Items Budgeted	77.2	80.1
Public Education Services Baseline: 0.290% ADR	13.1	13.6
Children and Youth Fund Property Tax Set-Aside: \$0.0375-0.4 per \$100 NAV	126.9	127.4
Public Education Enrichment Fund: 3.057% ADR	138.5	143.3
1/3 Annual Contribution to Preschool for All	46.2	47.8
2/3 Annual Contribution to SF Unified School District	92.4	95.6
Student Success Fund (SFUSD)	35.0	45.0
<b>Subtotal - Children's Services</b>	<b>\$648.1</b>	<b>\$681.5</b>
Recreation and Parks		
Open Space Property Tax Set-Aside: \$0.025 per \$100 NAV	\$79.3	\$79.6
Recreation & Parks Baseline - Requirement	85.2	88.2
Recreation & Parks Baseline - Budgeted	88.0	90.2
<b>Subtotal - Recreation and Parks</b>	<b>\$167.4</b>	<b>\$169.8</b>
Other		
Housing Trust Fund Requirement	\$47.3	\$49.0
Housing Trust Fund Budget	47.3	49.0
Dignity Fund	59.1	62.1
Street Tree Maintenance Fund: 0.507% ADR	23.0	23.8
Municipal Symphony Baseline: \$0.00125 per \$100 NAV	4.4	4.5
City Services Auditor: 0.2% of Citywide Budget	28.1	27.4
Our City, Our Home Baseline Requirement (Nov 2018 Prop C)	215.0	215.0
Our City, Our Home Budget, Estimated	423.2	415.3
<b>Subtotal - Other</b>	<b>\$585.0</b>	<b>\$582.0</b>
<b>Total Baselines and Set-Asides</b>	<b>\$2,161.3</b>	<b>\$2,215.4</b>

<sup>(1)</sup> Fiscal year 2024-25 and 2025-26 amounts represent the Mayor's Proposed Budget, June 1, 2024.

In November 2024, voters in the City approved two initiatives (Proposition G and Proposition J) which impose additional mandatory spending requirements. In connection with the propositions, the Controller prepared an analysis of the projected impacts of the propositions on City finances.

Proposition G creates the Affordable Housing Opportunity Fund for Seniors, Families, and People with Disabilities for the Mayor's Office of Housing and Community Development to provide rental subsidies to extremely low-income households. The Controller projected that Proposition G would reallocate funds that would otherwise be available, starting with at least \$4 million in fiscal year 2026-27, \$8.25 million in fiscal year 2027-28, and increasing by up to 3% annually, rising to a maximum of approximately \$14 million in fiscal year 2045-46.

Proposition J creates an Our Children, Our Families Initiative, to be staffed by officials from the City and SFUSD, to align the City's spending on children and youth with the Initiative's Outcomes Framework. The Mayor and Board of Supervisors may need to appropriate additional funds towards children and youth services of up to \$35 million starting in fiscal year 2024-25 and at least \$35 million every year for the next 14 years through fiscal year 2037-38, up to a maximum of \$83 million. The City will need to balance these amounts either with new revenues or reductions in other expenditures. Proposition J restricts the City from providing certain funding to SFUSD under certain conditions, including the Board not approving the SFUSD's five-year spending plan. Given the potential restrictions, Proposition J could generate savings for the City, but at a level that cannot be specified at this time.

## **EMPLOYMENT COSTS; POST-EMPLOYMENT OBLIGATIONS**

The cost of salaries and benefits for City employees represents slightly less than half of the City's expenditures, totaling \$7.3 billion and \$7.1 billion in fiscal years 2024-25 and 2025-26 in the FY25 & FY26 Original Budget. For the General Fund, the combined salary and benefits in the Original Budget is \$3.3 billion in fiscal year 2024-25 and \$3.2 billion in fiscal year 2025-26.

This section discusses the organization of City workers into bargaining units, the status of employment contracts, and City expenditures on employee-related costs including salaries, wages, medical benefits, retirement benefits and the City's retirement system, and post-employment health and medical benefits. SFUSD, SFCCD and the San Francisco Superior Court, called Trial Court below, are not City employees.

### **Labor Relations**

The City's FY25 & FY26 Original Budget includes approximately 40,600 full-time and part-time positions, of which approximately 33,300 are funded positions. City workers are represented by 36 different labor unions. The largest unions in the City are the Service Employees International Union, Local 1021 ("SEIU"); the International Federation of Professional and Technical Engineers, Local 21 ("IFPTE"); and the unions representing Police, Fire, Deputy Sheriffs, and Transit Workers.

Wages, hours and working conditions of City employees are determined by collective bargaining pursuant to State law (the Meyers-Milias-Brown Act, California Government Code Sections 3500-3511) and the City Charter. San Francisco is unusual among California's cities and counties in that nearly all of its employees, including managerial and executive-level employees, are represented by labor organizations.

The City's employee selection procedures are established and maintained through a civil service system. In general, selection procedures and other merit system issues, with the exception of discipline, are not subject to arbitration. Disciplinary actions are generally subject to grievance arbitration, with the exception of sworn police officers and fire fighters.

Further, the City Charter requires binding arbitration to resolve negotiations in the event of an impasse. If an impasse is reached, the parties are required to convene a tripartite arbitration panel, chaired by an impartial

third-party arbitrator, which sets the disputed terms of the new agreement. The award of the arbitration panel is final and binding. This process applies to all City employees except Registered Nurses and a small group of unrepresented employees, whose working conditions and compensation are established annually by ordinance. Wages, hours and working conditions of nurses are not subject to interest arbitration but are subject to Charter-mandated economic limits.

Since 1976, no City employees have participated in a union-authorized strike, which is prohibited by the Charter. On July 24, 2023, the California Public Employment Relations Board (“PERB”) ruled in favor of SEIU and IFPTE, concluding that City Charter sections A8.346 and A8.409 prohibiting strikes by City employees are invalid, affirming an earlier ruling of an administrative law judge that such City Charter provisions violate the Meyers-Milias-Brown Act. The City has filed a notice of appeal to the California Court of Appeal with respect to the PERB decision. The City can give no assurance whether the appeal will be successful.

In May 2024, the City negotiated three-year agreements (for fiscal years 2024-25 through 2026-27) with 27 labor unions. The City negotiated a 1.5% base wage increase due on July 1, 2024 and 1.5% on January 4, 2025, with an additional 1% base wage increase at the close of business on June 30, 2025. For fiscal year 2025-26, the parties agreed to a base wage increase of 1% on July 1, 2025, 1.5% on January 3, 2026 and 2% at the close of business on June 30, 2026. For fiscal year 2026-27, the parties agreed to a base wage increase of 2% on January 2, 2027 and 2.5% at the close of business on June 30, 2027. The City additionally negotiated a minimum base wage of \$25.00 an hour implemented on July 1, 2024, impacting members of SEIU Local 1021 Citywide and Laborers, Local 261. For fiscal year 2024-25, the Unrepresented Employee Ordinance was passed approving a wage increase of 1.5% on July 1, 2024, 2.25% on January 6, 2024, and 1% at close of business on June 30, 2025.

Also, in May 2024, the MTA negotiated three-year agreements (for fiscal years 2024-25 through 2026-27) with the unions that represent Transit Operators, Mechanics, Station Agents, Parking Control Officers and others, collectively referred to as Service-Critical. The parties agreed to the same wage increase schedule as provided in the City agreements.

In 2023, the City negotiated a 2.5% base wage increase with labor organizations representing sworn members of the Police and Fire departments due on July 1, 2023 and 2.25% on January 6, 2024. For fiscal year 2024-25, the parties agreed to a base wage increase of 3.0% on January 4, 2025 with a provision to delay the increase by six months if the City’s budget deficit for fiscal year 2024-25, as projected in the March 2024 Joint Report, exceeds \$300 million. The March 2024 Joint Report forecasted a deficit \$235.9 million, below the \$300 million threshold. Therefore, no wage delay was triggered. For fiscal year 2025-2026, the parties agreed to a base wage increase of 3.0% on July 1, 2025 with a provision to delay the increase by one year if the City’s budget deficit for fiscal year 2025-26, as projected in the March 2025 Joint Report, exceeds \$300 million.

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**TABLE A-19**  
**Employee Organizations as of September 20, 2024**

**CITY AND COUNTY OF SAN FRANCISCO (All Funds)**

<b>Organization</b>	<b>City Budgeted Positions</b>	<b>Expiration Date of MOU</b>
Automotive Machinists, Local 1414	554	30-Jun-27
Bricklayers, Local 3	6	30-Jun-27
Building Inspectors' Association	85	30-Jun-27
Carpenters, Local 22	115	30-Jun-27
Carpet, Linoleum & Soft Tile	4	30-Jun-27
Cement Masons, Local 300	43	30-Jun-27
Deputy Probation Officers' Association (DPOA)	120	30-Jun-27
Deputy Sheriffs' Association (DSA)	793	30-Jun-27
Electrical Workers, Local 6	1,047	30-Jun-27
Firefighters' Association, Local 798	2,028	30-Jun-26
Glaziers, Local 718	14	30-Jun-27
Hod Carriers, Local 36	4	30-Jun-27
Ironworkers, Local 377	14	30-Jun-27
Laborers, Local 261	1,237	30-Jun-27
Municipal Attorneys' Association (MAA)	511	30-Jun-27
Municipal Executives' Association (MEA) Fire	12	30-Jun-26
Municipal Executives' Association (MEA) Miscellaneous	1,752	30-Jun-27
Municipal Executives' Association (MEA) Police	16	30-Jun-26
Operating Engineers, Local 3 Miscellaneous	68	30-Jun-27
Operating Engineers, Local 3 Supervising Probation	28	30-Jun-27
Pile Drivers, Local 34	27	30-Jun-27
Plumbers, Local 38	369	30-Jun-27
Police Officers' Association (POA)	2,399	30-Jun-26
Professional and Technical Engineers, Local 21	7,396	30-Jun-27
Roofers, Local 40	13	30-Jun-27
SEIU, Local 1021, H-1	1	30-Jun-27
SEIU, Local 1021 Misc	13,609	30-Jun-27
SEIU, Local 1021 Nurses	1,868	30-Jun-27
SF City Workers United	145	30-Jun-27
SFDA Investigators Association	44	30-Jun-27
Sheet Metal Workers, Local 104	39	30-Jun-27
Sheriffs' Supervisory and Management Association (MSA)	119	30-Jun-27
Stationary Engineers, Local 39	707	30-Jun-27
Teamsters, Local 853	192	30-Jun-27
Teamsters, Local 856, Multi	102	30-Jun-27
Teamsters, Local 856, Supervising Nurses	136	30-Jun-27
Theatrical Stage Emp, Local 16	34	30-Jun-27
TWU, Local 200	537	30-Jun-27
TWU, Local 250-A, Auto Service Work	134	30-Jun-27
TWU, Local 250-A, Miscellaneous	108	30-Jun-27
TWU, Local 250-A, Transit Fare Inspectors	45	30-Jun-27
TWU, Local 250-A, Transit Operator	2,670	30-Jun-27
Union of American Physicians and Dentists (UAPD)	212	30-Jun-27
Unrepresented Employees	94	30-Jun-25
Other	1,007	
	<b>40,456</b>	

## **San Francisco Employees' Retirement System**

### *History and Administration*

The San Francisco City & County Employees' Retirement System ("SFERS" or "Retirement System") is charged with administering a defined-benefit pension plan that covers substantially all City employees and certain other employees. The Retirement System was initially established by approval of City voters on November 2, 1920 and the State Legislature on January 12, 1921 and is currently codified in the City Charter. The Charter provisions governing the Retirement System may be revised only by a Charter amendment, which requires an affirmative public vote at a duly called election.

The Retirement System is administered by the Retirement Board consisting of seven members, three appointed by the Mayor, three elected from among the members of the Retirement System, at least two of whom must be actively employed, and a member of the Board of Supervisors appointed by the President of the Board of Supervisors.

The Retirement Board appoints an Executive Director and an Actuary to aid in the administration of the Retirement System. The Executive Director serves as Chief Executive Officer and Chief Investment Officer of SFERS. The Actuary's responsibilities include advising the Retirement Board on actuarial matters and monitoring of actuarial service providers. The Retirement Board retains an independent consulting actuarial firm to prepare the annual valuation reports and other analyses. The independent consulting actuarial firm is currently Cheiron, Inc., a nationally recognized firm selected by the Retirement Board pursuant to a competitive process.

### *Membership*

Retirement System members include eligible employees of the City, SFUSD, SFCCD, and the San Francisco Trial Courts. The Retirement System estimates that the total non-retired membership as of July 1, 2024 was 48,521, compared to 46,657 as of July 1, 2023. Total non-retired membership as of July 1, 2024 included 11,930 terminated vested members and 1,173 reciprocal members. Terminated vested members are former employees who have vested rights in future benefits from SFERS. Reciprocal members are individuals who have established membership in a reciprocal pension plan such as California Public Employees' Retirement System ("CalPERS") and may be eligible to receive a reciprocal pension from the Retirement System in the future. Monthly retirement allowances are paid to approximately 32,654 retired members and beneficiaries. Benefit recipients include retired members, vested members receiving a vesting allowance, and qualified survivors.

Table A-20 shows various member counts in the total Retirement System (City, SFUSD, SFCCD, and San Francisco Trial Courts) as of the five most recent actuarial valuation dates, July 1, 2020 through July 1, 2024. The number of retirees supported by each active member can be an important indicator of growing plan maturity and sensitivity to investment returns, assumption changes, and other changes to the Retirement System. In particular, if the ratio of retirees to active members grows, it indicates that any actuarial losses on retiree liabilities or assets are likely to place a relatively greater burden on employers and active members. The ratio for SFERS had been relatively stable but increased modestly in 2021 and again in 2022 with the two-year decline in number of active members. Although the City has been actively filling vacant positions, the ratio remains elevated above pre-pandemic levels.

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**TABLE A-20**  
**Employees' Retirement System**  
**July 1, 2020 through July 1, 2024**

As of July 1 <sup>st</sup>	Active Members	Vested Members	Reciprocal Members	Total Non-retired	Retirees & Continuants	Retiree to Active Ratio
2020	34,521	9,478	1,071	45,070	30,128	0.87
2021	33,644	10,066	1,060	44,770	30,854	0.92
2022	33,199	11,066	1,019	45,284	31,719	0.96
2023	34,016	11,461	1,180	46,657	32,104	0.94
2024	35,418	11,930	1,173	48,521	32,654	0.92

Sources: SFERS' annual Actuarial Valuation Report dated July 1<sup>st</sup>. See the Retirement System's website, mysfers.org, under Publications. The information on such website is not incorporated herein by reference.

Notes: Member counts are for the entire Retirement System and include non-City employees.

### *Funding Practices*

Employer and employee (member) contributions are mandated by the Charter. Sponsoring employers are required to contribute 100% of the actuarially determined contribution approved by the Retirement Board. The Charter specifies that employer contributions consist of the normal cost (the present value of the benefits that SFERS expects to become payable in the future attributable to a current year's employment) plus an amortization of the unfunded liability over a period not to exceed 20 years. The Retirement Board sets the funding policy subject to the Charter requirements.

The Retirement Board adopts the economic and demographic assumptions used in the annual valuations. Demographic assumptions such as retirement, termination and disability rates are based upon periodic demographic studies performed by the consulting actuarial firm approximately every five years. Economic assumptions are reviewed each year by the Retirement Board after receiving an economic experience analysis from the consulting actuarial firm.

The Board adopted the current demographic assumptions at its December 9, 2020 Retirement Board meeting based on the experience study dated August 12, 2020. The current discount rate of 7.20% was adopted at the November 10, 2021 Board meeting, effective for the July 1, 2021 actuarial valuation. The Board most recently voted to maintain these assumptions (for the July 1, 2024 actuarial valuation) at its November 13, 2024 meeting. In the long term, the true cost of a pension plan is determined by actual results and not by assumptions.

While employee contribution rates are mandated by the Charter, sources of payment of employee contributions (i.e. City or employee) may be the subject of collective bargaining agreements with each union or bargaining unit. Since July 1, 2011, substantially all employee groups have agreed through collective bargaining for employees to contribute all employee contributions through pre-tax payroll deductions.

Prospective purchasers of the City's debt obligations should carefully review and assess the assumptions regarding the performance of the Retirement System. Audited financial statements and actuarial reports may be found on the Retirement System's website, [www.mysfers.org](http://www.mysfers.org), under Publications. The information on such website is not incorporated herein by reference. There is a risk that actual results will differ significantly from assumptions. In addition, prospective purchasers of the City's debt obligations are cautioned that the information and assumptions speak only as of the respective dates contained in the underlying source documents and are therefore subject to change.

*Annual Valuation and Employer Contribution History*

Table A-21 shows total Retirement System liabilities, assets and percent funded for the last five actuarial valuations as well as total contributions for the last five fiscal years ending June 30, 2024. Information is shown for all employers in the Retirement System (City & County, SFUSD, SFCCD and San Francisco Trial Courts). “Actuarial Liability” reflects the actuarial accrued liability of the Retirement System measured for purposes of determining the funding contribution. “Market Value of Assets” reflects the fair market value of assets held in trust for payment of pension benefits. “Actuarial Value of Assets” refers to the plan assets with investment returns different than expected smoothed over five years to provide a more stable contribution rate. The “Market Percent Funded” column is determined by dividing the market value of assets by the actuarial accrued liability. The “Actuarial Percent Funded” column is determined by dividing the actuarial value of assets by the actuarial accrued liability. “Employee and Employer Contributions” reflects the sum of mandated employee and employer contributions received by the Retirement System in the fiscal year ended June 30 prior to the July 1 valuation date.

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**TABLE A-21**  
**Employees' Retirement System**  
**July 1, 2020 through July 1, 2024**

(Dollar amounts in 000s)

As of July 1 <sup>st</sup>	Actuarial Liability	Market Value of Assets	Actuarial Value of Assets	Market Percent Funded	Actuarial Percent Funded	Employee & Employer Contributions in prior FY	Employer Contribution Rates <sup>(1)</sup> in prior FY
2020	\$29,499,918	\$26,620,218	\$26,695,844	90.2%	90.5%	\$1,143,634	25.19%
2021	31,905,275	35,673,834	30,043,222	111.8	94.2	1,245,957	26.90
2022	33,591,565	32,798,524	32,275,474	97.6	96.1	1,191,934	24.41
2023	35,351,967	33,688,428	34,137,005	95.3	96.6	1,086,567	21.35
2024	37,314,504	35,417,666	36,036,298	94.9	96.6	1,100,130	18.24

<sup>(1)</sup> (1) Employer contribution rates are shown prior to employer/employee cost-sharing provisions of 2011 Proposition C. Employer contribution rates for fiscal years 2024-25 and 2025-26 are 16.91% and 16.53%, respectively.

Sources: SFERS' audited year-end financial statements and required supplemental information.

SFERS' annual Actuarial Valuation Report dated July 1st. See the Retirement System's website, mysfers.org, under Publications.

The information on such website is not incorporated herein by reference.

Note: Information above reflects entire Retirement System, not just the City and County of San Francisco.

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Note that at the July 1, 2024 valuation date, the market percent funded ratio is slightly lower than the actuarial percent funded ratio, reflecting net asset returns lower than the long-term rate of return assumptions that have not yet been recognized in the smoothed actuarial value of assets. The Retirement System's investment portfolio return was -2.9% in fiscal year 2021-22, 4.3% in fiscal year 2022-23, and 8.0% in fiscal year 2023-24. Global markets remain volatile due to continued uncertainty about the economy, interest rates, inflation, and geopolitical risk.

The actuarial liability is measured by an independent consulting actuary in accordance with Actuarial Standards of Practice. In addition, an actuarial audit is conducted every five years in accordance with Retirement Board policy. The most recent actuarial audit was completed in July 2024.

The fiscal year 2022-23 employer contribution rate was 21.35% (estimated to be 18.76% after cost-sharing). The 2022-23 fiscal year City employer contributions to the Retirement System were \$638.0 million, which includes \$404.8 million from the General Fund. The fiscal year 2023-24 employer contribution rate was 18.24% (estimated to be 16.12% after cost-sharing), with a total budget of \$620.9 million, which includes \$381.7 million from the General Fund. The fiscal year 2024-25 employer contribution rate is 16.91% (expected to be 15.27% after cost-sharing), with an estimated total budget of \$671.4 million. The continued declines in the contribution rate reflect the completion of prior amortization layers and the five-year phase-in of investment gains from fiscal year 2020-21, offset by the impact of lower investment returns in fiscal years 2021-22 and 2022-23. Employer contribution rates anticipate annual increases in pensionable payroll of 3.25%. As discussed under "CITY BUDGET-Five-Year Financial Plan Update: FY2025-26 through FY2029-30 and FY 2025-26 Mayor's Budget Instructions," increases in retirement costs are projected in the City's Five-Year Financial Plan.

#### *Risks to City's Retirement Plan*

In its July 2024 actuarial report, Cheiron identifies three primary risks to the Retirement System as required by Actuarial Standards of Practice No. 51 (Assessment and Disclosure of Risk Associated with Measuring Pension Obligations and Determining Pension Plan Contributions). The material risks identified were as follows: investment risk, interest rate risk, and supplemental cost of living adjustment ("COLA") risk. Investment risk is the potential for investment returns to be different than expected, while interest rate risk is the potential for longer-term trends to impact economic assumptions such as inflation and wage increases but particularly the discount rate. Supplemental COLA risk is the potential for the cost of future supplemental COLAs to increase contribution rates.

Supplemental COLAs are mandated by the Charter when investment returns exceed expectations. If the pension plan is less than fully funded on a market-value basis, certain groups of retirees may not receive a supplemental COLA at all or their supplemental COLA may be limited. Supplemental COLAs are capped at 3.5% less any basic COLA. As the majority of retirees have annual basic COLAs capped at 2.0%, a supplemental COLA when granted typically represents a 1.5% increase in benefit.

Cheiron's July 2024 report provides stress testing of the supplemental COLA provision and shows that the current funding policy of amortizing new supplemental COLAs over five years manages the risk with contributions remaining very close to baseline and a relatively stable funded status.

#### *Governmental Accounting Standards Board ("GASB") Disclosures*

The Retirement System discloses accounting and financial reporting information under GASB Statement No. 67, *Financial Reporting for Pension Plans*. The City discloses accounting and financial information about the Retirement System under GASB Statement No. 68, *Accounting and Financial Reporting for Pensions*. In general, the City's funding of its pension obligations is not affected by the GASB 68 reporting of the City's pension liability. Funding requirements are specified in the City Charter and are described in "Funding Practices" above.

Total Pension Liability reported under GASB Statements No. 67 and 68 differs from the Actuarial Liability calculated for funding purposes in several ways, including the following differences. First, Total Pension Liability

measured at fiscal year-end is a roll-forward of liabilities calculated at the beginning of the year and is based upon a beginning of year census adjusted for significant events that occurred during the year. Second, Total Pension Liability is based upon a discount rate determined by a blend of the assumed investment return, to the extent the fiduciary net position is available to make payments, and a municipal bond rate, to the extent that the fiduciary net position is unavailable to make payments. There have been no differences between the discount rate and assumed investment return since the end of fiscal year 2015. The third distinct difference is that Total Pension Liability includes a provision for supplemental COLAs that may be granted in the future, while Actuarial Liability for funding purposes includes only supplemental COLAs that have already been granted as of the valuation date.

Table A-22 below shows for the five most recent fiscal years the collective Total Pension Liability, Plan Fiduciary Net Position (market value of assets), and Net Pension Liability for all employers who sponsor the Retirement System. The City's audited financial statements disclose only its own proportionate share of the Net Pension Liability and other required GASB 68 disclosures.

**TABLE A-22**  
**Employees' Retirement System**  
**GASB 67/68 Disclosures**  
**Fiscal Years 2019-2020 through 2023-24**  
**(Dollar amounts in 000s)**

As of July 1 <sup>st</sup>	Collective Total Pension Liability (TPL)	Discount Rate	Plan Fiduciary Net Position	Plan Net Position as % of TPL	Collective Net Pension Liability (NPL)	City and County's Proportionate Share of NPL
2020	\$32,031,018	7.40%	\$26,620,218	83.1%	\$5,410,800	\$5,107,271
2021	33,088,765	7.40	35,673,834	107.8	(2,585,069)	(2,446,563)
2022	35,489,639	7.20	32,798,524	92.4	2,691,115	2,552,997
2023	37,332,835	7.20	33,688,428	90.2	3,644,407	3,456,687
2024	39,404,561	7.20	35,417,666	89.9	3,986,895	3,775,718

Sources: SFERS fiscal year-end GSAB 67/68 Reports as of each June 30

Note: Collective amounts include all employees (City and County, SFUSD, SFCCD, Trail Courts)

NPL can be quite volatile. The large decline at fiscal year-end 2021 is due to the 33.7% investment portfolio return during that year, while the increase at fiscal year-end 2022 is due to both the -2.9% return and the reduction in discount rate from 7.4% to 7.2%. NPL increased again at year-end 2023 due to asset returns below the long-term assumed rate, the November 2022 Charter amendment that increased the June 30, 2023 TPL by \$59 million, and differences between expected and actual demographic assumptions including salary increases. The NPL increased by about \$342 million as of July 1, 2024, primarily due to liability experience losses of \$480 million, offset by an investment experience gain of \$171 million.

#### *Asset Management*

The assets of the Retirement System, (the "Fund") are invested in a broadly diversified manner across the institutional global capital markets. In addition to U.S. equities and fixed income securities, the Fund holds international equities, global sovereign and corporate debt, global public and private real assets, absolute return strategies (including hedge funds), and an array of alternative investments including private equity, venture capital limited partnerships, and private credit.

Annualized investment return (net of fees and expenses) for the Retirement System for the five years ending June 30, 2024 was 8.44%. For the ten-year and twenty-year periods ending June 30, 2024, annualized investment returns were 8.03% and 7.98% respectively.

The investments, their allocation, transactions and proxy votes are regularly reviewed by the Retirement Board and monitored by an internal staff of investment professionals who in turn are advised by external consultants who are specialists in the areas of investments detailed above. A description of the Retirement System's investment policy, a description of asset allocation targets and current investments, and the Annual Report of the Retirement System are available upon request from the Retirement System by writing to the San Francisco Retirement System, 1145 Market Street, 5<sup>th</sup> Floor, San Francisco, California 94103, or by calling (415) 487-7000. These documents are not incorporated herein by reference.

#### *Voter Approved Changes to the Retirement Plan*

SFERS plan benefits are established under the Charter and approved directly by the voters, rather than through the collective bargaining process. Changes to retirement benefits require a voter-approved Charter amendment.

In 2011, voters approved Proposition C which aimed to reduce future pension costs. Proposition C introduced new lower-cost benefit tiers for all members hired on and after January 7, 2012 and also restricted the payment of any new supplemental COLAs to when SFERS is fully funded. Since 2011, the fully funded requirement for Supplemental COLAs has been removed from all members hired before January 7, 2012. First the October 2015 Superior Court judgement removed the fully funded requirement for pre-Proposition C members retired on and after November 6, 1996. Then in November 2022, voters approved Proposition A which removed the fully funded requirement for retirees who commenced benefits prior to November 6, 1996. However, for this older group of retirees only, the amount of supplemental COLA is capped at \$200 per month for retirees with annual pensions exceeding \$50,000 when SFERS is not fully funded.

The Proposition C fully funded restriction remains in effect for retirees hired on and after January 7, 2012. In addition, for these post-2011 hires, the supplemental COLA is temporary and reverts to zero in any year in which no supplemental COLA is paid.

In November 2024, voters again approved two expansions of benefits. Measure H restored pre-2012 retirement age factors to firefighters while retaining the three-year final average compensation requirement for these post-2011 hires. Measure I increased retirement benefits for 911 Operators by moving their future service to the Miscellaneous Safety benefit tier. Measure I also allows Registered Nurses to purchase previously ineligible service worked prior to becoming a member of SFERS.

#### *Impact on the Retirement System from Changes in the Economic Environment*

As of June 30, 2024, the audited market value of Retirement System assets was \$35.4 billion. As of January 31, 2025, the estimated value of SFERS' investment portfolio was \$36.7 billion. These values represent, as of the date specified, the estimated value of the Retirement System's portfolio if it were liquidated on that date. The Retirement System cannot be certain of the value of certain of its portfolio assets and, accordingly, the market value of the portfolio could be lower or higher. Moreover, appraisals for classes of assets that are not publicly traded are based on estimates which typically lag changes in actual market value by three to six months. Representations of market valuations are audited at each fiscal year end as part of the annual audit of the Retirement System's financial statements.

The Retirement System investment portfolio is structured for long-term performance. The Retirement System continually reviews investment and asset allocation policies as part of its regular operations and continues to rely on an investment policy which is consistent with the principles of diversification and the search for long-term value. Market fluctuations are an expected investment risk for any long-term strategy. Significant market fluctuations are expected to have significant impact on the value of the Retirement System investment portfolio.

A decline in the value of SFERS Trust assets over time, without a commensurate decline in the pension liabilities, will result in an increase in the contribution rate for the City. No assurance can be provided by the City that contribution rates will not increase in the future, and that the impact of such increases will not have a material impact on City finances.

#### *Other Employee Retirement Benefits*

As noted above, various City employees are members of CalPERS, an agent multiple-employer public employee defined benefit plan for safety members and a cost-sharing multiple-employer plan for miscellaneous members. The City makes certain payments to CalPERS in respect of such members, at rates determined by the CalPERS board. Section A8.510 of the Charter requires the City to pay the full amount required by the actuarial valuations. The actual total employer contributions to CalPERS were \$52.0 million in fiscal year 2021-22. In addition to the required amounts, the City elected to pay an additional amount of \$8.4 million in fiscal years 2017-18, 2018-19 and 2019-2020; \$5.0 million in fiscal year 2021-22; and \$16.7 million in fiscal year 2022-23 in order to reduce its unfunded liability. A discussion of other post-employment benefits, including retiree medical benefits, is provided below under “Medical Benefits – Post-Employment Health Care Benefits” and “GASB 75 Reporting Requirements.”

### **Medical Benefits**

#### *Administration through San Francisco Health Service System; Audited System Financial Statements*

Medical and COBRA benefits for eligible active City employees and eligible dependents, for retired City employees and eligible dependents, and for surviving spouses and domestic partners of covered City employees (the “City Beneficiaries”) are administered by the San Francisco Health Service System (the “San Francisco Health Service System” or “SFHSS”) pursuant to City Charter Sections 12.200 *et seq.* and A8.420 *et seq.* Pursuant to such Charter Sections, the SFHSS also administers medical benefits to active and retired employees of SFUSD, SFCCD and the San Francisco Superior Court; however, the City is only required to fund medical benefits for City Beneficiaries.

The San Francisco Health Service System is overseen by the City’s Health Service Board (the “Health Service Board”). The plans (the “SFHSS Medical Plans”) for providing medical care to the City Beneficiaries are determined annually by the Health Service Board and approved by the Board of Supervisors pursuant to Charter Section A8.422.

The San Francisco Health Service System oversees a trust fund (the “Health Service System Trust Fund”) established pursuant to Charter Sections 12.203 and A8.428 through which medical benefits for the City Beneficiaries are funded. The San Francisco Health Service System issues an annual, publicly available, independently audited financial report that includes financial statements for the Health Service System Trust Fund. This report may be obtained through the SFHSS website at [sfhss.org](http://sfhss.org), by writing to the San Francisco Health Service System, 1145 Market Street, Third Floor, San Francisco, California 94103. Audited annual financial statements for prior years are posted to the SFHSS website, however the information available on the SFHSS website is not incorporated in this Official Statement by reference.

Under the City Charter, the Health Service System Trust Fund is not a fund through which assets are accumulated to finance post-employment healthcare benefits (an “OPEB Trust Fund”). Thus, GASB Statement Number 45, *Financial Reporting for Postemployment Benefit Plans Other Than Pensions* (“GASB 45”) and GASB Statement Number 75, *Accounting and Financial Reporting for Postemployment Benefits Other than Pensions* (“GASB 75”), which apply to OPEB Trust Funds, do not apply to the San Francisco Health Service System Trust Fund. However, the City has been funding post-employment healthcare benefits (“OPEB”) in a separate fund, the Retiree Health Care Trust Fund (“RHCTF”) for the purpose of prefunding future OPEB payments as described below.

#### *Determination of Employer and Employee Contributions for Medical Benefits*

According to the City Charter Section A8.428, the City's contribution towards SFHSS Medical Plans for active employees and retirees is determined by the results of an annual survey of the amount of premium contributions provided by the ten most populous counties in California (other than the City) for health care. The survey is commonly called the 10-County Average Survey and is used to determine "the average contribution made by each such County toward the providing of health care plans, exclusive of dental or optical care, for each employee of such County." The "average contribution" is used to calculate the City's required contribution to the Health Service System Trust Fund for retirees.

Unions representing the majority of City employees negotiate through collective bargaining rather than applying the "average contribution" to determine the amount the City is required to contribute for active employees. To the extent annual medical premiums exceed the contributions made by the City as required by the Charter and union agreements, such excess must be paid by SFHSS Beneficiaries. Medical benefits for City Beneficiaries who are retired or otherwise not employed by the City (e.g., surviving spouses and surviving domestic partners of City retirees) ("Nonemployee City Beneficiaries") are funded through contributions from such Nonemployee City Beneficiaries and the City as determined pursuant to Charter Section A8.428. The San Francisco Health Service System medical benefit eligibility requirements for Nonemployee City Beneficiaries are described below under "*Post-Employment Health Care Benefits.*"

#### *City Contribution for Retirees*

The City contributes the full employer contribution amount for medical coverage for eligible retirees who were hired on or before January 9, 2009 pursuant to Charter Section A8.428. For retirees who were hired on or after January 10, 2009, the City contributes a portion of the medical coverage costs based on five coverage/employer contribution classifications that reflect certain criteria outlined in the Table below.

<b>Retiree Medical Coverage/Employer Contribution for Those Hired On or After January 10, 2009</b>	
Years of Credited Service at Retirement	Percentage of Employer Contribution Established in Charter Section A8.428 Subsection (b)(3)
Less than 5 years of Credited Service with the Employers (except for the surviving spouses or surviving domestic partners of active employees who died in the line of duty)	No Retiree Medical Benefits Coverage
At least 5 but less than 10 years of Credited Service with the Employers; or greater than 10 years of Credited Service with the Employers but not eligible to receive benefits under Subsections (a)(4), (b)(5) <b>(A8.428 Subsection (b)(6))</b>	0% - Access to Retiree Medical Benefits Coverage. Including Access to Dependent Coverage
At least 10 but less than 15 years of Credited Service with the Employers <b>(AB.428 Subsection (b)(5))</b>	50%
At least 15 but less than 20 years pf Credited Service with the Employers <b>(AB.428 Subsection (b)(5))</b>	75%
At least 20 years of Credited Service with the Employer; Retired Persons who retired for disability; surviving spouses or surviving domestic partners of active employees who died in the line of duty <b>(AB.428 Subsection (b)(4))</b>	100%



## *Health Care Reform*

The following discussion is based on the current status of the Patient Protection and Affordable Care Act (the “ACA”). Many attempts have been made to completely repeal the ACA; however full repeal has been unsuccessful thus far.

Three ACA taxes and one fee have impacted SFHSS rates for medical coverage. The three ACA taxes were repealed in 2020 and 2021; however, Congress revived and extended the Patient-Centered Outcomes Research Institute (“PCORI”) Fee, which had expired in 2019. The PCORI fee, adopted in the ACA, is paid by issuers of health insurance policies and plan sponsors of self-insured health plans to help fund the Patient-Centered Outcomes Research Institute. The fee is based on the average number of lives covered under the policy or plan. The fee applies to policy or plan years ending on or after October 1, 2012, and before October 1, 2029.

## *Employer Contributions for San Francisco Health Service System Benefits*

For fiscal year 2023-24, based on the most recent audited financial statements, the San Francisco Health Service System received approximately \$939 million from participating employers for San Francisco Health Service System benefit costs. Of this total, the City contributed approximately \$806 million; approximately \$230 million of this \$806 million amount was for health care benefits for approximately 24,269 retired City employees and their eligible dependents, and approximately \$576 million was for benefits for approximately 32,023 active City employees and their eligible dependents.

The 2024 aggregate (employee and employer) cost of medical benefits offered by SFHSS to the City increased by 10.3%. The increase is comparable to California benchmarks due to several factors including contracting by SFHSS that maintains competition among the health plans, implementing value-based models such as Accountable Care Organizations, use of generic prescription, and implementing flex-funded plans using narrow networks. Flex-funding eliminates the typical margins added by health plans; however, more risk is assumed by the city, and reserves are required to protect against this risk.

## **Post-Employment Health Care Benefits**

The eligibility of former City employees for retiree health care benefits (“OPEB Benefits”) and City and employee contributions to the Retiree Health Care Trust Fund (“RHCTF”) are governed by the Charter (Section A8.432(a-b)). San Francisco voters have passed three different propositions to set these eligibility and contribution requirements: Proposition B passed on June 3, 2008; Proposition C passed on November 8, 2011; and Proposition A passed on November 5, 2013.

Employees hired before January 10, 2009, and a spouse or dependent are potentially eligible for health benefits following retirement at age 50 and completion of five years of City service. OPEB Benefit coverage and the City’s required contributions for employees hired on or after January 10, 2009, is described above under “Medical Benefits: City Contribution for Retirees”. Unlike employee pension contributions that are made to individual accounts, contributions to the RHCTF are non-refundable, even if an employee separates from the City and does not receive OPEB Benefits from the City.

Employee and City contributions to the RHCTF are a fixed percentage of pay that varies depending on the employee’s hire date, the year in which the payment is made, and whether the RHCTF is fully funded. Employees hired before January 10, 2009, are required to make contributions equal to 1% of their salary to the RHCTF and employees hired on or after January 10, 2009, are required to make contributions equal to 2% of their salary. The City pays all OPEB Benefits on a pay-as-you-go basis each year and is required to contribute an amount equal to 1% of total pay to the RHCTF.

The City may not make disbursements from the RHCTF until it is fully funded, subject to the following exception. If the sum of the City’s annual RHCTF contributions and OPEB Benefit payments (together, the

“OPEB Cost”) is projected to exceed 10% of payroll, the RHCTF Board may authorize stabilization disbursements from the RHCTF to the extent necessary to reduce the City’s OPEB Cost to 10% of payroll provided that such stabilization disbursement does not exceed 10% of the balance in the RHCTF as of the prior year. The City has never had to make a disbursement from the RHCTF, and OPEB Cost as a percentage of payroll for fiscal year 2022-23 was 6.2%.

#### *GASB 75 Reporting Requirements*

In June 2015, GASB issued GASB 75. GASB 75 revises and establishes new accounting and financial reporting requirements for governments that provide their employees with OPEBs. The new standard is effective for periods beginning after June 15, 2017. The City implemented the provisions of GASB 75 in its audited financial statements for fiscal year 2017-18. According to GASB’s Summary of GASB 75, GASB 75 requires recognition of the entire OPEB liability, a more comprehensive measure of OPEB expense, and new note disclosures and required supplementary information to enhance decision-usefulness and accountability.

#### *City’s Estimated Liability*

The City is required by GASB 75 to prepare a new actuarial study of its OPEB Benefits obligation at least once every two years. As of the measurement date of June 30, 2023 (issued October 2024), used in the most recent actuarial valuation report dated June 30, 2023, the retiree health care fiduciary plan net position as a percentage of the total OPEB liability was 19.3%. This reflects the net position of the RHCTF in the amount of \$938.9 million divided by the total OPEB liability of \$4.9 billion. The estimated covered payroll (annual payroll of active employees covered by the plan) was \$4.5 billion, and the ratio of the Net OPEB liability to the covered payroll was 86.8%.

Under GASB 75, the annual OPEB Expense can be calculated as the change in the City’s Net OPEB liability plus the changes in deferred outflows and inflows plus employee contributions. As stated above, employee and City contributions to the RHCTF are set by the Charter and are not actuarially determined. The annual OPEB Expense is included in the five-year trend information displayed in Table A-24 below purely for informational purposes.

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**TABLE A-23**  
**Five-Year Trend**  
**Fiscal Years 2019-20 to 2023-24**  
**(\$000s)**

Fiscal Year	(A) Paygo Benefit Payments	(B) Trust Contributions	(A + B = C) Annual OPEB Cost	(D) Annual OPEB Expense	(C / D = E) Annual OPEB Cost as % of Annual OPEB Expense	Plan Fiduciary Net Position	Plan Fiduciary Net Position as % of TOL	Net OPEB Liability
2019-20	\$196,445	\$39,518	\$235,963	\$330,673	71.4%	\$366,602	8.6%	\$3,915,815
2020-21	206,439	39,555	245,994	320,684	76.7	488,989	11.3	3,823,335
2021-22	211,025	41,841	252,866	272,001	93.0	718,777	16.3	3,691,121
2022-23	215,408	45,241	260,649	256,974	101.4	739,880	16.5	3,746,270
2023-24	229,922	48,779	278,701	261,158	106.7	938,866	19.3	3,924,832

Source: Postretirement Health Plan GASB 74/75 Reports produced by Cheiron in November 2019, December 2021, December 2023, and October 2024.

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## Total City Employee Benefits Costs

Table A-24 provides historical and budget information for all health benefits costs paid including pension, health, dental and other miscellaneous benefits. Historically, approximately 50% of health benefit costs are paid from the General Fund. For all fiscal years shown, a “pay-as-you-go” approach was used by the City for health care benefits.

Table A-24 below provides a summary of the City’s employee benefit actual costs for fiscal years 2020-21 through 2023-24 and budgeted costs for 2024-25.

**TABLE A-24**  
**Employee Benefit Costs, All Funds**  
**Fiscal Years 2020-21 through 2024-25**  
**(\$000s)**

	2020-21 Actual <sup>(1)</sup>	2021-22 Actual <sup>(1)</sup>	2022-23 Actual <sup>(1)</sup>	2023-24 Actual <sup>(1)</sup>	2024-25 Budget <sup>(1)</sup>
SFERS and PERS Retirement Contributions	\$ 823,317	\$ 771,705	\$ 755,995	\$ 679,959	\$ 683,761
Social Security & Medicare	229,044	241,735	260,233	281,694	303,615
Health - Medical + Dental, active employees <sup>(2)</sup>	564,453	570,262	583,588	633,720	698,030
Health - Retiree Medical <sup>(2)</sup>	216,916	222,556	215,885	230,515	249,251
Other Benefits <sup>(3)</sup>	<u>24,111</u>	<u>20,766</u>	<u>19,149</u>	<u>14,362</u>	<u>29,251</u>
Total Benefit Costs	\$1,857,841	\$ 1,827,024	\$ 1,834,849	\$ 1,840,251	\$1,963,909

<sup>(1)</sup> Figures for fiscal year 2020-21 through fiscal year 2023-24 are actuals. Figures for fiscal year 2024-25 are from the Final Budget, July 31, 2024.

<sup>(2)</sup> Does not include Health Service System administrative costs. Does include flexible benefits that may be used for health insurance.

<sup>(3)</sup> “Other Benefits” includes unemployment insurance premiums, life insurance and other miscellaneous employee benefits.

Source: Office of the Controller, City and County of San Francisco.

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## INVESTMENT OF CITY FUNDS

### *Investment Pool*

The Treasurer of the City (the “Treasurer”) is authorized by Charter Section 6.106 to invest funds available under California Government Code Title 5, Division 2, Part 1, Chapter 4. In addition to the funds of the City, the funds of various City departments and local agencies located within the boundaries of the City, including the school and community college districts, airport and public hospitals, are deposited into the City and County’s Pooled Investment Fund (the “Pool”). The funds are commingled for investment purposes.

### *Investment Policy*

The management of the Pool is governed by the Investment Policy administered by the Office of the Treasurer and Tax Collector in accordance with California Government Code Sections 27000, 53601, 53635, et. al. In order of priority, the objectives of this Investment Policy are safety, liquidity and return on investments. Safety of principal is the foremost objective of the investment program. The investment portfolio maintains sufficient liquidity to meet all expected expenditures for at least the next six months. The Office of the Treasurer and Tax Collector also attempts to generate a market rate of return, without undue compromise of the first two objectives.

The Investment Policy is reviewed and monitored annually by a Treasury Oversight Committee, which is established by the Board of Supervisors. The Committee consists of the following members, who are nominated by the Treasurer and confirmed by the Board of Supervisors:

- Seat 1 is held by the Controller or the Controller’s designee.
- Seat 2 is held by the County Superintendent of Schools or the Superintendent’s designee.
- Seat 3 is held by the Chancellor of the Community College District or the Chancellor’s designee.
- Seats 4 and 5 are held by employees of City departments or local agencies that participate in the City’s pooled fund. These are currently held by the San Francisco International Airport and the San Francisco Public Utilities Commission.
- Seats 6 and 7 are held by members of the public who have expertise in, or an academic background in public finance

A complete copy of the Treasurer’s Investment Policy, dated May 2024, is included as an Appendix to this Official Statement.

### *Investment Portfolio*

As of November 30, 2024, the City’s surplus investment fund consisted of the investments classified in Table A-25 and had the investment maturity distribution presented in Table A-26.

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**TABLE A-25**  
**Investment Portfolio**  
**Pooled Funds**  
**As of December 31, 2024**

Type of Investment	Par Value	Book Value	Market Value
U.S. Treasuries	\$4,054,000,000	\$4,039,998,261	\$3,954,200,416
Federal Agencies	6,988,500,000	6,983,742,646	6,921,182,684
Public Time Deposits	60,000,000	60,000,000	60,000,000
Negotiable Certificates of Deposit	2,073,000,000	2,073,000,000	2,073,618,640
Commercial Paper	1,294,000,000	1,278,499,034	1,279,027,784
Medium Term Notes	124,595,000	123,896,217	123,085,670
Money Market Funds	1,812,524,333	1,812,524,333	1,812,524,333
Supranationals	417,037,000	416,064,748	413,102,734
Secured Bank Deposit	102,722,805	102,722,805	102,722,805
Total	\$16,926,379,137	\$16,890,448,043	\$16,739,465,065

December Earned Income Yield: 3.586%

Sources: Office of the Treasurer and Tax Collector, City and County of San Francisco

From Citibank-Custodial Safekeeping, Clearwater Analytics-Inventory Control Program.

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**TABLE A-26**  
**Investment Maturity Distribution**  
**Pooled Funds**  
**As of December 31, 2024**

Maturity in Months			Par Value	Percentage
0	to	1	\$2,823,621,137	16.68%
1	to	2	668,407,000	3.95%
2	to	3	703,000,000	4.15%
3	to	4	610,938,000	3.61%
4	to	5	290,000,000	1.71%
5	to	6	1,545,340,000	9.13%
6	to	12	2,286,449,000	13.51%
12	to	24	3,269,291,000	19.31%
24	to	36	1,879,676,000	11.11%
36	to	48	849,430,000	5.02%
48	to	60	2,000,227,000	11.82%
			<u>\$16,926,379,137</u>	<u>100.00%</u>

Weighted Average Maturity: 532 Days

Sources: Office of the Treasurer and Tax Collector, City and County of San Francisco  
From Citibank-Custodial Safekeeping, Clearwater Analytics-Inventory Control Program.

#### *Further Information*

A report detailing the investment portfolio and investment activity, including the market value of the portfolio, is submitted to the Mayor and the Board of Supervisors monthly. The monthly reports and annual reports are available on the Treasurer's web page: [www.sftreasurer.org](http://www.sftreasurer.org). The monthly reports and annual reports are not incorporated by reference herein.

## **CAPITAL FINANCING AND BONDS**

### **Capital Plan**

In October 2005, the Board of Supervisors adopted, and the Mayor approved, Ordinance No. 216-05, which established a new capital planning process for the City. The legislation requires that the City develop and adopt a 10-year capital expenditure plan for City-owned facilities and infrastructure. It also created the Capital Planning Committee (the "CPC") and the Capital Planning Program ("CPP"). The CPC makes recommendations to the Mayor and Board of Supervisors on the City's capital expenditures and plans. The CPC reviews and submits the Capital Plan, Capital Budget, and issuances of long-term debt for approval. The CPC is chaired by the City Administrator and includes the President of the Board of Supervisors, the Mayor's Budget Director, the Controller, the City Planning Director, the Director of Public Works, the Airport Director, the Executive Director of the MTA, the General Manager of the SFPUC, the General Manager of the Recreation and Parks Department, and the Executive Director of the Port. To help inform CPC recommendations, the CPC staff, under the direction of the City Administrator, review and prioritize funding needs; project and coordinate funding sources and uses; and provide policy analysis and reports on interagency capital planning.

The City Administrator, in conjunction with the CPC, is directed to develop and submit a 10-year capital plan every other fiscal year for approval by the Board of Supervisors. The Capital Plan is a fiscally constrained long-term finance strategy that prioritizes projects based on a set of funding principles. It provides an assessment of the City's infrastructure and other funding needs over 10 years, highlights investments required to meet these needs, and recommends a plan of finance to fund these investments. Although the Capital Plan provides cost

estimates and proposes methods to finance such costs, the document does not reflect any commitment by the Board of Supervisors to expend such amounts or to adopt any specific financing method. The Capital Plan is required to be updated and adopted biennially, along with the City's Five-Year Financial Plan and the Five-Year Information & Communication Technology Plan. The CPC is also charged with reviewing the annual capital budget submission and all long-term financing proposals and providing recommendations to the Board of Supervisors relating to the compliance of any such proposal or submission with the adopted Capital Plan.

The Capital Plan is required to be submitted to the Mayor and the Board of Supervisors by each March 1 in odd-numbered years and adopted by the Board of Supervisors and the Mayor on or before May 1 of the same year.

The fiscal years 2024-2033 Capital Plan (the "Adopted Capital Plan") was approved by the CPC on February 27, 2023, and was adopted by the Board of Supervisors on May 9, 2023. The Adopted Capital Plan contains \$41.4 billion in capital investments over the coming decade for all City departments, including \$5.8 billion in projects for General Fund-supported departments. The Adopted Capital Plan proposes \$2.2 billion for General Fund pay-as-you-go capital projects through fiscal year 2032-33. The next capital plan update is expected in Spring 2025. Major capital projects for General Fund-supported departments included in the Capital Plan consist of critical seismic projects, and relocation of staff from seismically vulnerable facilities; upgrades to public health, police, and fire facilities; transportation and utility system improvements; street and right-of-way improvements; the removal of barriers to accessibility; and park improvements, among other capital projects. \$2.7 billion of the capital projects of General Fund supported departments are expected to be financed with general obligation bonds and other long-term obligations, subject to planning policy constraints. The balance is expected to be funded by federal and State funds, the General Fund and other sources.

In addition to the City General Fund-supported capital spending, the Adopted Capital Plan recommends over \$19.0 billion in enterprise fund department projects to continue major transit, economic development and public utility projects such as MTA facilities, seawall strengthening, terminal 1 and 3 upgrades at San Francisco International Airport, water, sewer, and power enterprise improvements, and building adequate facilities to support the City's growing transit fleet, among others. Approximately \$8.3 billion of enterprise fund department capital projects are anticipated to be financed with revenue bonds. The balance is expected to be funded by general obligation bonds, federal and State funds, user/operator fees, General Fund and other sources.

While significant investments are proposed in the City's Adopted Capital Plan, identified resources remain below those necessary to maintain and enhance the City's physical infrastructure. As a result, over \$6.7 billion in capital needs including enhancements are deferred from the plan's horizon.

Failure to make the capital improvements and repairs recommended in the City's Adopted Capital Plan may have the following impacts: (i) failing to meet federal, State or local legal mandates; (ii) failing to provide for the imminent life, health, safety and security of occupants and the public; (iii) failing to prevent the loss of use of the asset; (iv) impairing the value of the City's assets; (v) increasing future repair and replacement costs; and (vi) harming the local economy.

### **Tax-Supported Debt Service – City General Obligation Bonds**

Under the State Constitution and the Charter, City bonds secured by *ad valorem* property taxes ("general obligation bonds" or "GO bonds") can only be authorized with a two-thirds approval of the voters. In addition to the City's general obligation bonds, BART, SFUSD and SFCCD also have outstanding general obligation bonds as shown in Table A-31.

Table A-27 shows the annual amount of debt service payable on the City's outstanding GO bonds.



**TABLE A-27**  
**General Obligation Bonds Debt Service**  
**As of February 1, 2025<sup>(1)(2)(3)</sup>**

Fiscal Year	Principal	Interest	Annual Debt Service
2024-25	\$ 318,396,476	\$ 105,021,619	\$ 423,418,094
2025-26	172,886,279	106,815,845	279,702,124
2026-27	167,565,840	98,911,233	266,477,073
2027-28	172,394,035	91,221,340	263,615,375
2028-29	181,311,751	83,299,451	264,611,202
2029-30	190,205,095	74,830,961	265,036,056
2030-31	158,916,950	65,974,669	224,891,620
2031-32	165,595,000	58,985,796	224,580,796
2032-33	135,880,000	51,873,937	187,753,937
2033-34	119,425,000	46,151,265	165,576,265
2034-35	114,795,000	41,239,200	156,034,200
2035-36	81,495,000	36,576,173	118,071,173
2036-37	72,275,000	33,310,171	105,585,171
2037-38	75,135,000	30,444,141	105,579,141
2038-39	70,495,000	27,440,791	97,935,791
2039-40	71,675,000	24,598,341	96,273,341
2040-41	67,580,000	21,663,033	89,243,033
2041-42	70,535,000	18,710,534	89,245,534
2042-43	73,635,000	15,606,646	89,241,646
2043-44	76,885,000	12,357,536	89,242,536
2044-45	80,245,000	8,996,725	89,241,725
2045-46	46,575,000	5,506,630	52,081,630
2046-47	13,465,000	3,713,546	17,178,546
2047-48	14,040,000	3,137,495	17,177,495
2048-49	5,345,000	2,535,881	7,880,881
2049-50	5,530,000	2,354,712	7,884,712
2050-51	5,725,000	2,159,925	7,884,925
2051-52	5,935,000	1,950,338	7,885,338
2052-53	6,155,000	1,732,790	7,887,790
2053-54	6,380,000	1,506,973	7,886,973
2054-55	6,610,000	1,272,671	7,882,671
2055-56	6,855,000	1,029,667	7,884,667
2056-57	7,110,000	777,438	7,887,438
2057-58	7,370,000	515,551	7,885,551
2058-59	3,895,000	243,790	4,138,790
2059-60	4,010,000	123,668	4,133,668
<b>TOTAL</b>	<b>\$ 2,782,326,426</b>	<b>\$ 1,082,590,481</b>	<b>\$ 3,864,916,907</b>

(1) This table only includes the City's General Obligation Bonds and does not include any of the overlapping debt as shown in Table A-33.

(2) Totals reflect rounding to nearest dollar.

(3) Section 9.106 of the City Charter limits issuance of general obligation bonds of the City to 3% of assessed value.

Sources: Office of Public Finance, City and County of San Francisco

## **Authorized but Unissued City GO Bonds**

Certain GO bonds authorized by the City's voters as discussed below have not yet been issued. Such bonds may be issued at any time by action of the Board of Supervisors, without further approval by the voters.

In November 1992, voters approved Proposition A ("1992 Proposition A") which authorized the issuance of up to \$350.0 million in GO bonds to support San Francisco's Seismic Safety Loan Program ("SSLP"), which provides loans for the seismic strengthening of privately-owned unreinforced masonry affordable housing, market-rate residential, commercial and institutional buildings. Between 1994 and 2015, the City issued \$89.3 million of bonds under the original 1992 Proposition A authorization. In November 2016, voters approved Proposition C ("2016 Proposition C"), which amended the 1992 Proposition A authorization (together, the "1992A/2016A Propositions") to broaden the scope of the remaining \$260.7 million authorization by adding the eligibility to finance the acquisition, improvement, and rehabilitation to convert at-risk multi-unit residential buildings to affordable housing, as well as the needed seismic, fire, health, and safety upgrades and other major rehabilitation for habitability, and related costs. Currently \$85.7 million remains authorized and unissued.

In November 2018, voters approved Proposition A ("2018 Embarcadero Seawall Improvement Proposition"), authorizing the issuance of up to \$425.0 million in general obligation bonds for repair and improvement projects along the City's Embarcadero and Seawall to protect the waterfront, BART and Muni, buildings, historic piers, and roads from earthquakes, flooding, and sea level rise. Currently, \$216.3 million remains authorized and unissued.

In November 2019, voters approved Proposition A ("2019 Affordable Housing Proposition"), which authorized the issuance of up to \$600.0 million in general obligation bonds to finance the construction, development, acquisition, and preservation of affordable housing for certain vulnerable San Francisco residents; to assist in the acquisition, rehabilitation, and preservation of existing affordable housing to prevent the displacement of residents; to repair and reconstruct distressed and dilapidated public housing developments and their underlying infrastructure; to assist the City's middle-income residents or workers in obtaining affordable rental or home ownership opportunities including down payment assistance and support for new construction of affordable housing for SFUSD and City College of San Francisco employees; and to pay related costs. Currently, \$107.5 million remains authorized and unissued.

In March 2020, voters approved Proposition B ("2020 Earthquake Safety and Emergency Response Proposition") which authorized the issuance of up to \$628.5 million in general obligation bonds to aid fire, earthquake and emergency response by improving, constructing, and/or replacing: deteriorating cisterns, pipes, tunnels, and related facilities to ensure firefighters a reliable water supply for fires and disasters; neighborhood fire and police stations and supporting facilities; the City's 911 Call Center; and other disaster response and public safety facilities, and to pay related costs. Currently, \$243.0 million remains authorized and unissued.

In November 2020, voters approved Proposition A ("2020 Health and Recovery Bond"), which authorized the issuance of up to \$487.5 million in general obligation bonds to fund permanent investments in transitional supportive housing facilities, shelters, and/or facilities that serve individuals experiencing homelessness, mental health challenges, or substance use; improve the safety and quality of parks; and improve the safety and condition of streets and other public rights of way. Currently, approximately \$200.2 million remains authorized and unissued.

In March 2024, voters approved Proposition A ("2024 Affordable Housing Proposition"), which authorized the issuance of up to \$300.0 million in general obligation bonds to construct, develop, acquire, and/or rehabilitate housing, including workforce housing and senior housing, that will be affordable to households ranging from extremely low-income to moderate-income households. Currently, approximately \$152.8 million remains authorized and unissued.

In November 2024, voters approved Proposition B (“2024 Healthy, Safe, and Vibrant SF Bond”), which authorized the issuance of up to \$390.0 million in general obligation bonds to finance the acquisition or improvement of temporary shelters, particularly for families; facilities that deliver healthcare services, including preventive care and behavioral health services, such as the Chinatown Public Health Center; critical repairs, renovations, and seismic upgrades at Zuckerberg San Francisco General Hospital and Trauma Center and Laguna Honda Hospital; and pedestrian and street safety improvements, streetscape enhancements, and other public space improvements. No series have yet been issued under the 2024 Healthy, Safe, and Vibrant SF Bond authorization.

Table A-28 on the following page lists for each of the City’s voter-authorized general obligation bond programs, the amounts issued and outstanding, and the amount of remaining authorization for which bonds have not yet been issued. Series are grouped by program authorization in chronological order. The authorized and unissued column refers to total program authorization that can still be issued and does not refer to any particular series.

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**TABLE A-28**  
**General Obligation Bonds**  
**As of February 1, 2025<sup>(1)(2)</sup>**

Bond Authorization Name	Election Date	Authorized Amount	Series	Bonds Issued	Bonds Outstanding	Authorized & Unissued
Seismic Safety Loan Program	11/3/92	\$350,000,000	1994A	\$35,000,000	\$-	
			2007A	\$30,315,450	\$10,346,426 <sup>(2)</sup>	
			2015A	\$24,000,000	-	
Reauthorization to Repurpose for Affordable Housing	11/8/16		2019A	\$72,420,000	\$67,710,000	
			2020C	\$102,580,000	\$91,915,000	\$85,684,550
Clean & Safe Neighborhood Parks	2/5/08	\$185,000,000	2008B	\$42,520,000	-	
			2010B	\$24,785,000	-	
			2010D	\$35,645,000	\$21,090,000	
			2012B	\$73,355,000	-	
			2016A	\$8,695,000	\$5,325,000	-
San Francisco General Hospital & Trauma Center Earthquake Safety	11/4/08	\$887,400,000	2009A	\$131,650,000	-	
			2010A	\$120,890,000	-	
			2010C	\$173,805,000	\$102,840,000	
			2012D	\$251,100,000	-	
			2014A	\$209,955,000	-	-
Earthquake Safety and Emergency Response Bond	6/8/10	\$412,300,000	2010E	\$79,520,000	-	
			2012A	\$183,330,000	-	
			2012E	\$38,265,000	-	
			2013B	\$31,020,000	-	
			2014C	\$54,950,000	-	
			2016C	\$25,215,000	\$15,995,000	-
Road Repaving & Street Safety	11/8/11	\$248,000,000	2012C	\$74,295,000	-	
			2013C	\$129,560,000	-	
			2016E	\$44,145,000	\$28,005,000	-
Clean & Safe Neighborhood Parks	11/6/12	\$195,000,000	2013A	\$71,970,000	-	
			2016B	\$43,220,000	\$17,285,000	
			2018A	\$76,710,000	-	
			2019B	\$3,100,000	-	-
Earthquake Safety and Emergency Response Bond	6/3/14	\$400,000,000	2014D	\$100,670,000	-	
			2016D	\$109,595,000	\$53,965,000	
			2018C	\$189,735,000	-	-
Transportation and Road Improvement	11/4/14	\$500,000,000	2015B	\$67,005,000	-	
			2018B	\$174,445,000	-	
			2020B	\$135,765,000	\$95,430,000	
			2021C-1	\$104,785,000	\$81,070,000	
			2021C-2	\$18,000,000	-	-

Affordable Housing Bond	11/3/15	\$310,000,000	2016F	\$75,130,000	\$36,230,000	
			2018D	\$142,145,000	\$81,420,000	
			2019C	\$92,725,000	\$20,680,000	-
Public Health and Safety Bond	6/7/16	\$350,000,000	2017A	\$173,120,000	-	
			2018E	\$49,955,000	-	
			2020D-1	\$111,925,000	\$75,385,000	
			2020D-2	\$15,000,000	-	-
Embarcadero Seawall Earthquake Safety	11/6/18	\$425,000,000	2020A	\$49,675,000	-	
			2023B	\$39,020,000	-	
			2025A-1	\$15,085,000	\$15,085,000	
			2025A-2	\$104,910,000	\$104,910,000	\$216,310,000
Affordable Housing Bond	11/5/19	\$600,000,000	2021A	\$254,585,000	\$162,425,000	
			2023C	\$170,780,000	\$104,160,000	
			2025C	\$67,095,000	\$67,095,000	\$107,540,000
Earthquake Safety and Emergency Response Bond	3/3/20	\$628,500,000	2021B-1	\$69,215,000	\$62,665,000	
			2021B-2	\$11,500,000	-	
			2021E-1	\$74,090,000	\$57,975,000	
			2021E-2	\$13,000,000	-	
			2025B-1	\$197,030,000	\$197,030,000	
			2025B-2	\$20,680,000	\$20,680,000	\$242,985,000
Health and Recovery Bond	11/4/20	\$487,500,000	2021D-1	\$194,255,000	\$160,130,000	
			2021D-2	\$64,250,000	-	
			2023A	\$28,785,000	\$27,025,000	\$200,210,000
Affordable Housing Bond	3/5/24	\$300,000,000	2025D	\$147,230,000	\$147,230,000	\$152,770,000
Healthy, Safe and Vibrant SF Bond	11/5/24	\$390,000,000				\$390,000,000
SUBTOTAL		\$6,668,700,000		\$5,273,200,450	\$1,931,101,426	\$1,395,499,550
General Obligation Refunding Bonds	Dated Issued			Bonds Issued	Bonds Outstanding	
Series 2020-R1	5/7/20			\$195,250,000	\$140,415,000	
Series 2021-R1	5/6/21			\$91,230,000	\$67,545,000	
Series 2021-R2	9/16/21			\$86,905,000	\$25,205,000	
Series 2022-R1	5/18/22			\$327,300,000	\$277,445,000	
Series 2024-R1	5/22/24			\$340,615,000	\$340,615,000	
SUBTOTAL				\$1,041,300,000	\$851,225,000	
TOTALS		\$6,668,700,000		\$5,762,470,450	\$2,782,326,426	\$1,395,499,550

- (1) Section 9.106 of the City Charter limits issuance of general obligation bonds of the City to 3% of the assessed value of all taxable real and personal property, located within the City and County.
- (2) Of the \$35,000,000 authorized by the Board of Supervisors in February 2007, \$30,315,450 has been drawn upon to date pursuant to the Credit Agreement described under "General Obligation Bonds."

Source: Office of Public Finance, City and County of San Francisco.

## General Fund Lease Obligations

The Charter requires that any lease-financing agreements with a nonprofit corporation or another public agency must be approved by a majority vote of the City's electorate, except (i) leases approved prior to April 1, 1977, (ii) refunding lease financings expected to result in net savings, and (iii) certain lease financing for capital equipment. The Charter does not require voter approval of lease financing agreements with for-profit corporations or entities.

Table A-29 sets forth the aggregate annual lease payment obligations supported by the City's General Fund with respect to outstanding long-term lease revenue bonds, certificates of participation, and equipment lease purchase agreements as of February 1, 2025.

**TABLE A-29**  
**Debt Service on Lease Revenue Bonds and Certificates of Participation**  
**As of February 1, 2025<sup>(1)(2)</sup>**

Fiscal Year	Principal	Interest <sup>(3)</sup>	Annual Payment Obligation
2024-25 <sup>(4)</sup>	\$ 86,028,037	\$ 66,674,745	\$ 154,702,783
2025-26	82,318,229	69,304,214	151,622,443
2026-27	83,158,731	65,166,710	148,325,442
2027-28	78,900,000	61,087,550	139,987,550
2028-29	82,635,000	57,149,270	139,784,270
2029-30	86,375,000	53,155,516	139,530,516
2030-31	80,130,000	49,303,539	129,433,539
2031-32	73,890,000	45,957,453	119,847,453
2032-33	75,700,000	42,837,104	118,537,104
2033-34	78,905,000	39,472,572	118,377,572
2034-35	72,945,000	36,174,234	109,119,234
2035-36	74,000,000	32,777,980	106,777,980
2036-37	75,010,000	29,301,845	104,311,845
2037-38	78,330,000	25,780,658	104,110,658
2038-39	81,815,000	22,096,390	103,911,390
2039-40	85,480,000	18,229,478	103,709,478
2040-41	89,240,000	14,246,487	103,486,487
2041-42	76,885,000	10,080,611	86,965,611
2042-43	42,855,000	6,915,706	49,770,706
2043-44	42,755,000	5,021,056	47,776,056
2044-45	20,115,000	3,573,000	23,688,000
2045-46	13,695,000	2,768,400	16,463,400
2046-47	14,245,000	2,220,600	16,465,600
2047-48	13,220,000	1,650,800	14,870,800
2048-49	13,750,000	1,122,000	14,872,000
2049-50	14,300,000	572,000	14,872,000
<b>TOTAL<sup>(5)</sup></b>	<b>\$ 1,616,679,998</b>	<b>\$ 764,639,919</b>	<b>\$ 2,381,319,917</b>

(1) Includes privately placed lease purchase financings and excludes the 833 Bryant lease and commercial paper.

(2) Actual payment dates are used to project outstanding payment obligations.

(3) Totals reflect rounding to nearest dollar.

(4) Includes payments made to date in the current fiscal year.

(5) For purposes of this table, the interest rate on the Lease Revenue Bonds Series 2008-1, and 2008-2 (Moscone Center Expansion Project) is assumed to be 6.0%. These bonds are in variable rate mode.

Source: Office of Public Finance, City and County of San Francisco.

## **Voter-Approved Lease Revenue Bonds**

The City electorate has approved several lease revenue bond propositions, and the City has issued the lease revenue bonds set forth in Table 30. There are approximately \$114.1 million of authorized but unissued voter-approved lease revenue bonds. The following lease programs have remaining authorization:

In 1987, voters approved Proposition F, which authorizes the City to lease finance (without limitation as to maximum aggregate principal amount) the construction of new parking facilities, including garages and surface lots, in eight of the City's neighborhoods. In July 2000, the City issued \$8.2 million in lease revenue bonds to finance the construction of the North Beach Parking Garage, which was opened in February 2002. There is no current plan to issue additional bonds at this time.

In 1990, voters approved Proposition C ("1990 Proposition C"), which amended the Charter to authorize the City to lease purchase equipment through a nonprofit corporation without additional voter approval but with certain restrictions. The City and County of San Francisco Finance Corporation (the "Corporation") was incorporated for that purpose. 1990 Proposition C provides that the outstanding aggregate principal amount of obligations with respect to lease financings may not exceed \$20.0 million, with such amount increasing by five percent each fiscal year. As of July 1, 2023, the total authorized and unissued amount for such financings was \$100 million. There is no current plan to issue additional bonds at this time.

In 1994, voters approved Proposition B ("1994 Proposition B"), which authorized the issuance of up to \$60.0 million in lease revenue bonds for the acquisition and construction of a combined dispatch center for the City's emergency 911 communication system and for the emergency information and communications equipment for the center. In 1997 and 1998, the Corporation issued \$22.6 million and \$23.3 million of 1994 Proposition B lease revenue bonds, respectively, leaving \$14.1 million in remaining authorization. There is no current plan to issue additional series of bonds under 1994 Proposition B.

In 2000, voters approved Proposition C ("2000 Proposition C"), which extended a two and one-half cent per \$100.0 in assessed valuation property tax set-aside for the benefit of the Recreation and Park Department (the "Open Space Fund"). 2000 Proposition C also authorized the issuance of lease revenue bonds or other forms of indebtedness payable from the Open Space Fund. In August 2018 the City issued refunding lease revenue bonds to refund Series 2006 and 2007 Open Space Fund lease revenue bonds.

In 2007, voters approved Proposition D, which amended the Charter and renewed the Library Preservation Fund. Proposition D continued the two and one-half cent per \$100.0 in assessed valuation property tax set-aside and established a minimum level of City appropriations, moneys that are maintained in the Library Preservation Fund. Proposition D also authorized the issuance of revenue bonds or other evidences of indebtedness. In August 2018 the City issued refunding lease revenue bonds to refund Series 2009A Branch Library Improvement Project lease revenue bonds.

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Table A-30 below lists the City's outstanding certificates of participation, lease purchase financings, and voter-authorized lease revenue bonds.

**TABLE A-30**  
**Outstanding Certificates of Participation and Lease Revenue Bonds<sup>(1)</sup>**  
**As of February 1, 2025<sup>(1)(2)</sup>**

<b>Issue Name</b>	<b>Final Maturity</b>	<b>Original Principal</b>	<b>Outstanding Principal</b>
<b>CERTIFICATES OF PARTICIPATION</b>			
Series 2009D - Taxable BABs (525 Golden Gate Avenue)	2041	\$ 129,550,000	\$ 120,210,000
Series 2013B - Non-AMT (Port Facilities Project)	2038	4,830,000	4,830,000
Series 2013C - AMT (Port Facilities Project)	2043	32,870,000	19,195,000
Series 2016A (War Memorial Veterans Building)	2032	16,125,000	8,775,000
Series 2017A - Taxable (Hope SF)	2047	28,320,000	23,935,000
Series 2017B (Moscone Convention Center Expansion Project)	2042	412,355,000	345,655,000
Series 2019A (49 South Van Ness Project)	2050	247,810,000	236,815,000
Refunding Series 2019-R1 (Multiple Capital Improvement Projects)	2035	116,460,000	76,745,000
Refunding Series 2020-R1 (Multiple Capital Improvement Projects)	2033	70,640,000	53,255,000
Series 2020 (Animal Care & Control Project)	2041	47,075,000	42,330,000
Series 2021A (Multiple Capital Improvement Projects)	2041	76,020,000	70,730,000
Series 2023A - Taxable (Affordable Housing and Community Facilities Projects)	2043	103,410,000	100,670,000
Series 2023B (Multiple Capital Improvement Projects)	2043	80,040,000	77,595,000
Refunding Series 2024-R1 (Multiple Capital Improvement Projects)	2045	214,585,000	214,585,000
Series 2024A (Multiple Capital Improvement Projects)	2044	<u>123,345,000</u>	<u>123,345,000</u>
<b>SUBTOTAL CERTIFICATES OF PARTICIPATION</b>		<b>\$ 1,703,435,000</b>	<b>\$ 1,518,670,000</b>
<b>LEASE PURCHASE FINANCINGS</b>			
2010 Lease Purchase Financing (SFGH Emergency Backup Generators)	2025	\$ 22,549,489	\$ 2,243,998
2016 Lease Purchase Financing (Public Safety Radio Replacement Project)	2026	<u>34,184,136</u>	<u>7,302,012</u>
<b>SUBTOTAL LEASE PURCHASE FINANCINGS</b>		<b>\$ 56,733,625</b>	<b>\$ 9,546,010</b>
<b>FINANCE CORPORATION LEASE REVENUE BONDS</b>			
Refunding Series 2008-1 (Moscone Center Expansion Project) - Variable	2030	\$ 72,670,000	\$ 21,500,000
Refunding Series 2008-2 (Moscone Center Expansion Project) - Variable	2030	72,670,000	21,500,000
Refunding Series 2018A (Open Space Fund - Various Park Projects)	2029	34,950,000	16,115,000
Refunding Series 2018B (Branch Library Improvement Program)	2028	<u>13,355,000</u>	<u>6,030,000</u>
<b>SUBTOTAL LEASE REVENUE BONDS</b>		<b>\$ 193,645,000</b>	<b>\$ 65,145,000</b>
<b>TOTAL</b>		<b>\$ 1,953,813,625</b>	<b>\$ 1,593,361,010</b>

(1) Excludes commercial paper and California HFA Revenue Bonds (San Francisco Supportive Housing - 833 Bryant Apartments) (\$26,485,000)

(2) Actual payment dates are used to project outstanding payment obligations.

Source: Office of Public Finance, City and County of San Francisco.

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## **Board Authorized and Unissued Long-Term Certificates of Participation**

Certain issuances have been authorized as supplements to a lease (“Master Lease”), which currently supports the City’s outstanding Certificates of Participation (“COPs”), Series 2019-R1, Series 2020-R1, Series 2021A, Series 2023A, Series 2023B, Series 2024-R1 and Series 2024A, by and between the City and a third-party trustee, currently U.S. Bank National Association. Properties leased pursuant to the Master Lease currently include the City-owned Laguna Honda Hospital campus located at 375 Laguna Honda Boulevard, San Francisco; the San Bruno Jail Complex located at 1 Moreland Drive, San Bruno; and One South Van Ness Property located at 1 South Van Ness Avenue, San Francisco.

*Treasure Island Improvement Project:* In October of 2013, the Board authorized, and the Mayor approved the issuance of not to exceed \$13.5 million of City and County of San Francisco Certificates of Participation to finance the cost of additions and improvements to the utility infrastructure at Treasure Island. At this time there is not an expected timeline for the issuance of these certificates.

*Housing Trust Fund Project:* In April 2016, the Board authorized and the Mayor approved the issuance of not to exceed \$95.0 million of City and County of San Francisco Certificates of Participation (Affordable Housing Projects) authorized under the Master Lease to provide funds to assist in the development, acquisition, construction or rehabilitation of affordable rental housing projects. The City previously issued commercial paper to finance these projects and paid down its commercial paper balance.

*Hall of Justice Relocation Projects:* In October 2019, the Board authorized and the Mayor approved the issuance of not to exceed \$62.0 million principal amount of City and County of San Francisco Certificates of Participation (Multiple Capital Projects) authorized under the Master Lease to finance or refinance tenant improvements involving the construction, acquisition, improvement, renovation, and retrofitting of City-owned properties as needed for the Hall of Justice Improvement Project enabling staff and offices to be consolidated in acquired City-owned properties. The City funded \$4.6 million in project fund and related financing costs related to this authorization for the 444 Sixth Street acquisition as part of the Certificates of Participation, Series 2021A issuance. The City expects to issue the remainder of the long-term COPs in fiscal year 2025-26 or later.

*HOPE SF Project:* In December 2019, the Board authorized, and the Mayor approved the issuance of not to exceed \$83.6 million of City and County of San Francisco Certificates of Participation authorized under the Master Lease to finance or refinance certain capital improvements, including but not limited to certain properties generally known as Hunters View, Sunnysdale, and Potrero Terrace and Annex housing developments. The City anticipates issuing the first long-term COPs under this authorization in fiscal year 2025-26 or later.

*Critical Repairs and Recovery Stimulus (FY2022):* In July 2021, the Board authorized and the Mayor approved the issuance of not to exceed \$67.5 million of City and County of San Francisco Certificates of Participation authorized under the Master Lease, to finance and refinance certain capital improvements generally consisting of critical repairs, renovations and improvements to City-owned buildings, facilities and works utilized by various City departments and local economic stimulus projects. The City funded \$31.9 million in project fund and related financing costs for this authorization as part of the Certificates of Participation Series 2023B issuance. The City expects to issue the remainder of the long-term COPs in fiscal year 2024-25 or later.

*Critical Repairs, Recovery Stimulus and Street Repaving Projects (FY2023):* In July 2022, the Board authorized and in August 2022 the Mayor approved the issuance of not to exceed \$140.0 million of City and County of San Francisco Certificates of Participation authorized under the Master Lease, to finance and refinance certain capital improvements generally consisting of (a) street repaving and reconstruction, (b) critical repairs, including renovations and improvements to City-owned buildings, facilities and works utilized by various City departments and (c) local economic stimulus projects. The City funded \$48.4 million in project fund and related financing costs for this authorization as part of the Certificates of Participation Series 2023B issuance. The City expects to issue the remainder of the long-term COPs in fiscal year 2025-26 or later.

*Affordable Housing and Community Development Projects:* In May 2023 the Board authorized and in June 2023 the Mayor approved the issuance of not to exceed \$146.8 million of City and County of San Francisco Certificates of Participation authorized under the Master Lease, to finance and refinance certain capital improvement, affordable housing and community facility development projects. The City funded \$102.0 million in project funds for this authorization as part of the Certificates of Participation, Series 2023A issuance. The City expects to issue the remainder of the long-term COPs in fiscal year 2025-26 or later.

*Critical Repairs and Street Repaving Projects (FY2024):* In September 2023 the Board authorized and the Mayor approved the issuance of not to exceed \$77.2 million of City and County of San Francisco Certificates of Participation authorized under the Master Lease, to finance and refinance certain capital improvements generally consisting of critical repairs, renovations and improvements to City-owned buildings, facilities, streets, and works utilized by various City departments. The City expects to issue its first series of long-term COPs in fiscal year 2025-26 or later.

*Critical Repairs and Street Repaving Projects (FY2025):* In September 2024 the Board authorized and the Mayor approved the issuance of not to exceed \$61.4 million of City and County of San Francisco Certificates of Participation authorized under the Master Lease, to finance and refinance certain capital improvements generally consisting of critical repairs, renovations and improvements to City-owned buildings, facilities, streets, and works utilized by various City departments. The City expects to issue its first series of long-term COPs in fiscal year 2025-26.

*Music Concourse Garage (FY2025):* In September 2024 the Board authorized and the Mayor approved the issuance of not to exceed \$29.0 million of City and County of San Francisco Certificates of Participation, to finance the acquisition of the Music Concourse Garage (Garage), with certain obligations associated with the construction of the Garage being defeased concurrently. The City expects to issue the COPs in fiscal year 2024-25.

*Treasure Island Stage 2 Certificates of Participation.* In May 2024, legislation amending the Development Agreement and Disposition and Development Agreement for the Treasure Island development project was approved by the Board of Supervisors. This amendment includes a proposal for the City to issue Certificates of Participation to fund \$115 million in infrastructure improvements related to Stage 2 of the Treasure Island development project. In December 2024 the Board authorized the issuance of not to exceed \$65.0 million of City and County of San Francisco Certificates of Participation to finance, refinance or reimburse expenditures relating to the construction of certain public facilities and improvements in connection with Stage 2 of the Treasure Island development project. The City expects to issue its first series of COPs in fiscal year 2024-25.

### **Commercial Paper Program**

In March 2009, the Board of Supervisors authorized, and the Mayor approved, a not-to-exceed \$150.0 million Lease Revenue Commercial Paper Certificates of Participation Program, Series 1 and 1-T and Series 2 and 2-T (the “Original CP Program”). In July of 2013, the Board of Supervisors authorized, and the Mayor approved an additional \$100.0 million of Lease Revenue Commercial Paper Certificates of Participation, Series 3 and 3-T and Series 4 and 4-T (the “Second CP Program” and together with the Original CP Program, the “City CP Program”) that increased the total authorization of the City CP Program to \$250.0 million.

Commercial Paper Notes (the “CP Notes”) are issued from time to time to pay approved project costs in connection with the acquisition, improvement, renovation and construction of real property and the acquisition of capital equipment and vehicles. Projects are eligible to access the CP Program once the Board of Supervisors and the Mayor have approved the project and the long-term, permanent financing for the project.

The Original CP Program notes are secured by a \$150.0 million revolving credit agreement with Wells Fargo, which expires in March 2026.

The Second CP Program notes are secured by a \$100.0 million revolving letter of credit issued by Bank of the West, which expires in April 2026.

As of February 15, 2025, the outstanding principal amount of CP Notes is \$18.6 million. The average interest rate for the \$7.7 million outstanding tax-exempt CP Notes is 2.64%. The interest rate for the \$10.9 million outstanding taxable CP Notes is 4.45%. The projects with Board of Supervisors authorized and unissued Certificates of Participation currently utilizing the CP Program include HOPE SF, Critical Repairs & Recovery Stimulus, and Hall of Justice Relocation Project - Tenant Improvements. Additionally, there is a short-term financing for police vehicle acquisition utilizing the City's CP Program and is expected to be paid down over time. The following is a summary of the outstanding liability by project associated with the CP Notes outstanding.

<b>Project</b>	<b>CP Notes Liability as of 2/15/2025</b>
HOPE SF	\$3,935,699
Critical Repairs & Recovery Stimulus	11,674,155
Police Vehicle Acquisition	1,871,158
HOJ Relocation – Tenant Improvements	1,119,988
<b>TOTAL*</b>	<b>\$18,601,000</b>

*\* Projects may not sum to total due to rounding.*

## Overlapping Debt

Table A-31 shows bonded debt and long-term obligations as of December 1, 2024, sold in the public capital markets, except for those financings otherwise noted in the table, by the City and those public agencies whose boundaries overlap the boundaries of the City in whole or in part. Long-term obligations of non-City agencies generally are not payable from revenues of the City. In many cases, long-term obligations issued by a public agency are payable only from the General Fund or other revenues of such public agency. In the table, lease obligations of the City which support indebtedness incurred by others are included. As noted below, the Charter limits the City's outstanding general obligation bond debt to 3% of the total assessed valuation of all taxable real and personal property within the City.

*[Remainder of Page Intentionally Left Blank]*

**TABLE A-31**  
**Statement of Direct and Overlapping Debt and Long-Term Obligations**  
**As of February 1, 2025**

<u>2024-25 Assessed Valuation</u> (includes unitary utility valuation):	\$ 351,900,093,338
<b><u>GENERAL OBLIGATION BONDED DEBT:</u></b>	
<b>San Francisco City and County General and School Purposes</b>	<b>\$ 2,782,326,426</b>
San Francisco Unified School District Bonds	932,935,000
San Francisco Community College District	642,020,000
<b>TOTAL GENERAL OBLIGATION BONDED DEBT</b>	<b>\$ 4,357,281,426</b>
<b><u>LEASE OBLIGATIONS BONDS:</u></b>	
<b>San Francisco City and County</b>	<b>\$ 1,593,361,013</b>
<b>TOTAL LEASE OBLIGATION BONDED DEBT</b>	<b>\$ 1,593,361,013</b>
<b>TOTAL COMBINED DIRECT DEBT</b>	<b>\$ 5,950,642,439</b>
<b><u>OVERLAPPING TAX AND ASSESSMENT DEBT</u></b>	
Bay Area Rapid Transit District General Obligation Bond (33.728%)	\$ 793,683,107
San Francisco Community Facilities District No. 6	114,415,000
San Francisco Community Facilities District No. 7	27,160,000
San Francisco Community Facilities District No. 2009-1, Improvement Areas 1 and 2	2,050,422
San Francisco Community Facilities District No. 2014-1 Transbay Transit Center	562,820,000
San Francisco Community Facilities District No. 2016-1 Treasure Island, Improvement Areas 1 and 2	99,140,000
San Francisco Special Tax District No. 2020-1 Mission Rock Facilities	150,825,000
City of San Francisco Assessment District No. 95-1	145,000
ABAG Community Facilities District No. 2004-1 Seismic Safety Improvements	7,805,000
ABAG Community Facilities District No. 2006-1 San Francisco Rincon Hill	4,275,000
ABAG Community Facilities District No. 2006-2 San Francisco Mint Plaza	2,495,000
<b>TOTAL OVERLAPPING TAX AND ASSESSMENT DEBT</b>	<b>\$ 1,764,813,529</b>
<b><u>OVERLAPPING TAX INCREMENT DEBT:</u></b>	
Successor Agency to the San Francisco Redevelopment Agency	\$ 757,789,273
Transbay Joint Powers Authority	222,965,000
<b>TOTAL OVERLAPPING INCREMENT DEBT</b>	<b>\$ 980,754,273</b>
<b><u>OVERLAPPING TAX INCREMENT REVENUE DEBT:</u></b>	
San Francisco Infrastructure and Revitalization Financing District No. 1	\$ 37,420,000
<b>TOTAL OVERLAPPING TAX INCREMENT REVENUE DEBT</b>	<b>\$ 37,420,000</b>
<b>TOTAL DIRECT AND OVERLAPPING BONDED DEBT</b>	<b>\$ 8,733,630,241<sup>(1)</sup></b>
<b><u>Ratios to 2024-25 Assessed Valuation (\$351,900,093,338)</u></b>	<b><u>Actual Ratio</u></b>
Direct General Obligation Bonded Debt (\$4,357,281,426)	1.24%
Combined Direct Debt (\$5,950,642,439)	1.69%
Total Direct and Overlapping Bonded Debt	2.48%
<b><u>Ratio to 2024-25 Redevelopment Incremental Valuation (\$45,832,885,271)</u></b>	
Total Overlapping Tax Increment Debt	2.14%

<sup>(1)</sup> Excludes tax and revenue anticipation notes, enterprise revenue bonds and airport improvement corporation bonds.  
Source: California Municipal Statistics Inc., City and County of San Francisco

## **CITY GOVERNMENT**

### **City Charter**

San Francisco is constituted as a city and county chartered pursuant to Article XI, Sections 3, 4, 5 and 6 of the Constitution of the State of California (the “State”) and is the only consolidated city and county in the State. In addition to its powers under its charter in respect of municipal affairs granted under the State Constitution, San Francisco generally can exercise the powers of both a city and a county under State law. On April 15, 1850, several months before California became a state, the original charter was granted by territorial government to the City. New City charters were adopted by the voters on May 26, 1898, effective January 8, 1900, and on March 26, 1931, effective January 8, 1932. In November 1995, voters approved the current charter, which went into effect in most respects on July 1, 1996 (“Charter”).

The City is governed by a Board of Supervisors consisting of eleven members elected from supervisorial districts (the “Board of Supervisors”), and a Mayor elected at large who serves as chief executive officer (the “Mayor”). Members of the Board of Supervisors and the Mayor each serve a four-year term. The Mayor and members of the Board of Supervisors are subject to term limits as established by the Charter. Members of the Board of Supervisors may serve no more than two successive four-year terms and may not serve another term until four years have elapsed since the end of the second successive term in office. The Mayor may serve no more than two successive four-year terms, with no limit on the number of non- successive terms of office. The City Attorney, Assessor-Recorder, District Attorney, Treasurer and Tax Collector, Sheriff, and Public Defender are also elected directly by the citizens and may serve unlimited four-year terms. The Charter provides a civil service system for most City employees. School functions are carried out by the San Francisco Unified School District (grades TK-12) (“SFUSD”) and the San Francisco Community College District (post-secondary) (“SFCCD”). Each is a separate legal entity with a separately elected governing board.

Unique among California cities, San Francisco as a charter city and county provides the services of both a city and a county. Public services include police, fire and public safety; public health, mental health and other social services; courts, jails, and juvenile justice; public works, streets, and transportation, including a port and airport; construction and maintenance of all public buildings and facilities; water, sewer, and power services; parks and recreation; libraries and cultural facilities and events; zoning and planning, and many others. Employment costs are relatively fixed by labor and retirement agreements, and account for slightly less than 50% of all City expenditures. In addition, voters have approved Charter amendments that impose certain spending mandates and tax revenue set-asides, which dictate expenditure or service levels for certain programs, and allocate specific revenues or specific proportions thereof to other programs, including transportation services, children’s services and public education, and libraries.

Under its original charter, the City committed to a policy of municipal ownership of utilities. The Municipal Railway, when acquired from a private operator in 1912, was the first such city-owned public transit system in the nation. In 1914, the City obtained its municipal water system, including the Hetch Hetchy watershed near Yosemite. In 1927, the City dedicated Mills Field Municipal Airport at a site in what is now San Mateo County 14 miles south of downtown San Francisco, which would grow to become today’s San Francisco International Airport. In 1969, the City acquired the Port of San Francisco (the “Port”) in trust from the State. Substantial expansions and improvements have been made to these enterprises since their original acquisition. SFO, the Port, SFPUC (which includes the Water Enterprise, the Wastewater Enterprise and the Hetch Hetchy Water and Power Project), the Municipal Transportation Agency (“MTA”) (which operates the San Francisco Municipal Railway or “Muni” and the Department of Parking and Traffic (“DPT”), including twenty one public parking garages), and the City-owned hospitals (Zuckerberg San Francisco General and Laguna Honda), are collectively referred to herein as the “enterprise fund departments,” as they are not integrated into the City’s General Fund operating budget. However, certain enterprise fund departments, including San Francisco General Hospital, Laguna Honda Hospital, and the MTA, annually receive significant General Fund-transfers.

The Charter distributes governing authority among the Mayor, the Board of Supervisors, the various other elected officers, the City Controller and other appointed officers, and the boards and commissions that oversee the various City departments. The Mayor appoints most commissioners subject to a two-thirds vote of the Board of Supervisors, unless otherwise provided in the Charter. The Mayor appoints each department head from among persons nominated to the position by the appropriate commission and may remove department heads.

## Mayor

In November 2024, Daniel Lurie was elected as the City's 46<sup>th</sup> Mayor. He took office on January 8, 2025, succeeding Mayor Breed.

## Board of Supervisors

Table A-32 lists the members of the Board of Supervisors effective January 8, 2025. The Supervisors are elected for staggered four-year terms and are elected by district. Vacancies are filled by appointment by the Mayor.

**TABLE A-32**  
**Board of Supervisors**

Name	First Elected or Appointed	Current Term Expires
Connie Chan, District 1	2021	2029
Stephen Sherill, District 2	2024	2027
Danny Sauter, District 3	2025	2029
Joel Engardio, District 4	2023	2027
Bilal Mahmood, District 5	2025	2029
Matt Dorsey, District 6	2022	2027
Myrna Melgar, District 7	2021	2029
Rafael Mandelman, Board President, District 8	2018	2027
Jackie Felder, District 9	2025	2029
Shamann Walton, District 10	2019	2027
Chyanne Chen, District 11	2025	2029

## Other Elected and Appointed City Officers

The City Attorney, an elected position, represents the City in all legal proceedings in which the City has an interest. On November 4, 2024, David Chiu was re-elected to serve as the San Francisco City Attorney.

The Assessor-Recorder, a citywide elected position, administers the property tax assessment system of the City. On February 8, 2021, Joaquín Torres, formerly the Director of the Office of Economic and Workforce Development, was sworn in as the new Assessor-Recorder. Mr. Torres ran and was elected by voters in a special election on February 15, 2022 to his current term as Assessor-Recorder.

The Treasurer is responsible for the deposit and investment of all City moneys, and also acts as Tax Collector for the City. José Cisneros was re-elected to a four-year term as Treasurer of the City in November 2024 for a term that extends through January 2029. Mr. Cisneros has served as Treasurer since September 2004, following his appointment by then-Mayor Newsom.

The City Controller is responsible for timely accounting, disbursement, and other disposition of City moneys, certifies the accuracy of budgets, estimates the cost of ballot measures, provides payroll services for the City's employees, and, as the Auditor for the City, directs performance and financial audits of City activities. On January 10, 2024, Mayor Breed appointed Greg Wagner, formerly the Chief Operating Officer of the City's

Department of Public Health, to a ten-year term as Controller of the City. Mr. Wagner's appointment was confirmed by the Board of Supervisors on January 23, 2024, in accordance with the Charter.

The City Administrator has overall responsibility for the management and implementation of policies, rules and regulations promulgated by the Mayor, the Board of Supervisors and the voters. The City Administrator oversees the General Services Agency which consists of 25 departments, divisions, and programs that include the Public Works Department, Department of Technology, Office of Contract Administration/Purchasing, Real Estate, County Clerk, Fleet Management, Convention Facilities, Animal Care and Control, Medical Examiner, and Treasure Island. Carmen Chu was sworn in as the City Administrator on February 2, 2021.

### **THE SUCCESSOR AGENCY**

The San Francisco Redevelopment Agency (the "Former Agency") was organized in 1948 by the Board of Supervisors pursuant to the Redevelopment Law. The Former Agency's mission was to eliminate physical and economic blight within specific geographic areas of the City designated by the Board of Supervisors. The Former Agency had redevelopment plans for nine redevelopment project areas.

As a result of ABx1 26 and the decision of the California Supreme Court in the *California Redevelopment Association* case, as of February 1, 2012, (collectively, the "Dissolution Act"), redevelopment agencies in the State were dissolved, including the Former Agency, and successor agencies were designated as successor entities to the former redevelopment agencies to expeditiously wind down the affairs of the former redevelopment agencies and also to satisfy "enforceable obligations" of the former redevelopment agencies all under the supervision of a new oversight board, the State Department of Finance and the State Controller.

Pursuant to Ordinance No. 215-12 passed by the Board of Supervisors of the City on October 2, 2012 and signed by the Mayor on October 4, 2012, the Board of Supervisors (i) officially gave the following name to the successor to the Former Agency: the "Successor Agency to the Redevelopment Agency of the City and County of San Francisco," (the "Successor Agency") also referred to as the "Office of Community Investment & Infrastructure" ("OCII"), (ii) created the Successor Agency Commission as the policy body of the Successor Agency, (iii) delegated to the Successor Agency Commission the authority to act to implement the surviving redevelopment projects, the replacement housing obligations of the Former Agency and other enforceable obligations and the authority to take actions that ABx1 26 and AB 1484 require or allow and (iv) established the composition and terms of the members of the Successor Agency Commission.

Because of the existence of enforceable obligations, the Successor Agency is authorized to continue to implement, through the issuance of tax allocation bonds, certain major redevelopment projects that were previously administered by the Former Agency. The Successor Agency exercises land use, development and design approval authority for the developed projects. The Successor Agency, in addition to other various City agencies and entities, also may issue community facilities district bonds from time to time to facilitate development in the major approved development projects in accordance with the terms of such enforceable obligations. See also, Table A-33: "Statement of Direct and Overlapping Debt and Long-Term Obligations."

### **CITY INFRASTRUCTURE FINANCING DISTRICTS**

San Francisco has formed numerous special financing districts in order to finance infrastructure improvements benefiting the public in newly developing areas of the City. Projects that may be financed by revenues from special finance districts include, but are not limited to streets, water and sewer systems, libraries, parks, and public safety facilities. Pursuant to California Government Code Section 53395 *et seq.* ("IFD Law"), the Board of Supervisors has formed Infrastructure Financing Districts, Infrastructure Revitalization Financing Districts, and Enhanced Infrastructure Financing Districts (collectively "IFDs") within the geographic boundaries of the City.

Under IFD Law, municipalities may fund improvements within the IFD geographic boundary. IFDs capture increases in property tax revenue stemming from growth in assessed value as a result of new development and use that revenue to finance infrastructure projects and improvements. Each district has its own plan of finance for the allocation and use of tax increment.

## **CONSTITUTIONAL AND STATUTORY LIMITATIONS ON TAXES AND EXPENDITURES**

Several constitutional and statutory limitations on taxes, revenues and expenditures exist under State law which limit the ability of the City to impose and increase taxes and other revenue sources and to spend such revenues, and which, under certain circumstances, would permit existing revenue sources of the City to be reduced by vote of the City electorate. These constitutional and statutory limitations, and future limitations, if enacted, could potentially have an adverse impact on the City's general finances and its ability to raise revenue, or maintain existing revenue sources, in the future. However, *ad valorem* property taxes required to be levied to pay debt service on general obligation bonds were authorized and approved in accordance with all applicable constitutional limitations. A summary of the currently effective limitations is set forth below.

### **Article XIII A of the California Constitution**

Article XIII A of the California Constitution, known as "Proposition 13," was approved by the California voters in June of 1978. It limits the amount of *ad valorem* tax on real property to 1% of "full cash value," as determined by the county assessor. Article XIII A defines "full cash value" to mean the county assessor's valuation of real property as shown on the 1975-76 tax bill under "full cash value," or thereafter, the appraised value of real property when "purchased, newly constructed or a change in ownership has occurred" (as such terms are used in Article XIII A) after the 1975 assessment. Furthermore, all real property valuation may be increased or decreased to reflect the inflation rate, as shown by the CPI or comparable data, in an amount not to exceed 2% per year, or may be reduced in the event of declining property values caused by damage, destruction or other factors. Article XIII A provides that the 1% limitation does not apply to *ad valorem* taxes to pay interest or redemption charges on 1) indebtedness approved by the voters prior to July 1, 1978, 2) any bonded indebtedness for the acquisition or improvement of real property approved on or after July 1, 1978, by two-thirds of the votes cast by the voters voting on the proposition, or 3) bonded indebtedness incurred by a school district or community college district for the construction, reconstruction, rehabilitation or replacement of school facilities or the acquisition or lease of real property for school facilities, approved by 55% of the voters of the district voting on the proposition, but only if certain accountability measures are included in the proposition.

The California Revenue and Taxation Code permits county assessors who have reduced the assessed valuation of a property as a result of natural disasters, economic downturns or other factors, to subsequently "recapture" such value (up to the pre-decline value of the property) at an annual rate higher or lower than 2%, depending on the assessor's measure of the restoration of value of the damaged property. The California courts have upheld the constitutionality of this procedure.

Since its adoption, Article XIII A has been amended a number of times. These amendments have created a number of exceptions to the requirement that property be assessed when purchased, newly constructed or a change in ownership has occurred. These exceptions include certain transfers of real property between family members, certain purchases of replacement dwellings for persons over age 55 and by property owners whose original property has been destroyed in a declared disaster, and certain improvements to accommodate persons with disabilities and for seismic upgrades to property. These amendments have resulted in marginal reductions in the property tax revenues of the City. Both the California State Supreme Court and the United States Supreme Court have upheld the validity of Article XIII A.

### **Article XIII B of the California Constitution**

Article XIII B was enacted by California voters as an initiative constitutional amendment in November 1979. Article XIII B limits the annual appropriations from the proceeds of taxes of the State and any city, county,



school district, authority, or other political subdivision of the State to the level of appropriations for the prior fiscal year, as adjusted for changes in the cost of living, population, and services rendered by the governmental entity. However, no limit is imposed on the appropriation of local revenues and taxes to pay debt service on bonds existing or authorized by January 1, 1979, or subsequently authorized by the voters. Article XIII B includes a requirement that if an entity's average revenues over two consecutive years exceed the amount permitted to be spent, the excess would have to be returned by revising tax or fee schedules over the following two years. With voter approval, the appropriations limit can be raised for up to four years.

### **Articles XIII C and XIII D of the California Constitution**

Proposition 218, an initiative constitutional amendment, approved by the voters of the State in 1996, added Articles XIII C and XIII D to the State Constitution, which affect the ability of local governments, including charter cities such as the City, to levy and collect both existing and future taxes, assessments, fees, and charges. Proposition 218 does not affect the levy and collection of taxes for voter-approved debt. However, Proposition 218 affects the City's finances in other ways. Article XIII C requires that all new local taxes be submitted to the electorate for approval before such taxes become effective. Taxes for general governmental purposes of the City require a majority vote and taxes for specific purposes require a two-thirds vote. Under Proposition 218, the City can only continue to collect taxes that were imposed after January 1, 1995 if voters subsequently approved such taxes by November 6, 1998. All of the City's local taxes subject to such approval have been either reauthorized in accordance with Proposition 218 or discontinued. The voter approval requirements of Article XIII C reduce the City's flexibility to manage fiscal problems through new, extended, or increased taxes. No assurance can be given that the City will be able to raise taxes in the future to meet increased expenditure requirements.

In addition, Article XIII C addresses the initiative power in matters of local taxes, assessments, fees, and charges. Pursuant to Article XIII C, the voters of the City could, by initiative, repeal, reduce or limit any existing or future local tax, assessment, fee, or charge, subject to certain limitations imposed by the courts and additional limitations with respect to taxes levied to repay bonds. The City raises a substantial portion of its revenues from various local taxes which are not levied to repay bonded indebtedness, and which could be reduced by initiative under Article XIII C. No assurance can be given that the voters of the City will not approve initiatives that repeal, reduce, or prohibit the imposition or increase of local taxes, assessments, fees or charges. See "GENERAL FUND REVENUES — OTHER CITY TAX REVENUES" herein, for a discussion of other City taxes that could be affected by Proposition 218.

With respect to the City's general obligation bonds (City bonds secured by *ad valorem* property taxes), the State Constitution and the laws of the State impose a duty on the Board of Supervisors to levy a property tax sufficient to pay debt service coming due in each year. The initiative power cannot be used to reduce or repeal the authority and obligation to levy such taxes which are pledged as security for payment of the City's general obligation bonds or to otherwise interfere with performance of the duty of the City with respect to such taxes which are pledged as security for payment of those bonds.

Article XIII D contains several provisions making it generally more difficult for local agencies, such as the City, to levy and maintain "assessments" (as defined in Article XIII D) for local services and programs. The City has created a number of special assessment districts both for neighborhood business improvement purposes and community benefit purposes and has caused limited obligation bonds to be issued in 1996 to finance construction of a new public right of way. The City cannot predict the future impact of Proposition 218 on the finances of the City, and no assurance can be given that Proposition 218 will not have a material adverse impact on the City's revenues.

### **Proposition 1A**

Proposition 1A, a constitutional amendment proposed by the State Legislature and approved by the voters in November 2004, provides that the State may not reduce any local sales tax rate, limit existing local government

authority to levy a sales tax rate, or change the allocation of local sales tax revenues, subject to certain exceptions. As set forth under the laws in effect as of November 3, 2004, Proposition 1A generally prohibits the State from shifting any share of property tax revenues allocated to local governments for any fiscal year to schools or community colleges. Any change in the allocation of property tax revenues among local governments within a county must be approved by two-thirds of both houses of the Legislature. Proposition 1A provides, however, that beginning in fiscal year 2008-09, the State may shift to schools and community colleges up to 8% of local government property tax revenues, which amount must be repaid, with interest, within three years. If the Governor proclaims that the shift is needed due to a severe State financial hardship, the shift is approved by two-thirds of both houses and certain other conditions are met. The State may also approve voluntary exchanges of local sales tax and property tax revenues among local governments within a county.

Proposition 1A also provides that if the State reduces the annual vehicle license fee rate below 0.65% of vehicle value, the State must provide local governments with equal replacement revenues. Further, Proposition 1A requires the State to suspend State mandates affecting cities, counties, and special districts, excepting mandates relating to employee rights, schools or community colleges, in any year that the State does not fully reimburse local governments for their costs to comply with such mandates.

Proposition 1A may result in increased and more stable City revenues. The magnitude of such increase and stability is unknown and would depend on future actions by the State. However, Proposition 1A could also result in decreased resources being available for State programs. This reduction, in turn, could affect actions taken by the State to resolve budget difficulties. Such actions could include increasing State taxes, decreasing aid to cities and spending on other State programs, or other actions, some of which could be adverse to the City.

## **Proposition 22**

Proposition 22 (“Proposition 22”) which was approved by California voters in November 2010, prohibits the State, even during a period of severe fiscal hardship, from delaying the distribution of tax revenues for transportation, redevelopment, or local government projects and services and prohibits fuel tax revenues from being loaned for cash-flow or budget balancing purposes to the State General Fund or any other State fund. In addition, Proposition 22 generally eliminates the State’s authority to temporarily shift property taxes from cities, counties, and special districts to schools, temporarily increases a school and community college district’s share of property tax revenues, prohibits the State from borrowing or redirecting redevelopment property tax revenues or requiring increased pass-through payments thereof, and prohibits the State from reallocating vehicle license fee revenues to pay for State-imposed mandates. In addition, Proposition 22 requires a two-thirds vote of each house of the State Legislature and a public hearing process to be conducted in order to change the amount of fuel excise tax revenues shared with cities and counties. Proposition 22 prohibits the State from enacting new laws that require redevelopment agencies to shift funds to schools or other agencies (but see “THE SUCCESSOR AGENCY” above). While Proposition 22 will not change overall State and local government costs or revenues by the express terms thereof, it will cause the State to adopt alternative actions to address its fiscal and policy objectives.

Due to the prohibition with respect to the State’s ability to take, reallocate, and borrow money raised by local governments for local purposes, Proposition 22 supersedes certain provisions of Proposition 1A (2004). However, borrowings and reallocations from local governments during 2009 are not subject to Proposition 22 prohibitions. In addition, Proposition 22 supersedes Proposition 1A of 2006. Accordingly, the State is prohibited from borrowing sales taxes or excise taxes on motor vehicle fuels or changing the allocations of those taxes among local governments except pursuant to specified procedures involving public notices and hearings.

## **Proposition 26**

On November 2, 2010, the voters of the State approved Proposition 26 (“Proposition 26”), revising certain provisions of Articles XIII A and XIII C of the California Constitution. Proposition 26 re-categorizes many State and local fees as taxes, requires local governments to obtain two-thirds voter approval for taxes levied by

local governments, and requires the State to obtain the approval of two-thirds of both houses of the State Legislature to approve State laws that increase taxes. Furthermore, pursuant to Proposition 26, any increase in a fee beyond the amount needed to provide the specific service or benefit is deemed to be a tax and the approval thereof will require a two-thirds vote. In addition, for State-imposed charges, any tax or fee adopted after January 1, 2010 with a majority vote which would have required a two-thirds vote if Proposition 26 were effective at the time of such adoption was repealed as of November 2011 absent the re-adoption by the requisite two-thirds vote.

Proposition 26 amends Article XIII C of the State Constitution to state that a “tax” means a levy, charge or exaction of any kind imposed by a local government, except (1) a charge imposed for a specific benefit conferred or privilege granted directly to the payor that is not provided to those not charged, and which does not exceed the reasonable costs to the local government of conferring the benefit or granting the privilege; (2) a charge imposed for a specific government service or product provided directly to the payor that is not provided to those not charged, and which does not exceed the reasonable costs to the local government of providing the service or product; (3) a charge imposed for the reasonable regulatory costs to a local government for issuing licenses and permits, performing investigations, inspections and audits, enforcing agricultural marketing orders, and the administrative enforcement and adjudication thereof; (4) a charge imposed for entrance to or use of local government property or the purchase, rental, or lease of local government property; (5) a fine, penalty, or other monetary charge imposed by the judicial branch of government or a local government as a result of a violation of law, including late payment fees, fees imposed under administrative citation ordinances and parking violations; (6) a charge imposed as a condition of property development; or (7) assessments and property related fees imposed in accordance with the provisions of Proposition 218. Fees, charges, and payments that are made pursuant to a voluntary contract that are not “imposed by a local government” are not considered taxes and are not covered by Proposition 26.

Proposition 26 applies to any levy, charge or exaction imposed, increased, or extended by local government on or after November 3, 2010. Accordingly, fees adopted prior to that date are not subject to the measure until they are increased or extended or if it is determined that an exemption applies.

If the local government specifies how the funds from a proposed local tax are to be used, the approval will be subject to a two-thirds voter requirement. If the local government does not specify how the funds from a proposed local tax are to be used, the approval will be subject to a fifty percent voter requirement. Proposed local government fees that are not subject to Proposition 26 are subject to the approval of a majority of the governing body. In general, proposed property charges will be subject to a majority vote of approval by the governing body although certain proposed property charges will also require approval by a majority of property owners.

### **Future Initiatives and Changes in Law**

The laws and Constitutional provisions described above were each adopted as measures that qualified for the ballot pursuant to the State’s initiative process. From time-to-time other initiative measures could be adopted, further affecting revenues of the City or the City’s ability to expend revenues. The nature and impact of these measures cannot be anticipated by the City.

On April 25, 2013, the California Supreme Court in *McWilliams v. City of Long Beach* (April 25, 2013, No. S202037), held that the claims provisions of the Government Claims Act (Government Code Section 900 *et. seq.*) govern local tax and fee refund actions (absent another State statute governing the issue), and that local ordinances were without effect. The effect of the *McWilliams* case is that local governments could face class actions over disputes involving taxes and fees. Such cases could expose local governments to significant refund claims in the future. The City cannot predict whether any such class claims will be filed against it in the future, the outcome of any such claim or its impact on the City.

## LEGAL MATTERS AND RISK MANAGEMENT

### Pending Litigation

There are a number of lawsuits and claims routinely pending against the City. Included among these are a number of actions which if successful would be payable from the City's General Fund. Except as otherwise described in this Appendix A as to certain litigation, in the opinion of the City Attorney, such suits and claims presently pending will not materially impair the ability of the City to pay debt service on its General Fund lease obligations or other debt obligations, nor have an adverse impact on City finances.

### Ongoing Investigations

Community Challenge Grant Program Investigation. On August 29, 2023, the San Francisco District Attorney charged Lanita Henriquez, who served as the director of the San Francisco Community Challenge Grant Program under the Office of the San Francisco City Administrator, and Rudolph Dwayne Jones, a former City official who occasionally served as a prime contractor and a subcontractor to the SFPUC, with counts of misappropriation of public monies, bribery, and financial conflict of interest in a government contract. It is alleged that Ms. Henriquez and Mr. Jones misappropriated public money between 2016 and 2020, that Mr. Jones wrote Ms. Henriquez multiple checks in 2017 and 2018 totaling \$25,000, while Ms. Henriquez directed government grant contracts exceeding \$1.4 million to entities controlled by Mr. Jones, in which entities Ms. Henriquez also had a financial stake, between 2016 and 2020.

The San Francisco District Attorney has not alleged any impropriety in connection with the sole grant program Ms. Henriquez administered for the SFPUC and the SFPUC has confirmed that there are no active direct contracts between the SFPUC and Mr. Jones or his affiliated entities. The SFPUC has, however, identified four subcontracts between Mr. Jones or his affiliated entities and other SFPUC prime contractors that were effective on the date that Mr. Jones was charged, and directed each of the four prime contractors retaining Mr. Jones and/or any entities affiliated with Mr. Jones, to terminate or cancel any subcontract, service order, or other contractual arrangement such parties.

The FBI investigation is ongoing, and the City can give no assurance when the FBI will complete its investigation. The San Francisco District Attorney's Office Public Integrity Task Force has also independently investigated certain of the matters described here, and the City can give no assurance when this task force will complete its investigation.

Recology Settlement. On March 4, 2021, the City Attorney announced an approximately \$100 million settlement with Recology San Francisco ("Recology"), the contractor handling the City's waste and recycling collection. The settlement arose from overcharges that were uncovered as part of the continuing public integrity investigation tied to Mr. Nuru and others. As part of the Settlement, Recology was required to lower commercial and residential rates starting April 1, 2021 and make a \$7 million settlement payment to the City under the California Unfair Competition Law and the San Francisco Campaign and Governmental Conduct Code. In addition, Recology will be enjoined for four years from making any gift to any City employee or any contribution to a nonprofit at the behest of a City employee. The comprehensive settlement agreement with Recology was approved by the Board of Supervisors. The bribery and corruption public integrity investigation related to the Nuru matter is ongoing.

On May 16, 2022, the Controller's Office released a public integrity assessment report on the review of rate-setting and rate reporting processes, and profits earned by Recology that were over and above allowed profit margins. The report found that Recology netted profits of \$23.4 million over and above the allowed profit margin set in the 2017 Rate Application. Even after taking into account the 2021, \$101 million settlement in restitution, penalties, and interest to ratepayers affected by the erroneous calculation of revenues in the rate application, Recology consistently exceeded their allowable operating profits.

On June 7, 2022, the voters of San Francisco passed Proposition F, a ballot measure that allows the City to oversee Recology more closely, including certain changes to the composition of the Refuse Rate Board. The changes are intended to provide more oversight with respect to monitoring rates to residential and commercial customers.

In addition to the ongoing joint investigation by the City Attorney's Office and the Controller's Office into City contracting policies and procedures, the City's Board of Supervisors has conducted a series of public hearings before its Government Audit and Oversight Committee to examine issues raised by the federal complaints. That committee also considered the Controller's periodic reports. The City can give no assurance regarding when the City's investigation will be completed or what the outcome will be. The criminal investigation by the Federal Bureau of Investigation and the United States Attorney's office is ongoing.

Human Rights Commission Investigation. On October 11, 2024, Sheryl Davis the Executive Director of Human Rights Commission resigned her post amid allegations of the misuse of public funds. Mawuli Tugbenyoh, formerly the deputy director for the city's Department of Human Resources, was named acting interim director of the Commission. The Mayor announced the imposition of tighter financial controls regarding spending for the Commission. The investigation is ongoing and the City can give no assurance about the outcome of the investigation.

#### **AB 218 and AB 2777 (Sexual Abuse Victims Acts)**

Assembly Bill 218, which is called the "California Child Victims Act", became effective in January 2020, and Assembly Bill 2777, which is called the "Sexual Abuse and Cover Up Accountability Act", became effective in January 2023. These bills allow alleged victims of sexual abuse to bring claims which previously had been barred by the applicable statute of limitations. Although there are certain, existing claims against the City as a result of the enactment of these laws, the City is still in the process of evaluating whether these types of claims might have a material impact on the City's finances. The City can give no assurances that additional claims will not be brought against the City as a result of these laws or that any additional claims will not have a material impact on the City's finances.

#### **Risk Retention Program**

Citywide risk management is coordinated by the Risk Management Division of the City Administrator's Office. With certain exceptions, it is the general policy of the City to first evaluate self-insurance and not purchase commercial liability insurance for the risks of losses to which it is exposed. The City believes that it is more economical to manage its risks internally and administer, adjust, settle, defend, and pay claims from budgeted resources (i.e., "self-insurance"). The City obtains commercial insurance in certain circumstances, including when required by bond or lease financing covenants and for other limited purposes. The City actuarially determines liability and workers' compensation risk exposures as permitted under State law. The City does not maintain commercial earthquake coverage, with certain minor exceptions.

The City's decision to obtain commercial insurance depends on various factors. For property insurance, these factors include whether the facility is currently under construction or if the property is owned by a self-supporting enterprise fund department. For new construction projects, the City has utilized traditional insurance, owner-controlled insurance programs or contractor-controlled insurance programs. Under the latter two approaches, the insurance program provides coverage for the entire construction project. When a traditional insurance program is used, the City requires each contractor to provide its own insurance, while ensuring that the full scope of work be covered with satisfactory limits. The majority of the City's commercial insurance coverage is purchased for enterprise fund departments and other similar revenue-generating departments (i.e. the Airport, MTA, SFPUC, the Port and Convention Facilities, etc.). The remainder of the commercial insurance coverage is for General Fund departments that are required to provide coverage for bond-financed facilities, coverage for collections at City-owned museums and to meet statutory requirements for bonding of various public officials, and other limited purposes where required by contract or other agreement. In recent years, the City has purchased Cyber

Liability insurance for departments and certain enterprise fund departments providing critical City services and/or managing high volumes of confidential/personal data.

Through coordination between the City Controller and the City Attorney's Office, the City's general liability risk exposure is actuarially determined and is addressed through appropriations in the City's budget and also reflected in the ACFR. The appropriations are sized based on actuarially determined anticipated claim payments and the projected timing of disbursement.

The City is self-insured for the financial risk and liability to provide workers' compensation benefits to its employees. The administration of workers' compensation claims and disbursement of all benefit payments is managed by the Workers' Compensation Division of the City's Department of Human Resources and its contracted third-party claims administrator. Estimates of future workers' compensation costs are based on the following criteria: (i) the frequency and severity of historical claim filings; (ii) average claim losses by expense category; (iii) gross payroll and workforce composition; (iv) benefit cost inflation, including increases to the statewide average weekly wage, and medical cost growth; and (v) regulatory developments that impact benefit cost and delivery. The Workers' Compensation Division determines and allocates workers' compensation costs to departments based upon actual claim benefit expenditures and an allocated share of overhead expenses for self-insurance administration. The City continues to develop and implement programs to lower or mitigate workers' compensation costs.

**NOTICE OF INTENTION TO SELL**  
**CITY AND COUNTY OF SAN FRANCISCO**  
**GENERAL OBLIGATION BONDS**

consisting of

\$[ ]\*  
**TAX-EXEMPT**  
**GENERAL OBLIGATION BONDS**  
**(HEALTH AND RECOVERY, 2020)**  
**SERIES 2025G-1**

\$[ ]\*  
**TAXABLE**  
**GENERAL OBLIGATION BONDS**  
**(HEALTH AND RECOVERY, 2020)**  
**SERIES 2025G-2**

NOTICE IS HEREBY GIVEN that the City and County of San Francisco (the “City”) intends to offer for public sale on [ ], 2025]:

at [ ] a.m.\*  
(California time)  
Series 2025G-1 Bonds

at [ ] a.m.\*  
(California time)  
Series 2025G-2 Bonds

by electronic bids through S&P Global’s BiDCOMP™/PARITY® Competitive Bidding System (“Parity”). The Series 2025G-1 Bonds and the Series 2025G-2 Bonds are referred to collectively herein as the “Bonds.”

The City reserves the right to postpone or cancel the sale of the Bonds or any series thereof to change the terms thereof upon notice given through Thomson Reuters and Bloomberg Business News (collectively, the “News Services”) and/or Parity. If no bid is awarded for any series of the Bonds, the City may reschedule the sale of such series of the Bonds to another date or time by providing notification through Parity and/or the News Services.

The Bonds will be offered for public sale subject to the terms and conditions of the Official Notice of Sale, dated on or around [ ], 2025] (the “Official Notice of Sale”) relating to the Bonds. Additional information regarding the proposed sale of the Bonds, including copies of the Preliminary Official Statement for the Bonds, dated on or around [ ], 2025] (the “Preliminary Official Statement”), and the Official Notice of Sale, are expected to be available electronically at [Printer] ([Printer Website]) on or around [ ], 2025], and may also be obtained electronically from the City’s Municipal Advisor: Fieldman, Rolapp & Associates, Inc., 19900 MacArthur Blvd., Suite 1100, Irvine, California, attention: Un Chu Reardon, phone: (415) 933-0968, email: ureardon@fieldman.com. Failure of any bidder to receive such notice shall not affect the legality of the sale.

Other than with respect to postponement or cancellation as described above, the City reserves the right to modify or amend the Official Notice of Sale in any respect, as more fully described in the Official Notice of Sale; provided, that any such modification or amendment will be communicated to potential bidders through Parity and/or the News Services not later than 1:00 p.m. (California time) on the business day preceding the date for receiving bids for the Bonds or as otherwise described in the Official Notice of

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\* Preliminary, subject to change.

Sale. Failure of any potential bidder to receive notice of any modification or amendment will not affect the sufficiency of any such notice or the legality of the sale. The City reserves the right, in its sole discretion, to reject any and all bids and to waive any irregularity or informality in any bid which does not materially affect such bid or change the ranking of the bids.

Dated: [\_\_\_\_\_, 2025]



**OFFICIAL NOTICE OF SALE**

**CITY AND COUNTY OF SAN FRANCISCO  
GENERAL OBLIGATION BONDS**

consisting of

**\$[\_\_\_\_]\*  
TAX-EXEMPT  
GENERAL OBLIGATION BONDS  
(HEALTH AND RECOVERY, 2020)  
SERIES 2025G-1**

**\$[\_\_\_\_]\*  
TAXABLE  
GENERAL OBLIGATION BONDS  
(HEALTH AND RECOVERY, 2020)  
SERIES 2025G-2**

The City and County of San Francisco will receive electronic bids for the above-referenced Bonds at the place and up to the time specified below:

SALE DATE: [\_\_\_\_], [2025]\*  
(Subject to postponement, cancellation, modification or amendment in accordance with this Official Notice of Sale)

TIME: [\_\_\_\_] a.m., \* California time for the Series 2025G-1 Bonds  
[\_\_\_\_] a.m., \* California time for the Series 2025G-2 Bonds

PLACE: S&P Global's BiDCOMP™/PARITY® Competitive Bidding System at <https://newissue.muni.spglobal.com>

DELIVERY DATE: [\_\_\_\_], [2025]\*

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\* Preliminary, subject to change.

**OFFICIAL NOTICE OF SALE**  
**CITY AND COUNTY OF SAN FRANCISCO**  
**GENERAL OBLIGATION BONDS**

consisting of

\$[\_\_\_\_]\*  
**TAX-EXEMPT**  
**GENERAL OBLIGATION BONDS**  
**(HEALTH AND RECOVERY, 2020)**  
**SERIES 2025G-1**

\$[\_\_\_\_]\*  
**TAXABLE**  
**GENERAL OBLIGATION BONDS**  
**(HEALTH AND RECOVERY, 2020)**  
**SERIES 2025G-2**

NOTICE IS HEREBY GIVEN that electronic bids will be received in the manner described herein through the S&P Global's BiDCOMP™/PARITY® Competitive Bidding System ("Parity") at <https://newissue.muni.spglobal.com> for the purchase of all, but not less than all, of the above-captioned General Obligation Bonds (collectively, the "**Bonds**" and individually each series thereof, a "**Series**") of the City and County of San Francisco ("**City**") as more particularly described herein. Bidding procedures and sale terms are as follows:

**Issue:** The Bonds of each Series are described in the City's Preliminary Official Statement for the Bonds dated [\_\_\_\_\_, 2025]\* (the "**Preliminary Official Statement**").

**Time:** Bids for the Series 2025G-1 Bonds (the "**Tax-Exempt Bonds**") must be received electronically by [\_\_:\_\_] a.m., California time, on [\_\_\_\_\_, 2025] (subject to postponement or cancellation in accordance with this Official Notice of Sale).

Bids for the Series 2025G-2 Bonds (the "**Taxable Bonds**") must be received electronically by [\_\_:\_\_] a.m., California time, on [\_\_\_\_\_, 2025] (subject to postponement or cancellation in accordance with this Official Notice of Sale).

**Place:** Bidders may submit electronic bids only in the manner and subject to the terms and conditions described under "TERMS OF SALE - Form of Bids; Delivery of Bids" below, but no bid will be received after the time for receiving bids specified above.

**THE RECEIPT OF BIDS FOR THE BONDS OR ANY SERIES THEREOF ON [\_\_\_\_\_, 2025], MAY BE POSTPONED OR CANCELLED AT OR PRIOR TO THE TIME BIDS ARE TO BE RECEIVED. NOTICE OF SUCH POSTPONEMENT OR CANCELLATION WILL BE COMMUNICATED BY THE CITY THROUGH THOMSON REUTERS AND/OR BLOOMBERG BUSINESS NEWS (COLLECTIVELY, THE "NEWS SERVICES") AND/OR PARITY (AS DESCRIBED IN "TERMS OF SALE - FORM OF**

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\* Preliminary, subject to change.

**BIDS; DELIVERY OF BIDS” BELOW) AS SOON AS PRACTICABLE FOLLOWING SUCH POSTPONEMENT OR CANCELLATION.** Notice of the new date and time for receipt of bids shall be given through Parity and/or the News Services as soon as practicable following a postponement and no later than 1:00 P.M., California time, on the business day preceding the new date for receiving bids.

As an accommodation to bidders, notice of such postponement and of the new sale date and time will be given to any bidder requesting such notice from:

Fieldman, Rolapp & Associates, Inc.  
19900 MacArthur Blvd., Suite 1100  
Irvine, California, 92612-2433  
Attention: Un Chu Reardon  
Telephone: (415) 933-0968  
Email: ureardon@fieldman.com

(the “**Municipal Advisor**”), provided, however, that failure of any bidder to receive such supplemental notice shall not affect the sufficiency of any such notice or the legality of the sale. See “TERMS OF SALE - Postponement or Cancellation of Sale.”

The City reserves the right to modify or amend this Official Notice of Sale in any respect, including, without limitation, increasing or decreasing the principal amount of any maturity [or mandatory sinking fund payment] for any Series of the Bonds and adding or deleting maturity dates [and mandatory sinking fund payment dates, along with corresponding principal amounts with respect thereto]; provided, that any such modification or amendment will be communicated to potential bidders through the News Services and/or Parity not later than 1:00 p.m., California time, on the business day preceding the date for receiving bids. Failure of any potential bidder to receive notice of any modification or amendment will not affect the sufficiency of any such notice or the legality of the sale. Bidders are required to bid upon the Bonds as so modified or amended. See “TERMS OF SALE - Right to Modify or Amend.”

Bidders are referred to the Preliminary Official Statement for additional information regarding the City, the Bonds, the security for the Bonds and other matters. See “CLOSING PROCEDURES AND DOCUMENTS - Official Statement.” Capitalized terms used and not defined in this Official Notice of Sale shall have the meanings ascribed to them in the Preliminary Official Statement.

This Official Notice of Sale will be submitted for posting to Parity (as described in “TERMS OF SALE – Form of Bids; Delivery of Bids” below). In the event the summary of the terms of sale of the Bonds posted on Parity conflicts in any respect with this Official Notice of Sale in any respect, the terms of this Official Notice of Sale shall control, unless a notice of an amendment is given as described herein.

## **TERMS RELATING TO THE BONDS**

**THE AUTHORITY FOR THE ISSUANCE, THE PURPOSES, PAYMENT OF PRINCIPAL AND INTEREST, REDEMPTION AND DEFEASANCE OF THE BONDS, THE SOURCES AND USES OF FUNDS, THE SECURITY AND SOURCES OF**

**PAYMENT, AND FORM OF LEGAL OPINIONS OF CO-BOND COUNSEL, AND CERTAIN OTHER INFORMATION REGARDING THE BONDS ARE PRESENTED IN THE PRELIMINARY OFFICIAL STATEMENT, WHICH EACH BIDDER IS DEEMED TO HAVE OBTAINED AND REVIEWED PRIOR TO BIDDING FOR THE BONDS. THIS OFFICIAL NOTICE OF SALE GOVERNS ONLY THE TERMS OF SALE, BIDDING, AWARD AND CLOSING PROCEDURES FOR THE BONDS. THE DESCRIPTION OF THE BONDS CONTAINED IN THIS OFFICIAL NOTICE OF SALE IS QUALIFIED IN ALL RESPECTS BY THE DESCRIPTION OF THE BONDS CONTAINED IN THE PRELIMINARY OFFICIAL STATEMENT.**

Issue. Each Series of the Bonds will be issued as fully registered bonds without coupons in book-entry form in denominations of \$5,000 or any integral multiple of that amount, as designated by the winning bidder of such Series of the Bonds (each, a “**Purchaser**”). The Bonds will be dated their date of delivery, which is expected to be [\_\_\_\_\_, 2025]\*. If the sale is postponed, notice of the new date of the sale will also set forth the new expected date of delivery of the Bonds.

Book-Entry Only. The Bonds will be registered in the name of a nominee of The Depository Trust Company (“**DTC**”), New York, New York. DTC will act as securities depository for the Bonds. Individual purchases of the Bonds will be made in book-entry form only, and the Purchaser will not receive certificates representing its interest in the Bonds purchased. As of the date of award of the Bonds, the Purchaser must either participate in DTC or must clear through or maintain a custodial relationship with an entity that participates in DTC.

Interest Rates and Bid Constraints. Interest on the Bonds will be payable on [December 15, 2025], and semiannually thereafter on June 15 and December 15 of each year (each an “**Interest Payment Date**”). Interest shall be calculated on the basis of a 360-day year comprised of twelve 30-day months from the dated date of the Bonds. Bidders may specify any number of separate rates, and the same rate or rates may be repeated as often as desired, provided:

- (i) each interest rate specified in any bid for the Bonds must be a multiple of [one-eighth] or [one-twentieth] of one percent ( $[1/8]$  or  $[1/20]$  of 1%) per annum;
- (ii) the maximum interest rate bid for any maturity shall not exceed [\_\_\_\_\_] % per annum;
- (iii) no Bond shall bear a zero rate of interest;
- (iv) each Bond shall bear interest from its dated date to its stated maturity date at the single rate of interest specified in the bid;
- (v) all Bonds maturing at any one time shall bear the same rate of interest;
- (vi) the purchase price bid (calculated as principal, plus original issue premium or minus original issue discount, if any, minus the bidder’s compensation) shall not be less than 100%.

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\* Preliminary; subject to change.

See the Preliminary Official Statement – “THE BONDS – Payment of Interest and Principal.”

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Principal Payments of the Tax-Exempt Bonds. Subject to the City’s right to modify or amend this Official Notice of Sale (see “TERMS OF SALE - Right to Modify or Amend”), and to adjustment as provided in this Official Notice of Sale (see “—Adjustment of Principal Payments”), the principal amount of the serial maturity [or mandatory sinking fund payment] for the Tax-Exempt Bonds in each year is as follows:

<b>Maturity Date ([June 15])</b>	<b>Principal Amount*</b>
<input type="text"/>	<input type="text"/>
TOTAL	

Principal Payments of the Taxable Bonds. Subject to the City’s right to modify or amend this Official Notice of Sale (see “TERMS OF SALE - Right to Modify or Amend”), and to adjustment as provided in this Official Notice of Sale (see “—Adjustment of Principal Payments”), the principal amount of the serial maturity [or mandatory sinking fund payment] for the Taxable Bonds in each year is as follows:

<b>Maturity Date ([June 15])</b>	<b>Principal Amount*</b>
<input type="text"/>	<input type="text"/>
TOTAL	

Adjustment of Principal Payments. The principal amounts set forth in this Official Notice of Sale reflect certain estimates of the City with respect to the likely interest rates of the winning bid and the premium, if any, contained in the winning bid. **The City reserves the right to change the principal payment schedule set forth above for a Series of the Bonds after the determination of the winning bidder therefor, by adjusting one or more of the principal payments of such Series of Bonds, in increments of \$5,000, or eliminating maturities in their entirety, as determined in the sole discretion of the City. Any such adjustment of principal payments with respect to a Series of Bonds shall be based on the schedule of principal payments provided by the City to be used as the basis of bids for such Series of Bonds. Any such adjustment will not change the average per Bond dollar amount of the underwriter’s discount. Any such adjustment will be communicated to the winning bidder within 24 hours after receipt of such bid by the City. In the event of any such adjustment, no rebidding or recalculation of the bids submitted will be required or permitted and no winning bid may be withdrawn.**

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\* Preliminary; subject to change.

See also “TERMS OF SALE - Right to Modify or Amend” regarding the City’s right to modify or amend this Official Notice of Sale in any respect including, without limitation, increasing or decreasing the principal amount of any serial maturity or mandatory sinking fund payment for any Series of Bonds and adding or deleting serial or term maturity and mandatory sinking fund payment dates, along with corresponding principal amounts with respect thereto.

**A BIDDER AWARDED A SERIES OF BONDS BY THE CITY WILL NOT BE PERMITTED TO WITHDRAW ITS BID, CHANGE THE INTEREST RATES IN ITS BID OR THE REOFFERING PRICES IN ITS ISSUE PRICE CERTIFICATE AS A RESULT OF ANY CHANGES MADE TO THE PRINCIPAL PAYMENTS OF SUCH BONDS IN ACCORDANCE WITH THIS OFFICIAL NOTICE OF SALE.**

[Redemption.

(i) Optional Redemption of the Tax-Exempt Bonds. The Tax-Exempt Bonds maturing on or before June 15, [20\_\_] are not subject to optional redemption prior to their respective stated maturity dates. The Tax-Exempt Bonds maturing on or after June 15, [20\_\_] shall be subject to optional redemption prior to their respective stated maturity dates, at the option of the City, from any source of available funds, as a whole or in part, on any date, in each case on or after June 15, [20\_\_], at a redemption price equal to the principal amount of the Tax-Exempt Bonds redeemed, together with, in each case, accrued interest to the date fixed for redemption, without premium.

(ii) Optional Redemption of the Taxable Bonds. The Taxable Bonds maturing on or before June 15, [20\_\_] are not subject to optional redemption prior to their respective stated maturity dates. The Taxable Bonds maturing on or after June 15, [20\_\_] shall be subject to optional redemption prior to their respective stated maturity dates, at the option of the City, from any source of available funds, as a whole or in part, on any date, in each case on or after June 15, [20\_\_], at a redemption price equal to the principal amount of the Taxable Bonds redeemed, together with, in each case, accrued interest to the date fixed for redemption, without premium.

For additional information related to optional redemption of the Bonds, refer to the definitions under “THE BONDS - Redemption - *Optional Redemption*” in the Preliminary Official Statement.

(ii) Mandatory Redemption of the Tax-Exempt Bonds. The Tax-Exempt Bonds maturing on June 15, [20\_\_] will be subject to mandatory sinking fund redemption prior to their stated maturity date, on each June 15, as shown in the table below, at a redemption price equal to the principal amount thereof plus accrued interest thereon, without premium.

<b>Mandatory Sinking Fund Redemption Date ([June 15])</b>	<b>Sinking Fund Payment Principal Amount*</b>
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[ ]

[ ]

TOTAL

(iii) Mandatory Redemption of the Taxable Bonds. The Taxable Bonds maturing on June 15, [20\_\_] will be subject to mandatory sinking fund redemption prior to their stated maturity date, on each June 15, as shown in the table below, at a redemption price equal to the principal amount thereof plus accrued interest thereon, without premium.

<b>Mandatory Sinking Fund Redemption Date ([June 15])</b>	<b>Sinking Fund Payment Principal Amount*</b>
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[ ]

[ ]

TOTAL

See the Preliminary Official Statement – “THE BONDS - Redemption - *Mandatory Redemption.*”]

Legal Opinions and Tax Matters. Upon delivery of the Bonds, Norton Rose Fulbright US LLP and Husch Blackwell LLP, Co-Bond Counsel to the City (“**Co-Bond Counsel**”), will deliver their respective legal opinions as to the validity, enforceability and tax status of the Bonds.

A complete copy of the proposed form of each opinion of Co-Bond Counsel is set forth in Appendix [ ] to the Preliminary Official Statement. Copies of the opinions of Co-Bond Counsel will be furnished to the Purchaser upon delivery of the Bonds.

See the Preliminary Official Statement – “TAX MATTERS.”

## **TERMS OF SALE**

Par and Premium Bids; No Net Discount Bids. All bids for each Series of the Bonds shall be for par or more; no net discount bids for any Series of Bonds will be accepted. No bid submitted at a price less than the aggregate par value of a Series of Bonds will be considered. Individual maturities of any Series of Bonds may be reoffered at par, a premium or a discount.

Form of Bids; Delivery of Bids. Each bid for a Series of Bonds must be: (1) for not less than all of a Series of Bonds offered for sale; (2) unconditional; and (3) submitted via Parity. Bids must conform to the procedures established by Parity. All bids will be deemed to incorporate all



of the terms of this Official Notice of Sale. The submission of a bid electronically via Parity shall constitute and be deemed the bidder's signature on the bid for the purchase of the Bonds.

**If the sale of a Series of Bonds is canceled or postponed, any bids received prior to such cancellation or postponement shall be rejected. No bid submitted to the City shall be subject to withdrawal or modification by the bidder. No bid will be accepted after the time for receiving bids. The City retains absolute discretion to determine whether any bidder is a responsible bidder and whether any bid is timely, legible and complete and conforms to this Official Notice of Sale. The City takes no responsibility for informing any bidder prior to the time for receiving bids that its bid is incomplete, illegible or nonconforming with this Official Notice of Sale or has not been received.**

Bids will be received exclusively through Parity in accordance with this Official Notice of Sale. For further information about Parity, potential bidders may contact the Municipal Advisor at the number provided above or Parity at [(212) 404-8107].

Warnings Regarding Electronic Bids. None of the City, the City Attorney, the Municipal Advisor or Co-Bond Counsel assumes any responsibility for any error contained in any bid submitted electronically or for failure of any bid to be transmitted, received or opened by the time for receiving bids, and each bidder expressly assumes the risk of any incomplete, illegible, untimely or nonconforming bid submitted by electronic transmission by such bidder.

When a bidder submits an electronic bid for a Series of Bonds through Parity, such bidder thereby agrees to the following terms and conditions: (1) if any provision in this Official Notice of Sale with respect to the Bonds conflicts with information or terms provided or required by Parity, this Official Notice of Sale, including any amendments or modifications issued through Parity and/or the News Services, will control; (2) each bidder will be solely responsible for making necessary arrangements to access Parity for purposes of submitting its bid in a timely manner and in compliance with the requirements of this Official Notice of Sale; (3) the City will not have any duty or obligation to provide or assure access to Parity to any bidder, and the City will not be responsible for proper operation of, or have any liability for, any delays, interruptions or damages caused by use of Parity or any incomplete, inaccurate or untimely bid submitted by any bidder through Parity; (4) the City is permitting use of Parity as a communication mechanism, and not as an agent of the City, to facilitate the submission of electronic bids for the Bonds; Parity is acting as an independent contractor, and is not acting for or on behalf of the City; (5) the City is not responsible for ensuring or verifying bidder compliance with any procedures established by Parity; and (6) the City may regard the electronic transmission of a bid through Parity (including information regarding the purchase price for a Series of Bonds or the interest rates for any maturity of the Bonds) as though the information were submitted and executed on the bidder's behalf by a duly authorized signatory.

Process of Award. The City will take final action awarding each Series of Bonds or rejecting all bids for a Series of Bonds not later than thirty (30) hours after the time for receipt of bids, unless such time period is waived by the winning bidder.

The following five (5) steps constitute the City's process for a final award of each Series of Bonds:

(1) The Municipal Advisor, on behalf of the City, will give a verbal notice of award of the Bonds to the apparent winning bidder (“**Apparent Winning Bidder**”) to be determined as described below under “–Basis of Award;”

(2) Such Apparent Winning Bidder shall, promptly after such verbal award, but no later than one hour after the City has given notice of such verbal award, provide in writing (through email or fax) to the City (in c/o its Municipal Advisor and to the Director of the Office of Public Finance of the Office of the City Controller (the “**Office of Public Finance**”) at the fax and/or email addresses provided for such purpose) a signed copy of their bid;

(3) The Apparent Winning Bidder shall provide the Good Faith Deposit, as described under “–Good Faith Deposit;”

(4) The Municipal Advisor will fax or email to the Apparent Winning Bidder confirmation of the final principal amortization schedule and purchase price for the Bonds, after adjustments, if any, are made, as described under “TERMS RELATING TO THE BONDS - Adjustment of Principal Payments;” and

(5) The City will fax or email to the Apparent Winning Bidder its written final award (a “**Certificate of Award**”).

Upon completion of the steps described above, the Apparent Winning Bidder will be deemed the Purchaser of the Series of Bonds and will be contractually bound by the terms of this Official Notice of Sale to purchase the Bonds, which contract shall consist of: (a) this Official Notice of Sale; (b) the bid transmitted electronically by the bidder through Parity; and (c) the Certificate of Award.

Basis of Award. Unless all bids are rejected, each Series of the Bonds will be awarded to the responsible bidder who submits a conforming bid that represents the lowest true interest cost to the City. The true interest cost will be that nominal interest rate that, when compounded semiannually and applied to discount all payments of principal and interest payable on such Series of Bonds to the dated date of such Series of Bonds results in an amount equal to the principal amount of such Series of Bonds plus the amount of any premium. [For the purpose of calculating the true interest cost, mandatory sinking fund payments for any term Bonds specified by a bidder will be treated as Bonds maturing on the dates of such mandatory sinking fund payment.] In the event that two or more bidders offer bids for a Series of Bonds at the same true interest cost, the City will determine by lot which bidder will be awarded such Series of Bonds. Bid evaluations or rankings made by Parity are not binding on the City.

Estimate of True Interest Cost. Each bidder is requested, but not required, to supply an estimate of the true interest cost based upon its bid, which will be considered as informative only and not binding on either the bidder or the City.

Multiple Bids. In the event multiple bids with respect to a Series of the Bonds are received from a single bidder by any means or combination thereof, the City shall be entitled to accept the bid representing the lowest true interest cost to the City, and each bidder agrees by submitting multiple bids to be bound by the bid representing the lowest true interest cost to the City.

Good Faith Deposit. To secure the City from any loss resulting from the failure of the Apparent Winning Bidder to comply with the terms of its bid, each Apparent Winning Bidder for the Bonds must provide to the City a good faith deposit in the amount of: (i) for the Tax-Exempt Bonds, [\$ \_\_\_\_\_], and (ii) for the Taxable Bonds, [\$ \_\_\_\_\_] (each, a “**Good Faith Deposit**”).

Upon the determination by the City of the Apparent Winning Bidder of a Series of Bonds, the Municipal Advisor will (i) provide to the Apparent Winning Bidder of such Series the wire transfer information and (ii) request the Apparent Winning Bidder to immediately wire the Good Faith Deposit to the City. No later than ninety (90) minutes after the time the Municipal Advisor requests the Apparent Winning Bidder to wire the Good Faith Deposit to the City, the Apparent Winning Bidder of such Series of the Bonds must wire the applicable Good Faith Deposit to the City and provide the Federal wire reference number of such Good Faith Deposit to the Municipal Advisor. In the event that the Apparent Winning Bidder does not wire the Good Faith Deposit to the City or does not provide the Federal wire reference number of such Good Faith Deposit to the Municipal Advisor within the time specified above, the City may reject the bid of the Apparent Winning Bidder and award such Series of Bonds to a responsible bidder that submitted a conforming bid that represents the next lowest true interest cost to the City.

No interest will be paid upon the Good Faith Deposit made by any bidder. The Good Faith Deposit of each Purchaser will immediately become the property of the City. The Good Faith Deposit will be held and invested for the exclusive benefit of the City. The Good Faith Deposit, without interest thereon, will be credited against the purchase price of the Series of Bonds purchased by such Purchaser at the time of delivery thereof.

If the purchase price is not paid in full upon tender of a Series of Bonds, the City shall retain the applicable Good Faith Deposit and the Purchaser will have no right in or to such Bonds or to the recovery of its Good Faith Deposit, or to any allowance or credit by reason of such deposit, unless it shall appear that such Series of Bonds would not be validly delivered to the Purchaser in the form and manner proposed, except pursuant to a right of cancellation. See “CLOSING PROCEDURES AND DOCUMENTS - Right of Cancellation.” In the event of nonpayment for such Series of Bonds by a winning bidder, the City reserves any and all rights granted by law to recover the full purchase price of such Series of Bonds and, in addition, any damages suffered by the City.

Reoffering Prices, Establishment of Issue Price and Issue Price Certificate (Hold-the-Offering-Price Rule Will Apply if Competitive Sale Requirements Are Not Satisfied).

(a) The Purchaser for the Tax-Exempt Bonds shall assist the City in establishing the issue price of the Tax-Exempt Bonds and shall execute and deliver to the City at Closing an “issue price” or similar certificate setting forth the reasonably expected initial offering price to the public, together with the supporting pricing wires or equivalent communications, substantially in the form attached hereto as Exhibit A, with such modifications as may be appropriate or necessary, in the reasonable judgment of the Purchaser, the City and Co-Bond Counsel.

(b) The City intends that Treasury Regulation Sections 1.148-1(f)(3)(i) (providing a special rule for competitive sales for purposes of establishing the issue price of the Bonds) will apply to the initial sale of the Tax-Exempt Bonds (the “**competitive sale requirements**”) because:

- (1) the City shall disseminate this Official Notice of Sale to potential underwriters in a manner that is reasonably designed to reach potential underwriters;
- (2) all bidders shall have an equal opportunity to bid;
- (3) the City may receive bids for the Tax-Exempt Bonds from at least three underwriters of municipal bonds who have established industry reputations for underwriting new issuances of municipal bonds; and
- (4) the City anticipates awarding the sale of the Tax-Exempt Bonds to the bidder who submits a firm offer to purchase the Tax-Exempt Bonds at the highest price (or lowest interest cost), as set forth in this Official Notice of Sale.

Any bid submitted pursuant to this Official Notice of Sale shall be considered a firm offer for the purchase of the Tax-Exempt Bonds as specified in the bid.

(c) If the competitive sale requirements are not satisfied with respect to the Tax-Exempt Bonds, the City shall so advise the winning bidder. In such event, the City intends to treat the initial offering price to the public as of the sale date of each maturity of the Tax-Exempt Bonds as the issue price of that maturity (“**hold-the-offering-price rule**”). The City shall promptly advise the winning bidder, at or before the time of award of the Tax-Exempt Bonds, if the competitive sale requirements were not satisfied, in which case the hold-the-offering-price rule shall apply to the Tax-Exempt Bonds. Bids will not be subject to cancellation in the event that the competitive sale requirements are not satisfied and the hold-the-offering-price rule applies.

(d) By submitting a bid for the Tax-Exempt Bonds, the winning bidder shall (i) confirm that the underwriters have offered or will offer the Tax-Exempt Bonds to the public on or before the date of award at the offering price or prices (“**initial offering price**”), or at the corresponding yield or yields, set forth in the bid submitted by the winning bidder and (ii) agree, on behalf of the underwriters participating in the purchase of the Tax-Exempt Bonds, that the underwriters will neither offer nor sell unsold Tax-Exempt Bonds of any maturity to which the hold-the-offering-price rule shall apply to any person at a price that is higher than the initial offering price to the public during the period starting on the sale date and ending on the earlier of the following:

- (1) the close of the fifth (5<sup>th</sup>) business day after the sale date; or
- (2) the date on which the underwriters have sold at least 10% of that maturity of the Tax-Exempt Bonds to the public at a price that is no higher than the initial offering price to the public.

The winning bidder shall promptly advise the City when the underwriters have sold 10% of that maturity of the Tax-Exempt Bonds to the public at a price that is no higher than such maturity’s initial offering price to the public, if that occurs prior to the close of the fifth (5<sup>th</sup>) business day after the sale date.

(e) The City acknowledges that, in making the representations set forth above, the winning bidder will rely on (i) the agreement of each underwriter to comply with the hold-the-offering-price rule, as set forth in an agreement among underwriters and the related pricing wires, (ii) in the event a selling group has been created in connection with the initial sale of such Tax-Exempt Bonds to the public, the agreement of each dealer who is a member of the selling group to comply with the hold-the-offering-price rule, as set forth in a selling group agreement and the related pricing wires, and (iii) in the event that an underwriter is a party to a retail or other third-party distribution agreement that was employed in connection with the initial sale of such Tax-Exempt Bonds to the public, the agreement of each broker-dealer that is a party to such agreement to comply with the hold-the-offering-price rule, as set forth in the retail or other third-party distribution agreement and the related pricing wires. The City further acknowledges that each underwriter shall be solely liable for its failure to comply with its agreement regarding the hold-the-offering-price rule and that no underwriter shall be liable for the failure of any other underwriter, or of any dealer who is a member of a selling group, or of any broker-dealer that is a party to a retail or other third-party distribution agreement to comply with its corresponding agreement regarding the hold-the-offering-price rule as applicable to one or more maturities of the Tax-Exempt Bonds.

(f) By submitting a bid for the Tax-Exempt Bonds, each bidder confirms that: (i) any agreement among underwriters, any selling group agreement and each retail or other third-party distribution agreement (to which the bidder is a party) relating to the initial sale of such Tax-Exempt Bonds to the public, together with the related pricing wires, contains or will contain language obligating each underwriter, each dealer who is a member of the selling group, and each broker-dealer that is a party to such retail or other third-party distribution agreement, as applicable, to (A) report the prices at which it sells to the public the unsold Tax-Exempt Bonds of each maturity allotted to it and subject to the hold-the-offering-price rule until it is notified by the winning bidder that the hold-the-offering-price rule no longer applies to such maturity and (B) comply with the hold-the-offering-price rule, if applicable, in each case if and for so long as directed by the winning bidder and as set forth in the related pricing wires, and (ii) any agreement among underwriters relating to the initial sale of such Tax-Exempt Bonds to the public, together with the related pricing wires, contains or will contain language obligating each underwriter that is a party to a retail or other third-party distribution agreement to be employed in connection with the initial sale of the Tax-Exempt Bonds to the public to require each broker-dealer that is a party to such retail or other third-party distribution agreement to (A) report the prices at which it sells to the public the unsold Tax-Exempt Bonds of each maturity allotted to it and subject to the hold-the-offering-price rule until it is notified by the winning bidder or such underwriter that the hold-the-offering-price rule no longer applies to such maturity and (B) comply with the hold-the-offering-price rule, if applicable, in each case if and for so long as directed by the winning bidder or such underwriter and as set forth in the related pricing wires.

(g) Sales of any Tax-Exempt Bonds to any person that is a related party to an underwriter shall not constitute sales to the public for purposes of this Official Notice of Sale. Further, for purposes of this Official Notice of Sale:

- (i) “**public**” means any person other than an underwriter or a related party,

- (ii) “**underwriter**” means (A) any person that agrees pursuant to a written contract with the City (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Tax-Exempt Bonds to the public and (B) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (A) to participate in the initial sale of the Tax-Exempt Bonds to the public (including a member of a selling group or a party to a retail or other third-party distribution agreement participating in the initial sale of the Tax-Exempt Bonds to the public),
- (iii) a purchaser of any of the Tax-Exempt Bonds is a “**related party**” to an underwriter if the underwriter and the purchaser are subject, directly or indirectly, to (i) more than 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (ii) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (iii) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other), and
- (iv) “**sale date**” means the date that the Tax-Exempt Bonds are awarded by the City to the winning bidder.

Right of Rejection and Waiver of Irregularity. The City reserves the right, in its sole discretion, to reject any and all bids and to waive any irregularity or informality in any bid which does not materially affect such bid or change the ranking of the bids.

Right to Modify or Amend. Other than with respect to postponement or cancellation as described in this Official Notice of Sale, and in addition to the City’s right to adjust the principal payment amounts of the Bonds as provided in “TERMS RELATING TO THE BONDS - Adjustment of Principal Payments” the City reserves the right to modify or amend this Official Notice of Sale in any respect including, without limitation, increasing or decreasing the principal amount of any serial maturity or mandatory sinking fund payment for any Series of Bonds and adding or deleting serial or term maturity and mandatory sinking fund payment dates, along with corresponding principal amounts with respect thereto; provided, that, subject to the terms of this Official Notice of Sale (see “TERMS RELATING TO THE BONDS - Adjustment of Principal Payments”) any such modification or amendment will be communicated to potential bidders through Parity and/or the News Services not later than 1:00 p.m., California time, on the business day preceding the date for receiving bids. Failure of any potential bidder to receive notice of any modification or amendment will not affect the sufficiency of any such notice or the legality of the sale.

Postponement or Cancellation of Sale. The City may postpone or cancel the sale of any or all Series of the Bonds at or prior to the time for receiving bids. Notice of such postponement or cancellation shall be given through Parity and/or the News Services as soon as practicable

following such postponement or cancellation. If a sale is postponed, notice of a new sale date will be given through Parity and/or the News Services as soon as practicable following a postponement and no later than 1:00 p.m., California time, on the business day preceding the new date for receiving bids. Failure of any potential bidder to receive notice of postponement or cancellation will not affect the sufficiency of any such notice.

Prompt Award. The Office of Public Finance will take official action awarding the Bonds or rejecting all bids with respect to the Bonds not later than thirty (30) hours after the time for receipt of bids for each Series of Bonds, unless such time period is waived by the applicable Purchaser.

Equal Opportunity. Pursuant to the spirit and intent of the City's Local Business Enterprise ("LBE") Ordinance, Chapter 14B of the Administrative Code of the City, the City strongly encourages the inclusion of Local Business Enterprises certified by the San Francisco Human Rights Commission in prospective bidding syndicates. A list of certified LBEs may be obtained from the San Francisco Human Rights Commission, 25 Van Ness Avenue, Room 800, San Francisco, California 94102; telephone: (415) 252-2500.

Sales Outside of the United States. The Purchaser must undertake responsibility for compliance with any laws or regulations of any foreign jurisdiction in connection with any sale of the Bonds to persons outside the United States.

Insurance. No bids with municipal bond insurance will be accepted.

## **CLOSING PROCEDURES AND DOCUMENTS**

Delivery and Payment. **Delivery of the Bonds will be made through the facilities of DTC in New York, New York, and is presently expected to take place on or about [\_\_\_\_, 2025]\*.** Payment for the delivery of each Series of Bonds shall be coordinated through the Controller's Office of Public Finance of the City, in San Francisco, California, or at such other place as may be mutually agreed upon by the City and the Purchaser. Such payment and delivery is called the "**Closing**." Payment for the Bonds (including any premium) must be made at the time of delivery in immediately available funds to the City Treasurer. Any expense for making payment in immediately available funds shall be borne by the applicable Purchaser. The City will deliver to the Purchaser of each Series of Bonds, dated as of the delivery date, the legal opinions with respect to the Bonds described in Appendix [\_\_] to the Preliminary Official Statement.

Qualification for Sale. The City will furnish such information and take such action not inconsistent with law as a Purchaser may request and the City may deem necessary or appropriate to qualify the Bonds for offer and sale under the Blue Sky or other securities laws and regulations of such states and other jurisdictions of the United States of America as may be designated by the Purchaser; provided, that the City will not execute a general or special consent to service of process or qualify to do business in connection with such qualification or determination in any jurisdiction. By submitting its bid for a Series of Bonds, the Purchaser assumes all responsibility for qualifying the Bonds for offer and sale under the Blue Sky or other securities laws and regulations of the states and jurisdictions in which the Purchaser offers or sells the Bonds, including the payment of

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\* Preliminary; subject to change.

fees for such qualification. Under no circumstances may the Bonds be sold or offered for sale or any solicitation of an offer to buy the Bonds be made in any jurisdiction in which such sale, offer or solicitation would be unlawful under the securities laws of the jurisdiction.

No Litigation. The City will deliver a certificate stating that no litigation of any nature is pending, or to the knowledge of the officer of the City executing such certificate, threatened, restraining or enjoining the sale, issuance or delivery of the Bonds or any part thereof, or the entering into or performance of any obligation of the City, or concerning the validity of the Bonds, the ability of the City to levy and collect the *ad valorem* tax required to pay debt service on the Bonds, the corporate existence or the boundaries of the City, or the entitlement of any officers of the City who will execute the Bonds to their respective offices.

Right of Cancellation. A Purchaser will have the right, at its option, to cancel this contract if the City fails to execute the purchased Bonds and tender the same for delivery within thirty (30) days from the sale date, and in such event the Purchaser will be entitled only to the return of the Good Faith Deposit, without interest thereon.

CUSIP Numbers. The Municipal Advisor will timely apply for CUSIP numbers with respect to the Bonds as required by Municipal Securities Rulemaking Board's Rule G-34. The Purchaser will be responsible for the cost of assignment of such CUSIP numbers and any CUSIP Service Bureau charges related to the Bonds awarded to such Purchaser. The Purchaser shall also notify the CUSIP Service Bureau as to the final structure of the Bonds awarded to such Purchaser.

It is anticipated that CUSIP numbers will be printed on the Bonds, but neither the failure to print such numbers on any Bond nor any error with respect thereto shall constitute cause for a failure or refusal by the Purchaser to accept delivery of and pay for such Bonds in accordance with the terms hereof.

CUSIP is a registered trademark of the American Bankers Association. CUSIP data is provided by CUSIP Global Services managed by S&P Global Market Intelligence on behalf of the American Bankers Association. CUSIP data is not intended to create a database and does not serve in any way as a substitute for the CUSIP Service. CUSIP numbers are provided for convenience of reference only. The City takes no responsibility for the accuracy of such CUSIP numbers. CUSIP numbers are provided only for the convenience of the Purchaser of each Series of Bonds.

Expenses of the Purchaser(s). CUSIP Service Bureau charges, California Debt and Investment Advisory Commission fees (under California Government Code Section 8856), Depository Trust Company charges and all other expenses of a Purchaser will be the responsibility of such Purchaser. Pursuant to Section 8856 of the California Government Code, the Purchaser must pay to the California Debt and Investment Advisory Commission, within sixty (60) days from the sale date, the statutory fee for the Bonds purchased.

Official Statement. Copies of the Preliminary Official Statement with respect to the Bonds will be furnished or electronically transmitted to any potential bidder through **[Printer]** or upon request to the Municipal Advisor. (The contact information for the Municipal Advisor is set forth above in this Official Notice of Sale.) In accordance with Rule 15c2-12 of the Securities and Exchange Commission, as amended ("**Rule 15c2-12**"), the City deems the Preliminary Official Statement final as of its date, except for the omission of certain information as permitted by Rule



15c2-12. Within seven (7) business days after the date of award of the Bonds, the Purchaser of each Series of Bonds will be furnished with a reasonable number of copies (not to exceed fifty (50)) of the final Official Statement (the “**Official Statement**”), without charge, for distribution in connection with the resale of the Bonds. The Purchaser of each Series of Bonds must notify the City in writing within two (2) days of the sale of the Bonds if such Purchaser requires additional copies of the Official Statement to comply with applicable regulations. The cost for such additional copies will be paid by the Purchaser requesting such copies.

By submitting a bid for a Series of Bonds, the Purchaser of the Series of Bonds agrees: (1) to disseminate to all members of the underwriting syndicate, if any, copies of the Official Statement, including any supplements; (2) to promptly file a copy of the Official Statement, including any supplements, with the Municipal Securities Rulemaking Board; and (3) to take any and all other actions necessary to comply with applicable Securities and Exchange Commission and Municipal Securities Rulemaking Board rules governing the offering, sale and delivery of such Series of Bonds to the Purchaser, including, without limitation, the delivery of the Official Statement, including any supplements, to each investor who purchases such Series of Bonds.

The form and content of the Official Statement is within the sole discretion of the City. The name of the Purchaser(s) of the Bonds will not appear on the cover of the Official Statement.

Certificate Regarding Official Statement. At the time of delivery of the Bonds, each Purchaser will receive a Certificate, signed by an authorized representative of the City, confirming to such Purchaser that (i) such authorized representative has determined that, to the best of such authorized representative’s knowledge and belief, the Official Statement (excluding reoffering information, information relating to The Depository Trust Company and its book-entry system, as to which no view will be expressed) did not as of its date, and does not as of the date of delivery of the Bonds, contain any untrue statement of a material fact or omit to state a material fact necessary in order to make the statements made therein, in the light of the circumstances under which they were made, not misleading, (ii) such authorized representative knows of no material adverse change in the condition or affairs of the City that would make it unreasonable for such Purchaser to rely upon the Official Statement in connection with the resale of the applicable Series of Bonds, and (iii) the City authorizes such Purchaser to distribute copies of the Official Statement in connection with the resale the Bonds.

Purchaser’s Certificate Concerning Official Statement. As a condition of delivery of each Series of the Bonds, the Purchaser of such Series of Bonds will be required to execute and deliver to the City, prior to the date of Closing, a certificate to the following effect:

- (i) The Purchaser has provided to the City the initial reoffering prices or yields on such Series of Bonds as printed in the Official Statement, and the Purchaser has made a bona fide offering of such Series of Bonds to the public at the prices and yields so shown.
- (ii) The Purchaser has not undertaken any responsibility for the contents of the final Official Statement. The Purchaser, in accordance with and as part of its responsibilities under the federal securities laws, has reviewed the information in the Official Statement and has not notified the City of the need to modify or supplement the Official Statement.

(iii) The foregoing statements will be true and correct as of the date of Closing.

Continuing Disclosure. In order to assist each Purchaser in complying with Rule 15c2-12, the City will undertake, pursuant to a Continuing Disclosure Certificate, to provide certain annual financial information, operating data and notices of the occurrence of certain events. A description of this undertaking is set forth in the Preliminary Official Statement and will also be set forth in the Official Statement.

Except as otherwise disclosed in the Preliminary Official Statement under the heading “CONTINUING DISCLOSURE,” for the past five years, the City has been in compliance in all material respects with its continuing disclosure obligations under Rule 15c2-12.

Additional Information. Prospective bidders should read the entire Preliminary Official Statement, copies of which may be obtained in electronic form at **[Printer]** at **[Printer Website]** or from the Municipal Advisor.

Dated: [\_\_\_\_\_].

**EXHIBIT A**

**[FORM OF ISSUE PRICE CERTIFICATE  
(IF 3 BIDS FROM COMPETITIVE PROVIDERS ARE RECEIVED)]**

**(TO BE DELIVERED BY THE PURCHASER AS DESCRIBED IN THE OFFICIAL  
NOTICE OF SALE)**

**\$[\_\_\_\_\_] \*  
CITY AND COUNTY OF SAN FRANCISCO  
TAX-EXEMPT  
GENERAL OBLIGATION BONDS  
(HEALTH AND RECOVERY, 2020)  
SERIES 2025G-1**

This certificate is being delivered by [Purchaser], the purchaser (“Purchaser”) in connection with the issuance of the City and County of San Francisco General Obligation Bonds (Health and Recovery, 2020), Series 2025G-1 (“Bonds”). The Purchaser hereby certifies and represents that:

**1. Reasonably Expected Initial Offering Price.**

(a) As of the Sale Date, the reasonably expected initial offering prices of the Bonds to the Public by the Purchaser are the prices listed in Schedule A (“Expected Offering Prices”). The Expected Offering Prices are the prices for the Maturities of the Bonds used by the Purchaser in formulating its bid to purchase the Bonds. Attached as Schedule B is a true and correct copy of the bid provided by the Purchaser to purchase the Bonds.

(b) The Purchaser was not given the opportunity to review other bids prior to submitting its bid.

(c) The bid submitted by the Purchaser constituted a firm offer to purchase the Bonds.

**2. Defined Terms.**

(a) *Issuer* means the City and County of San Francisco.

(b) *Maturity* means Bonds with the same credit and payment terms. Bonds with different maturity dates, or Bonds with the same maturity date but different stated interest rates, are treated as separate Maturities.

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\* Preliminary, subject to change.

(c) *Public* means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a related party to an Underwriter. The term “related party” for purposes of this certificate generally means any two or more persons who have greater than 50 percent common ownership, directly or indirectly.

(d) *Sale Date* means the first date on which there is a binding contract in writing for the sale of a Maturity of the Bonds. The Sale Date of the Bonds is [\_\_\_\_\_, 2025].

(e) *Underwriter* means (i) any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail or other third-party distribution agreement participating in the initial sale of the Bonds to the Public).

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents the Purchaser’s interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Issuer with respect to certain of the representations set forth in a tax certificate with respect to compliance with the federal income tax rules affecting the Bonds, and by Norton Rose Fulbright US LLP and Husch Blackwell LLP, Co-Bond Counsel, in connection with rendering their opinion that the interest on the Bonds is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-G, and other federal income tax advice that it may give to the Issuer from time to time relating to the Bonds.

[NAME OF PURCHASER]

By:\_\_\_\_\_

Name:\_\_\_\_\_

Dated: [ISSUE DATE]

SCHEDULE A

EXPECTED OFFERING PRICES

*(Attached)*

SCHEDULE B  
COPY OF PURCHASER'S BID  
*(Attached)*

**[FORM OF ISSUE PRICE CERTIFICATE  
(IF LESS THAN 3 BIDS FROM COMPETITIVE PROVIDERS ARE RECEIVED)]**

**(TO BE DELIVERED BY THE PURCHASER AS DESCRIBED IN THE OFFICIAL  
NOTICE OF SALE)**

\$[\_\_\_\_\_] \*  
**CITY AND COUNTY OF SAN FRANCISCO  
TAX-EXEMPT  
GENERAL OBLIGATION BONDS  
(HEALTH AND RECOVERY, 2020)  
SERIES 2025G-1**

The undersigned, on behalf of [\_\_\_\_\_] (“Purchaser”), hereby certifies as set forth below with respect to the issuance of the above-captioned obligations (“Bonds”) of the City and County of San Francisco (“City”).

**1. Sale of the General Rule Maturities.** As of the date of this certificate, for each Maturity of the General Rule Maturities, the first price at which at least 10% of such Maturity was sold to the Public is the respective price listed in Schedule A.

**2. Initial Offering Price of the Hold-the-Offering-Price Maturities.**

(a) The Purchaser offered the Hold-the-Offering-Price Maturities to the Public for purchase at the respective initial offering prices listed in Schedule A (“Initial Offering Prices”) on or before the Sale Date. A copy of the pricing wire or equivalent communication for the Bonds is attached to this Certificate as Schedule B.

(b) As set forth in the Official Notice of Sale, the Purchaser agreed in writing on or prior to the Sale Date that, (i) for each Maturity of the Hold-the-Offering-Price Maturities, it would neither offer nor sell any of the Bonds of such Maturity to any person at a price that is higher than the Initial Offering Price for such Maturity during the Holding Period for such Maturity (“hold-the-offering-price rule”), and (ii) any selling group agreement shall contain the agreement of each dealer who is a member of the selling group, and any retail or other third-party distribution agreement shall contain the agreement of each broker-dealer who is a party to the retail or other third-party distribution agreement, to comply with the hold-the-offering-price rule. Pursuant to such agreement, no Underwriter (as defined below) offered or sold any Maturity of the Hold-the-Offering-Price Maturities at a price that is higher than the respective Initial Offering Price for that Maturity of the Bonds during the Holding Period.

**3. Defined Terms.**

(a) *General Rule Maturities* means those Maturities of the Bonds listed in Schedule A hereto as the “General Rule Maturities.”

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\* Preliminary, subject to change.

(b) *Hold-the-Offering-Price Maturities* means those Maturities of the Bonds listed in Schedule A hereto as the “Hold-the-Offering-Price Maturities.”

(c) *Holding Period* means, with respect to a Hold-the-Offering-Price Maturity, the period starting on the Sale Date and ending on the earlier of (i) the close of the fifth (5<sup>th</sup>) business day after the Sale Date, or (ii) the date on which the Purchaser sold at least 10% of such Hold-the-Offering-Price Maturity to the Public at prices that are no higher than the Initial Offering Price for such Hold-the-Offering-Price Maturity.

(d) *Maturity* means Bonds with the same credit and payment terms. Bonds with different maturity dates, or Bonds with the same maturity date but different stated interest rates, are treated as separate maturities.

(e) *Public* means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a related party to an Underwriter. The term “related party” for purposes of this certificate generally means any two or more persons who have greater than 50 percent common ownership, directly or indirectly.

(f) *Sale Date* means the first (1<sup>st</sup>) day on which there is a binding contract in writing for the sale of a Maturity of the Bonds. The Sale Date of the Bonds is [\_\_\_\_\_, 2025].

(g) *Underwriter* means (i) any person that agrees pursuant to a written contract with the City (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail or other third-party distribution agreement participating in the initial sale of the Bonds to the Public).

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents the Purchaser’s interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the City with respect to certain of the representations set forth in the tax certificate with respect to the Bonds and with respect to compliance with the federal income tax rules affecting the Bonds, and by Norton Rose Fulbright US LLP and Husch Blackwell LLP, Co-Bond Counsel, in connection with rendering their opinion that the interest on the Bonds is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-G, and other federal income tax advice that they may give to the City from time to time relating to the Bonds.

[NAME OF PURCHASER]

By:\_\_\_\_\_

Name:\_\_\_\_\_

Dated: [ISSUE DATE]



SCHEDULE A

SALE PRICES OF THE GENERAL RULE MATURITIES AND  
INITIAL OFFERING PRICES OF THE HOLD-THE-OFFERING-PRICE MATURITIES

*(Attached)*

SCHEDULE B

PRICING WIRE OR EQUIVALENT COMMUNICATION

*(Attached)*

**PRELIMINARY OFFICIAL STATEMENT DATED [\_\_\_\_\_] , 2025**

**NEW ISSUE – BOOK-ENTRY ONLY**

**RATINGS: Moody's: "[\_\_\_\_]"**  
**S&P: "[\_\_\_\_]"**  
**Fitch: "[\_\_\_\_]"**  
**(See "Ratings" herein)**

*In the opinion of Norton Rose Fulbright US LLP, Los Angeles, California and Husch Blackwell LLP, Oakland, California, Co-Bond Counsel, [Tax language to come]. See "TAX MATTERS."*



**§[PAR AMOUNT G]\*  
CITY AND COUNTY OF SAN FRANCISCO  
GENERAL OBLIGATION BONDS**

Consisting of

<b>§[PAR AMOUNT G-1]* TAX-EXEMPT GENERAL OBLIGATION BONDS (HEALTH AND RECOVERY, 2020) SERIES 2025G-1</b>	<b>§[PAR AMOUNT G-2]* TAXABLE GENERAL OBLIGATION BONDS (HEALTH AND RECOVERY, 2020) SERIES 2025G-2</b>
--	---

**Dated: Date of Delivery**

**Due: As shown on the inside front cover page[s] hereof**

*This cover page contains certain information for general reference only. It is not intended to be a summary of the security for or the terms of the Bonds. Investors are advised to read the entire Official Statement to obtain information essential to the making of an informed investment decision.*

The City and County of San Francisco (the "City") is issuing its Tax-Exempt General Obligation Bonds (Health and Recovery, 2020), Series 2025G-1 (the "2025G-1 Bonds") and its Taxable General Obligation Bonds (Health and Recovery, 2020), Series 2025G-2 (the "2025G-2 Bonds," and together with the 2025G-1 Bonds, the "Bonds"). The Bonds will be issued by the City under the Government Code of the State of California and the Charter of the City and County of San Francisco (the "Charter"). The Bonds are being issued pursuant to certain resolutions adopted by the Board of Supervisors of the City and duly approved by the Mayor of the City. The issuance of the Bonds has been authorized at an election of registered voters of the City on November 3, 2020, at which more than two-thirds of the persons voting on Proposition A voted to authorize the issuance and sale of general obligation bonds to provide funds for the purposes authorized in such proposition. See "THE BONDS – Authority for Issuance; Purposes." The proceeds of the Bonds will be used to finance certain public improvements as described herein, and to pay certain costs related to the issuance of the Bonds. See "THE BONDS – Authority for Issuance; Purposes" and "ESTIMATED SOURCES AND USES OF FUNDS."

The Bonds will be dated and bear interest from their date of delivery until paid in full at the rates shown in the maturity schedule[s] on the inside front cover page[s] hereof. Interest on the Bonds will be payable on June 15 and December 15 of each year, commencing [December 15, 2025]. Principal will be paid at maturity as shown on the inside front cover page[s] hereof. See "THE BONDS – Payment of Interest and Principal." The Bonds will be issued only in fully registered form without coupons, and when issued will be registered in the name of Cede & Co., as nominee of The Depository Trust Company ("DTC"). Individual purchases of the Bonds will be made in book-entry form only, in denominations of \$5,000 or any integral multiple thereof. Payments of principal of and interest on the Bonds will be made by the City Treasurer, as paying agent, to DTC, which in turn is required to remit such principal and interest to the DTC Participants for subsequent disbursement to the beneficial owners of the Bonds. See "THE BONDS – Form and Registration."

**The Bonds will be subject to redemption prior to maturity, as described herein.\* See "THE BONDS – Redemption."**

**The Board of Supervisors at the time of fixing the general tax levy will fix, and in the manner provided for such general tax levy, levy and collect annually until the Bonds are paid, an *ad valorem* tax upon the taxable property of the City sufficient to pay principal of and interest on the Bonds as they become due. See "SECURITY FOR THE BONDS."**

[BIDS FOR THE PURCHASE OF THE [BONDS] WILL BE RECEIVED BY THE CITY AT [8:00] A.M. PACIFIC TIME ON [\_\_\_\_\_] 2025\*, AS PROVIDED IN THE OFFICIAL NOTICE OF SALE INVITING BIDS DATED [\_\_\_\_\_] 2025. See "SALE OF THE BONDS" herein.]

**MATURITY SCHEDULE[S]**  
(See Inside Front Cover Page[s])

*The Bonds are offered when, as and if issued by the City and accepted by the [Underwriters] [initial purchaser or purchasers], subject to the approval of legality by Norton Rose Fulbright US LLP, Los Angeles, California and Husch Blackwell LLP, Oakland, California, Co-Bond Counsel, and certain other conditions. Certain legal matters will be passed upon for the City by its City Attorney and by Hawkins Delafield &*

\* Preliminary, subject to change.

**PRELIMINARY OFFICIAL STATEMENT DATED [\_\_\_\_], 2025**

*Wood LLP, San Francisco, California and Stradling Yocca Carlson & Rauth, LLP, Newport Beach, California, Co-Disclosure Counsel. [Certain legal matters will be passed upon for the Underwriters by [\_\_\_\_], [City], [State]]. It is expected that the Bonds in book-entry form will be available for delivery through the facilities of DTC on or about [August \_\_\_\_], 2025.*

**[UNDERWRITER]**

**[UNDERWRITER]**

Dated: [August] \_\_, 2025.

**MATURITY SCHEDULE[S]**  
**CITY AND COUNTY OF SAN FRANCISCO**  
**GENERAL OBLIGATION BONDS**

**\$[PAR AMOUNT G-1]\***  
**TAX-EXEMPT**  
**GENERAL OBLIGATION BONDS**  
**(HEALTH AND RECOVERY, 2020)**  
**SERIES 2025G-1**

(Base CUSIP<sup>†</sup> Number: 79773K)

Maturity Date (June 15)	Principal Amount	Interest Rate	Price <sup>‡</sup>	Yield <sup>‡</sup>	CUSIP <sup>†</sup> Suffix
-------------------------------	---------------------	------------------	--------------------	--------------------	------------------------------

\$ \_\_\_\_\_ % Term Bond due June 15, 20 \_\_; Price: \_\_\_\_\_; Yield: \_\_\_\_\_ % CUSIP<sup>†</sup> No. 79773K \_\_\_\_\_

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\* Preliminary, subject to change.

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‡ [The initial purchaser provided its reoffering prices and yields. The City takes no responsibility for the accuracy thereof.]

**CITY AND COUNTY OF SAN FRANCISCO  
GENERAL OBLIGATION BONDS**

**\$[PAR AMOUNT G-2]\*  
TAXABLE  
GENERAL OBLIGATION BONDS  
(HEALTH AND RECOVERY, 2020)  
SERIES 2025G-2**

(Base CUSIP<sup>†</sup> Number: 79773K)

Maturity Date (June 15)	Principal Amount	Interest Rate	Price <sup>‡</sup>	Yield <sup>‡</sup>	CUSIP <sup>†</sup> Suffix
-------------------------------	---------------------	------------------	--------------------	--------------------	------------------------------

\$ \_\_\_\_\_ % Term Bond due June 15, 20 \_\_; Price: \_\_\_\_\_; Yield: \_\_\_\_\_ % CUSIP<sup>†</sup> No. 79773K \_\_\_\_\_

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\* Preliminary, subject to change.

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‡ [The initial purchaser provided its reoffering prices and yields. The City takes no responsibility for the accuracy thereof.]

No dealer, broker, salesperson or other person has been authorized by the City to give any information or to make any representations other than those contained herein and, if given or made, such other information or representation must not be relied upon as having been authorized by the City. This Official Statement does not constitute an offer to sell or the solicitation of an offer to buy nor shall there be any sale of the Bonds by any person, in any jurisdiction in which it is unlawful for such person to make such an offer, solicitation or sale.

This Official Statement is not to be construed as a contract with the purchaser or purchasers of the Bonds. Statements contained in this Official Statement which involve estimates, forecasts or matters of opinion, whether or not expressly so described herein, are intended solely as such and are not to be construed as representations of fact.

The information set forth herein, other than that provided by the City, has been obtained from sources that are believed to be reliable, but is not guaranteed as to accuracy or completeness. The information and expressions of opinion herein are subject to change without notice and neither delivery of this Official Statement nor any sale made hereunder shall, under any circumstances, create any implication that there has been no change in the affairs of the City since the date hereof.

[The Underwriters (as defined in “UNDERWRITING” herein) have provided the following sentence for inclusion in this Official Statement. The Underwriters have reviewed the information in this Official Statement in accordance with, and as part of, their responsibilities to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Underwriters do not guarantee the accuracy or completeness of such information.]

This Official Statement is submitted in connection with the sale of the Bonds referred to herein and may not be reproduced or used, in whole or in part, for any other purpose, unless authorized in writing by the City. All summaries of the documents and laws are made subject to the provisions thereof and do not purport to be complete statements of any or all such provisions.

In connection with the offering of the Bonds, the [Underwriters] [initial purchaser or purchasers] may over-allot or effect transactions which stabilize or maintain the market price of the Bonds at levels above that which might otherwise prevail in the open market. Such stabilizing, if commenced, may be discontinued at any time. The [Underwriters] [initial purchaser or purchasers] may offer and sell the Bonds to certain dealers and dealer banks at yields higher or prices lower than the initial public offering yields and/or prices stated on the inside cover page[s] hereof. Such initial public offering yields and/or prices may be changed from time to time by the [Underwriters] [initial purchaser or purchasers].

This Official Statement contains forecasts, projections, estimates and other forward-looking statements that are based on current expectations. The words “expects,” “forecasts,” “projects,” “intends,” “anticipates,” “estimates,” “assumes” and analogous expressions are intended to identify forward-looking statements. Such forecasts, projections and estimates are not intended as representations of fact or guarantees of results. Any such forward-looking statements inherently are subject to a variety of risks and uncertainties that could cause actual results or performance to differ materially from those that have been forecast, estimated or projected. Such risks and uncertainties include, among others, changes in social and economic conditions, federal, state and local statutory and regulatory initiatives, litigation, population changes, seismic events, public health emergencies, and various other events, conditions and circumstances, many of which are beyond the control of the City. These forward-looking statements speak only as of the date of this Official Statement. The City disclaims any obligation or undertaking to release publicly any updates or revisions to any forward-looking statement contained herein to reflect any changes in the expectations of the City with regard thereto or any change in events, conditions or circumstances on which any such statement is based.

The issuance and sale of the Bonds have not been registered under the Securities Act of 1933 in reliance upon the exemption provided thereunder by Section 3(a)2 for the issuance and sale of municipal securities.

The City maintains a website and social media accounts. The information presented on such website and social media accounts is not incorporated by reference as part of this Official Statement and should not be relied upon in making investment decisions with respect to the Bonds. Various other websites referred to in this Official Statement also are not incorporated herein and are not part of this Official Statement by such references.





**CITY AND COUNTY OF SAN FRANCISCO**

**MAYOR**

Daniel Lurie

**BOARD OF SUPERVISORS**

Rafael Mandelman, *Board President, District 8*

Connie Chan, *District 1*  
Stephen Sherrill, *District 2*  
Danny Sauter, *District 3*  
Joel Engardio, *District 4*  
Bilal Mahmood, *District 5*

Matt Dorsey, *District 6*  
Myrna Melgar, *District 7*  
Jackie Fielder, *District 9*  
Shamann Walton, *District 10*  
Chyanne Chen, *District 11*

**CITY ATTORNEY**

David Chiu

**CITY TREASURER**

José Cisneros

**OTHER CITY AND COUNTY OFFICIALS**

Carmen Chu, *City Administrator*  
Greg Wagner, *Controller*  
Anna Van Degna, *Director, Controller's Office of Public Finance*

**PROFESSIONAL SERVICES**

**Paying Agent and Registrar**

Treasurer of the City and County of San Francisco

**Co-Bond Counsel**

Norton Rose Fulbright US LLP  
*Los Angeles, California*

Husch Blackwell LLP  
*Oakland, California*

**Municipal Advisor**

Fieldman, Rolapp & Associates, Inc.  
*Irvine, California*

**Co- Disclosure Counsel**

Hawkins Delafield & Wood LLP  
*San Francisco, California*

Stradling Yocca Carlson & Rauth LLP  
*Newport Beach, California*

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## OFFICIAL STATEMENT

### **§[PAR AMOUNT G]\* CITY AND COUNTY OF SAN FRANCISCO GENERAL OBLIGATION BONDS**

Consisting of

<b>§[PAR AMOUNT G-1]* TAX-EXEMPT GENERAL OBLIGATION BONDS (HEALTH AND RECOVERY, 2020) SERIES 2025G-1</b>	<b>§[PAR AMOUNT G-2]* TAXABLE GENERAL OBLIGATION BONDS (HEALTH AND RECOVERY, 2020) SERIES 2025G-2</b>
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## INTRODUCTION

This Official Statement, including the cover page and the appendices hereto, is provided to furnish information in connection with the public offering by the City and County of San Francisco (the “City”) of its Tax-Exempt General Obligation Bonds (Health and Recovery, 2020), Series 2025G-1 (the “2025G-1 Bonds”) and its Taxable General Obligation Bonds (Health and Recovery, 2020), Series 2025G-2 (the “2025G-2 Bonds,” and together with the 2025G-1 Bonds, the “Bonds”). The Board of Supervisors of the City (the “Board of Supervisors”) at the time of fixing the general tax levy will fix, and in the manner provided for such general tax levy, levy and collect annually until the Bonds are paid, an *ad valorem* tax upon the taxable property of the City sufficient to pay principal of and interest on the Bonds as they become due. See “SECURITY FOR THE BONDS.”

Quotations from and summaries and explanations of the Bonds, the resolutions providing for the issuance and payment of the Bonds, and provisions of the Constitution and statutes of the State of California (the “State”), the charter of the City (the “Charter”) and City ordinances, and other documents described herein, do not purport to be complete, and reference is made to said laws and documents for the complete provisions thereof. Copies of those documents and information concerning the Bonds are available from the City through the Controller’s Office of Public Finance, 1 Dr. Carlton B. Goodlett Place, Room 338, San Francisco, California 94102-4682. Reference is made herein to various other documents, reports, websites, etc., which were either prepared by parties other than the City, or were not prepared, reviewed and approved by the City with a view towards making an offering of public securities, and such materials are therefore not incorporated herein by such references nor deemed a part of this Official Statement.

Except as described in the immediately following paragraph, this Official Statement speaks only as of its date, and the information contained herein is subject to change. Except as required by the Continuing Disclosure Certificate to be executed by the City with respect to the Bonds, the City has no obligation to update the information in this Official Statement. See “CONTINUING DISCLOSURE” and Appendix D – “FORM OF CONTINUING DISCLOSURE CERTIFICATE” herein.

## THE CITY AND COUNTY OF SAN FRANCISCO

**General.** The City is the economic and cultural center of the San Francisco Bay Area and northern California. The limits of the City encompass over 93 square miles, of which 49 square miles are land, with the balance consisting of tidelands and a portion of the San Francisco Bay (the “Bay”). The City is located at the northern tip of the San Francisco Peninsula, bounded by the Pacific Ocean to the west, the Bay and the San Francisco-Oakland Bay Bridge to the east, the entrance to the Bay and the Golden Gate Bridge to the north,

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\* Preliminary, subject to change.

and San Mateo County to the south. Silicon Valley is about an hour's drive to the south, and the Napa-Sonoma wine country is about an hour's drive to the north. The California Department of Finance estimates the City's population as of [January 1, 2024 was 843,071].

The San Francisco Bay Area consists of the nine counties contiguous to the Bay: Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano and Sonoma Counties (collectively, the "Bay Area"). The economy of the Bay Area includes a wide range of industries, supplying local needs as well as the needs of national and international markets. Major business sectors in the Bay Area include technology, retail, entertainment and the arts, conventions and tourism, service businesses, banking, professional and financial services, corporate headquarters, international and wholesale trade, multimedia and advertising, healthcare, higher education and agriculture. The California State Supreme Court is also based in San Francisco.

The City benefits from a highly skilled, educated and professional labor force. The City estimates the per capita personal income of the City for fiscal year 2023-24 was \$167,542. The San Francisco Unified School District ("SFUSD"), which is a separate legal entity from the City, operates approximately 64 elementary schools, 8 alternative learning schools serving grades transitional kindergarten through eight, 13 middle schools, 14 high schools, 11 early education schools, 6 County and Court schools, 3 continuation schools as of the 2024-25 academic year. SFUSD estimates that approximately 5,930 students will be enrolled at 11 fiscally independent charter schools that operate within SFUSD's boundaries for which SFUSD is the charter-approving agency. Higher education institutions located in the City include the University of San Francisco, California State University – San Francisco, University of California – San Francisco (a medical school and health science campus), the UC College of the Law, San Francisco (formerly University of California Hastings College of the Law), the University of the Pacific's School of Dentistry, Golden Gate University, City College of San Francisco (a public community college), the California College of the Arts, the San Francisco Conservatory of Music, and the Academy of Art University.

San Francisco International Airport ("SFO"), located 14 miles south of downtown San Francisco in an unincorporated area of San Mateo County, is owned by the City and is operated by the San Francisco Airport Commission (the "Airport Commission"), and is a principal commercial service airport for the Bay Area and one of the nation's principal gateways for Pacific Rim traffic. The City is also served by the Bay Area Rapid Transit District ("BART," an electric rail commuter service linking the City with the East Bay and the San Francisco Peninsula, including SFO), Caltrain (a conventional commuter rail line linking the City with the San Francisco Peninsula), and bus and ferry services between the City and residential areas to the north, east and south of the City. San Francisco Municipal Railway ("Muni"), operated by the San Francisco Municipal Transportation Agency ("SFMTA"), provides bus and streetcar service within the City. The Port of San Francisco (the "Port"), which administers 7.5 miles of Bay waterfront held in "public trust" by the Port on behalf of the people of the State, promotes a balance of maritime-related commerce, fishing, recreational, industrial and commercial activities, and natural resource protection.

**Government.** San Francisco is a city and county chartered pursuant to Article XI, Sections 3, 4, 5 and 6 of the Constitution of the State of California and is the only consolidated city and county in the State. Voters approved the City's current Charter at the November 1995 election. The City is governed by a Board of Supervisors elected from 11 districts to serve four-year terms, and a Mayor who serves as chief executive officer, elected citywide to a four-year term. [The City's FY25 & FY26 Original Budget (as defined in Appendix A) for fiscal years 2024-25 and 2025-26 totals approximately \$15.9 billion and \$15.6 billion, respectively. The General Fund portion of the FY25 & FY26 Original Budget is approximately \$6.9 billion in fiscal year 2024-25 and \$7.1 billion in fiscal year 2025-26, with the balance allocated to all other funds, including enterprise fund departments, such as the Airport Commission, SFMTA, the Port Commission and the San Francisco Public Utilities Commission ("SFPUC").] *[Budget details to be updated based on June budget release]* According to the Controller of the City (the "Controller"), at the start of fiscal year 2024-25, total net assessed valuation of taxable property in the City was approximately \$351.3 billion.

More detailed information about the City’s governance, organization and finances may be found in Appendix A – “CITY AND COUNTY OF SAN FRANCISCO ORGANIZATION AND FINANCES” and in Appendix B – “ANNUAL COMPREHENSIVE FINANCIAL REPORT OF THE CITY AND COUNTY OF SAN FRANCISCO FOR THE FISCAL YEAR ENDED JUNE 30, 2024.”

## THE BONDS

### Authority for Issuance; Purposes

**General.** The Bonds will be issued under the Government Code of the State and the Charter. The City authorized the issuance of the Bonds by (i) Resolution No. 234-21, adopted by the Board of Supervisors on May 18, 2021, and duly approved by the Mayor of the City on May 28, 2021, and (ii) Resolution No. [\_\_\_\_], adopted by the Board of Supervisors on [\_\_\_\_], 2025, and duly approved by the Mayor of the City on [\_\_\_\_], 2025 (together, the “Resolutions”).

**Proposition A (2020) and the Bonds.** The Bonds will constitute the third issuance of bonds from an aggregate authorized amount of \$487,500,000 of City and County of San Francisco General Obligation Bonds (Health and Recovery, 2020), duly approved by more than two-thirds of the voters voting on Proposition A at an election held on November 3, 2020 (“Proposition A (2020)”), to provide funds for the purposes authorized in Proposition A (2020), which are summarized as follows: to finance the acquisition or improvement of real property, including to stabilize, improve, and make permanent investments in supportive housing facilities, shelters, and/or facilities that deliver services to persons experiencing mental health challenges, substance use disorder, and/or homelessness; improve the accessibility, safety and quality of parks, open spaces and recreation facilities; improve the accessibility, safety and condition of the City’s streets and other public right-of-way and related assets; and to pay related costs. The City has previously issued, pursuant to Proposition A (2020), its (i) General Obligation Bonds (Health and Recovery, 2020), Series 2021D-1 Bonds in the aggregate principal amount of \$194,255,000, (ii) General Obligation Bonds (Health and Recovery, 2020), Series 2021D-2 Bonds in the aggregate principal amount of \$64,250,000, and (iii) General Obligation Bonds (Health and Recovery, 2020), Series 2023A Bonds in the aggregate principal amount of \$28,785,000. After the issuance of the Bonds, \$[\_\_\_\_]\* of unissued bonds will remain authorized under Proposition A (2020).

**Bond Oversight.** The Administrative Code of the City (the “Administrative Code”) and Proposition A (2020), provide that, to the extent permitted by law, 0.1% of the gross proceeds of all proposed general obligation bonds, including the Bonds, be deposited by the Controller and used to fund the costs of the City’s independent Citizens’ General Obligation Bond Oversight Committee (the “Oversight Committee”). The Oversight Committee was created by the adoption by the voters in 2002 of Proposition F (adopted by the voters March 5, 2002), to review and oversee the delivery of general obligation bond-funded projects. A year later, the voters passed Proposition C, which authorized the Oversight Committee to review and give input on the work of the City services auditor, including the City’s whistleblower program. The Oversight Committee has nine members appointed by the Mayor, Board of Supervisors, Controller and the Civil Grand Jury. The purpose of the Oversight Committee is to inform the public concerning the expenditure of general obligation bond proceeds in accordance with the voter authorization.

### Form and Registration

The Bonds will be issued in the principal amounts set forth on the inside front cover page[s] hereof, in denominations of \$5,000 each or any integral multiple thereof, and will be dated their date of delivery. The Bonds will be issued in fully registered form, without coupons. The Bonds will be initially registered in the name of Cede & Co. as registered owner and nominee for The Depository Trust Company (“DTC”), which is required to remit payments of principal and interest to the DTC Participants for subsequent disbursement to the beneficial owners of the Bonds. See Appendix E – “DTC AND THE BOOK-ENTRY ONLY SYSTEM.”

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\* Preliminary, subject to change.

## Payment of Interest and Principal

Interest on the Bonds will be payable on each June 15 and December 15 to maturity or prior redemption, commencing [December 15, 2025], at the interest rates shown on the inside front cover page[s] hereof. Interest will be calculated on the basis of a 360-day year comprised of twelve 30-day months. The Treasurer of the City (the “City Treasurer”) will act as initial paying agent and registrar with respect to the Bonds. To the extent the City Treasurer deems it necessary or desirable, the City Treasurer is authorized to appoint one or more agents to serve as paying agent under the supervision of the City Treasurer to the extent permitted by law. The interest on the Bonds will be payable in lawful money of the United States to the person whose name appears on the Bond registration books of the City Treasurer as the owner thereof as of the close of business on the last day of the month immediately preceding an interest payment date (the “Record Date”), whether or not such day is a business day. Each Bond authenticated on or before [November 30, 2025] will bear interest from the date of delivery. Every other Bond will bear interest from the interest payment date next preceding its date of authentication unless it is authenticated as of a day during the period from the Record Date next preceding any interest payment date to the interest payment date, inclusive, in which event it will bear interest from such interest payment date; provided, that if, at the time of authentication of any Bond, interest is then in default on the Bonds, such Bond will bear interest from the interest payment date to which interest has previously been paid or made available for payment on the Bonds or from the date of delivery of the Bonds if the first interest payment is not made.

The Bonds will mature on the dates shown on the inside front cover page[s] hereof. [Certain of] [t]he Bonds will be subject to redemption prior to maturity, as described below. See “– Redemption” below. The principal of the Bonds will be payable in lawful money of the United States to the owner thereof upon the surrender thereof at maturity or earlier redemption at the office of the City Treasurer.

## Redemption\*

### *Optional Redemption*

The 2025G-1 Bonds maturing on or after June 15, 20\_\_ will be subject to redemption prior to their stated maturity dates as a whole or in part, on any date, from any moneys provided at the option of the City, in each case on and after June 15, 20\_\_, at a redemption price equal to the principal amount of such 2025G-1 Bonds called for redemption, plus accrued interest to the date fixed for redemption, without premium.

[The 2025G-2 Bonds maturing on or after June 15, 20\_\_ will be subject to redemption prior to their stated maturity dates as a whole or in part, on any date, from any moneys provided at the option of the City, in each case on and after June 15, 20\_\_, at a redemption price equal to the principal amount of such 2025G-2 Bonds called for redemption, plus accrued interest to the date fixed for redemption, without premium.]

[The 2025G-2 Bonds will not be subject to optional redemption prior to their stated maturity dates.]

### *Mandatory Redemption*

The 2025G-1 Bonds maturing on June 15, 20\_\_ will be subject to mandatory sinking fund redemption prior to their stated maturity date, on each June 15, as shown in the table below, at a redemption price equal to the principal amount thereof plus accrued interest thereon to the Redemption Date, without premium.

Mandatory Sinking Fund Redemption Date (June 15)	Sinking Fund Payment Principal Amount
--	--

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\* Preliminary, subject to change.

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† Maturity

The principal of and interest on the 2025G-1 Bonds subject to mandatory redemption will be paid from the 2025G-1 Bond Subaccount established under the Resolutions. In lieu of any such mandatory redemption for 2025G-1 Bond, at any time prior to the selection of 2025G-1 Bonds for mandatory redemption, the City may apply amounts on deposit in the 2025G-1 Bond Subaccount to make such payment to the purchase, at public or private sale, of 2025G-1 Bonds subject to such mandatory redemption, and when and at such prices not in excess of the principal amount thereof (including sales commission and other charges but excluding accrued interest), as the City may determine.

The 2025G-2 Bonds maturing on June 15, 20\_\_ will be subject to mandatory sinking fund redemption prior to their stated maturity date, on each June 15, as shown in the table below, at a redemption price equal to the principal amount thereof plus accrued interest thereon to the Redemption Date, without premium.

Mandatory Sinking Fund Redemption Date (June 15)	Sinking Fund Payment Principal Amount

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† Maturity

The principal of and interest on the 2025G-2 Bonds subject to mandatory redemption will be paid from the 2025G-2 Bond Subaccount established under the Resolutions. In lieu of any such mandatory redemption for 2025G-2 Bond, at any time prior to the selection of 2025G-2 Bonds for mandatory redemption, the City may apply amounts on deposit in the 2025G-2 Bond Subaccount to make such payment to the purchase, at public or private sale, of 2025G-2 Bonds subject to such mandatory redemption, and when and at such prices not in excess of the principal amount thereof (including sales commission and other charges but excluding accrued interest), as the City may determine.

The principal amount of each mandatory sinking fund payment of any maturity will be reduced as specified by the City, in \$5,000 increments, by the amount of any Bond of that maturity optionally redeemed prior to the mandatory sinking fund payment date.

#### ***Selection of Bonds for Redemption***

Whenever less than all the outstanding Bonds are called for redemption on any date, the Director of Public Finance of the City (the “Director of Public Finance”) will select the maturities of such series of Bonds to be redeemed in the sole discretion of the Director of Public Finance. Whenever less than all of the outstanding Bonds maturing on any one date are called for redemption, the particular Bonds of such series or portions thereof to be redeemed will be selected in any manner which the Director of Public Finance deems fair. The Bonds may be redeemed in denominations of \$5,000 or any integral multiple thereof.

#### ***Notice of Redemption***

The date on which Bonds of a series that are called for redemption are to be presented for redemption is called the “Redemption Date.” The City Treasurer will mail, or cause to be mailed, notice of any redemption of the Bonds to be redeemed, postage prepaid, to the respective registered owners thereof at the addresses appearing on the bond registration books not less than 20 days and not more than 60 days prior to the Redemption Date.

Notice of redemption also will be given, or caused to be given, by the City Treasurer, by (i) registered or certified mail, postage prepaid, (ii) confirmed facsimile transmission, (iii) overnight delivery service, or (iv) to the extent applicable to the intended recipient, email or similar electronic means, to (a) all organizations registered with the Securities and Exchange Commission as securities depositories and (b) such other services or organizations as may be required in accordance with the Continuing Disclosure Certificate. See “CONTINUING DISCLOSURE” and Appendix D – “FORM OF CONTINUING DISCLOSURE CERTIFICATE” herein.

Each notice of redemption will (a) state the Redemption Date; (b) state the redemption price; (c) state the maturity dates of the Bonds of a series called for redemption, and, if less than all of any such maturity is called for redemption, the distinctive numbers of the Bonds of a series of such maturity to be redeemed, and in the case of a Bond redeemed in part only, the portions of the principal amount thereof to be redeemed; (d) state the CUSIP number, if any, of each Bond to be redeemed; (e) require that such Bonds be surrendered by the owners at the office of the City Treasurer or his or her agent; and (f) give notice that interest on such Bonds or portions of such Bonds to be redeemed will cease to accrue after the designated Redemption Date. Any notice of optional redemption may be rescinded, or conditional upon the receipt of funds or any other event specified in the notice. See “– Conditional Notice; Right to Rescind Notice of Optional Redemption” below.

The actual receipt by the owner of any Bond of such notice of redemption will not be a condition precedent to redemption of such Bond, and failure to receive such notice, or any defect in such notice, will not affect the validity of the proceedings for the redemption of such Bond or the cessation of the accrual of interest on such Bond on the Redemption Date.

#### ***Effect of Notice of Redemption***

When notice of optional redemption has been given as described above, and when the amount necessary for the redemption of the Bonds of a series called for redemption (principal, premium, if any and accrued interest to the Redemption Date) is set aside for that purpose in the Redemption Account established for the Bonds of a series under the Resolutions, the Bonds designated for redemption will become due and payable on the Redemption Date, and upon presentation and surrender of such Bonds at the place specified in the notice of redemption, such Bonds will be redeemed and paid at said redemption price out of the related Redemption Account. No interest will accrue on such Bonds called for redemption after the Redemption Date and the registered owners of such Bonds will look for payment of such Bonds only to the related Redemption Account. All Bonds redeemed will be cancelled immediately by the City Treasurer and will not be reissued.

Moneys held in a Redemption Account will be invested by the City Treasurer pursuant to the City’s policies and guidelines for investment of moneys in the General Fund of the City. See Appendix C – “CITY AND COUNTY OF SAN FRANCISCO, OFFICE OF THE TREASURER – INVESTMENT POLICY.”

#### ***Conditional Notice; Right to Rescind Notice of Optional Redemption***

Any notice of optional redemption may provide that such redemption is conditioned upon: (i) deposit of sufficient moneys in the related Redemption Account to redeem the Bonds of a series called for optional redemption on the anticipated Redemption Date, or (ii) the occurrence of any other event specified in the notice of redemption. In the event that such conditional notice of optional redemption has been given substantially and on the scheduled Redemption Date (i) sufficient moneys to redeem the Bonds called for optional redemption on the Redemption Date have not been deposited, or (ii) any other event specified in the



notice of redemption did not occur, such Bonds for which notice of conditional optional redemption was given will not be redeemed on the anticipated Redemption Date and will remain Outstanding for all purposes of the related Resolutions and the redemption not occurring will not constitute a default under such Resolutions.

In addition, the City may rescind any optional redemption and notice thereof for any reason on any date prior to any Redemption Date by causing written notice of the rescission to be given to the Registered Owner of all Bonds so called for redemption. Notice of such rescission of redemption will be given in the same manner notice of redemption was originally given. The actual receipt by the Registered Owner of any Bond of notice of such rescission will not be a condition precedent to rescission, and failure to receive such notice or any defect in such notice so mailed will not affect the validity of the rescission.

### **Project Account**

The Resolutions establish a project account for the bonds issued under Proposition A (2020) (the “Proposition A (2020) Project Account”), including the Bonds, and within the Proposition A (2020) Project Account, a subaccount for the 2025G-1 Bonds (the “2025G-1 Project Subaccount”) and the 2025G-2 Bonds (the “2025G-2 Project Subaccount,” and together with the 2025G-1 Project Subaccount, the 2025G Project Subaccounts”) Each 2025G Project Subaccount will be maintained by the City Treasurer as a separate account, segregated and distinct from all other accounts. The City Treasurer may establish such accounts and subaccounts within the Proposition A (2020) Project Account as may be necessary or convenient in connection with the administration of projects or the bonds issued under the Resolutions.

All of the proceeds of the sale of the Bonds (excluding any premium and accrued interest received thereon, unless otherwise determined by the Director of Public Finance) will be deposited by the City Treasurer to the credit of the respective 2025G Project Subaccount and applied exclusively to the objects and purposes specified in Proposition A (2020).

When such objects and purposes have been accomplished, any moneys remaining in the 2025G Project Subaccounts will be transferred to Proposition A (2020) Bond Account established under the Resolutions and such funds will be applied to the scheduled payment of the principal of and interest on the related series of Bonds (see “SECURITY FOR THE BONDS – Flow of Funds Under the Resolutions”). Amounts in the 2025G Project Subaccounts may be applied to the payment of costs of issuance of the Bonds issued under the Resolutions, including, without limitation, bond and financial printing expenses, mailing and publication expenses, rating agency fees, and the fees and expenses of paying agents, registrars, financial consultants, bond counsel and disclosure counsel.

### **Defeasance**

Payment of all or any portion of the Bonds may be provided for prior to such Bonds’ respective stated maturities by irrevocably depositing with the City Treasurer (or any commercial bank or trust company designated by the City Treasurer to act as escrow agent with respect thereto): (a) an amount of cash equal to the principal amount of all of such Bonds or a portion thereof, and all unpaid interest thereon to maturity, except that in the case of Bonds which are to be redeemed prior to such Bonds’ respective stated maturities and in respect of which notice of such redemption will have been given as described above or an irrevocable election to give such notice will have been made by the City, the amount to be deposited will be the principal amount thereof, all unpaid interest thereon to the Redemption Date, and premium, if any, due on such Redemption Date; or (b) Defeasance Securities (as defined below) not subject to call, except as described in the definition below, maturing and paying interest at such times and in such amounts, together with interest earnings and cash, if required, as will, without reinvestment, as certified by an independent certified public accountant, be fully sufficient to pay the principal and all unpaid interest to maturity, or to the Redemption Date, as the case may be, and any premium due on the Bonds to be paid or redeemed, as such principal and interest come due; provided, that, in the case of the Bonds which are to be redeemed prior to maturity, notice of such redemption will be given as described above or an irrevocable election to give such notice will have

been made by the City; then, all obligations of the City with respect to said outstanding Bonds will cease and terminate, except only the obligation of the City to pay or cause to be paid from the funds deposited as described in this paragraph, to the owners of said Bonds all sums due with respect thereto, and the tax covenant obligations of the City with respect to the Bonds; provided, that the City will have received an opinion of nationally recognized bond counsel that provision for the payment of said Bonds has been made as required by the Resolutions.

As used in this section, the following terms have the meanings given below:

“Defeasance Securities” means any of the following which at the time are legal investments under the laws of the State of California for the moneys proposed to be invested therein: (1) United States Obligations (as defined below); and (2) Pre-refunded fixed interest rate municipal obligations meeting the following conditions: (a) the municipal obligations are not subject to redemption prior to maturity, or the trustee or paying agent has been given irrevocable instructions concerning their calling and redemption and the issuer has covenanted not to redeem such obligations other than as set forth in such instructions; (b) the municipal obligations are secured by cash and/or United States Obligations; (c) the principal of and interest on the United States Obligations (plus any cash in the escrow fund or the redemption account) are sufficient to meet the liabilities of the municipal obligations; (d) the United States Obligations serving as security for the municipal obligations are held by an escrow agent or trustee; (e) the United States Obligations are not available to satisfy any other claims, including those against the trustee or escrow agent; and (f) the municipal obligations are rated (without regard to any numerical modifier, plus or minus sign or other modifier), at the time of original deposit to the escrow fund, by any two Rating Agencies (as defined below) not lower than the rating then maintained by the respective Rating Agency on such United States Obligations.

“United States Obligations” means (i) direct and general obligations of the United States of America, or obligations that are unconditionally guaranteed as to principal and interest by the United States of America, including without limitation, the interest component of Resolution Funding Corporation (REFCORP) bonds that have been stripped by request to the Federal Reserve Bank of New York in book-entry form, or (ii) any security issued by an agency or instrumentality of the United States of America that is selected by the Director of Public Finance that results in the escrow fund being rated by any two Rating Agencies at the time of the initial deposit to the escrow fund and upon any substitution or subsequent deposit to the escrow fund, not lower than the rating then maintained by the respective Rating Agency on United States Obligations described in (i) herein.

“Rating Agencies” means Moody’s Ratings, Fitch Ratings, and S&P Global Ratings, or any other nationally-recognized bond rating agency that is the successor to any of the foregoing rating agencies or that is otherwise established after the date of adoption of the Resolutions.

*[Remainder of Page Intentionally Left Blank]*

## ESTIMATED SOURCES AND USES OF FUNDS

The following are the estimated sources and uses of funds in connection with the Bonds:

<b>Estimated Sources</b>	<b>2025G-1 Bonds</b>	<b>2025G-2 Bonds</b>	<b>Total</b>
Principal Amount of Bonds			
[Net] Original Issue Premium			
Total Estimated Sources of Funds			
<b>Estimated Uses</b>			
Deposit to 2025G Project Subaccounts <sup>(1)</sup>			
Oversight Committee <sup>(2)</sup>			
Costs of Issuance <sup>(3)</sup>			
Total Estimated Uses of Funds			

<sup>(1)</sup> The City's Charter requires 0.2% of all 2025G Project Subaccount deposits to be set aside for the City's Office of the Controller's City Services Auditor ("CSA") fee.

<sup>(2)</sup> See "THE BONDS – Authority for Issuance; Purposes – Bond Oversight."

<sup>(3)</sup> Includes fees for services of rating agencies, the Municipal Advisor, Co-Bond Counsel, Co-Disclosure Counsel, costs to the City, [Underwriter's] [initial purchasers] discount, printing costs, and other miscellaneous costs associated with the issuance of the Bonds.

*[Remainder of Page Intentionally Left Blank]*

## DEBT SERVICE SCHEDULES

The scheduled debt service payable with respect to [each series of] [the] Bonds is as follows (assuming no redemption prior to maturity):

**City and County of San Francisco  
General Obligation Bonds  
2025G-1 Bonds**

<u>Payment Date</u>	<u>Principal</u>	<u>Interest</u>	<u>Total Debt Service</u>	<u>Fiscal Year Total</u>
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**Total**

**City and County of San Francisco  
General Obligation Bonds  
2025G-2 Bonds**

<u>Payment Date</u>	<u>Principal</u>	<u>Interest</u>	<u>Total Debt Service</u>	<u>Fiscal Year Total</u>
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<b>Total</b>				
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**City and County of San Francisco  
General Obligation Bonds  
2025G-1 and 2025G-2**

<b>Period Ending</b>	<b>2025G-1 Bonds</b>	<b>2025G-2 Bonds</b>	<b>Total Debt Service</b>	<b>Fiscal Year Total</b>
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<b>Total</b>				
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The consolidated scheduled debt service payable with respect to the Bonds and the City's other general obligation bonds is shown in the table below (assuming no early redemptions).

**Consolidated Scheduled Debt Service  
on the Bonds and the City's Other  
General Obligation Bonds<sup>(1)</sup>**

<b>Fiscal Year (June 30)</b>	<b>Total Debt Service on the Bonds</b>	<b>Other General Obligation Bonds Debt Service<sup>(2)</sup></b>	<b>Total Debt Service</b>
2025			
2026			
2027			
2028			
2029			
2030			
2031			
2032			
2033			
2034			
2035			
2036			
2037			
2038			
2039			
2040			
2041			
2042			
2043			
2044			
2045			
2046			
2047			
2048			
2049			
2050			
2051			
2052			
2053			
2054			
2055			
2056			
2057			
2058			
2059			
2060			
2061			
2062			
2063			
2064			
<b>Total</b>			

<sup>(1)</sup> Amounts are rounded off to the nearest dollar. Totals may not add up due to rounding of individual components.

<sup>(2)</sup> As of [February 1, 2025] (less debt service payments relating to the Bonds). See Table [A-27] in Appendix A – “CITY AND COUNTY OF SAN FRANCISCO ORGANIZATION AND FINANCES.”

## SECURITY FOR THE BONDS

### General

Pursuant to the Resolutions, for the purpose of paying the principal of and interest on the Bonds, the Board of Supervisors at the time of fixing the general tax levy will fix, and in the manner provided for such general tax levy, levy and collect annually until the Bonds are paid, or until there is a sum set apart for that purpose in the Treasury of the City sufficient to meet all sums coming due for payment of principal of and interest on the Bonds, a tax sufficient to pay the annual principal of and interest on the Bonds as the same become due. In fixing such tax levy for each fiscal year, the Board of Supervisors will take into account amounts then on deposit in the Tax Revenues Subaccounts relating to the Bonds (as defined below under “Flow of Funds Under the Resolutions”), if such amounts will be available to pay debt service on the Bonds. Said tax will be in addition to all other taxes levied for City purposes, will be collected at the time and in the same manner as other taxes of the City are collected, and will be used only for the payment of the Bonds and the interest thereon. Under the framework of the constitutional provisions and statutes applicable to California general obligation bonds, including the Bonds, taxes levied to pay debt service on the Bonds may not be used for any other purpose and are not available to support general City operations. See “Property Taxation” below.

Property tax revenues result from the application of the appropriate tax rate to the total assessed value of taxable property in the City. The annual property tax rate for repayment of the Bonds will be based on the total assessed value of taxable property in the City and the scheduled debt service on the Bonds in each year, less any other lawfully available funds applied by the City for repayment of the Bonds. Fluctuations in the annual debt service on the Bonds, the assessed value of taxable property in the City, and the availability of such other funds in any year, may cause the annual property tax rate applicable to the Bonds to fluctuate. In general, if overall assessed values of taxable property in the City were to decline, then the City, in order to generate sufficient tax revenues to pay debt service on the Bonds and other general obligation bonds, would increase tax rates applicable to the Bonds and other general obligations bonds. See “Property Taxation” below.

Pursuant to Section 53515 of the California Government Code, the Bonds will be secured by a statutory lien on all revenues received pursuant to the levy and collection of the *ad valorem* taxes levied for the Bonds. See “Statutory Lien on Taxes (Senate Bill 222)” below.

Pursuant to the Resolutions, the City will pledge the Proposition A (2020) Bond Account (as defined under “Flow of Funds Under the Resolutions”) and all subaccounts and amounts on deposit therein for the payment of the principal of and interest on bonds issued under the Resolutions (including the Bonds) when and as the same become due. See “Pledge” below.

**Under the Resolutions, the City is not obligated to pay the debt service from any sources other than as described above. This Official Statement, including Appendix A hereto, provides information on the City’s overall operations and finances with an emphasis on its General Fund and therefore includes information on revenues and other funds that are not pledged to the Bonds under the Resolutions and that should not be considered available to pay debt service on the Bonds.**

### Flow of Funds Under the Resolutions

***Proposition A (2020) Bond Account.*** The Resolutions provide for the establishment with the City Treasurer of a special bond account for all bonds issued under Proposition A (2020) (the “Proposition A (2020) Bond Account”), including the Bonds, and within the Proposition A (2020) Bond Account, a subaccount for the 2025G-1 Bonds (the “2025G Bond Subaccount”) and the 2025G-2 Bonds (the “2025G-2 Bond Subaccount,” and together with the 2025G-1 Bond Subaccount, the “2025G Bond Subaccounts”), to be held separate and apart from all other accounts of the City.



The Proposition A (2020) Bond Account and all subaccounts therein will be administered by the City Treasurer with all disbursements of funds therefrom subject to the authorization of the Controller. Pursuant to the applicable sale resolution, the Controller or the City Treasurer, as applicable, may establish such additional accounts and subaccounts within the related Bond Account or with any agent, including but not limited to any paying agent or fiscal agent, as may be necessary or convenient in connection with the administration of any series of bonds issued under the Resolutions, to provide for the payment of principal and interest on such series of bonds.

The City Treasurer will deposit in the 2025G Bond Subaccounts from the proceeds of sale of the Bonds any moneys received on account of original issue premium and interest accrued on the Bonds to the date of payment of the purchase price thereof, and such other moneys, if any, as may be specified in the applicable sale resolution. So long as any of the bonds are outstanding under the Resolutions, moneys in the Proposition A (2020) Bond Account will be used and applied by the City Treasurer solely for the purpose of paying the principal of and interest on such bonds as such principal and interest become due and payable, or for purchase of such bonds if permitted by the applicable sale resolution; provided, however, that when all of the principal of and interest on such bonds have been paid, any moneys then remaining in the Proposition A (2020) Bond Account will be transferred to the City for any legally permitted purpose. The Board of Supervisors will take such actions annually as are necessary or appropriate to cause the debt service on the bonds issued under the Resolutions due in any fiscal year to be included in the budget for such fiscal year and to make the necessary appropriations therefor.

Pursuant to the Resolutions, all taxes collected by the City for the payment of debt service on a related series of Bonds will be deposited in a special subaccount within the Bond Account relating to such series of Bonds, to be designated as the “Tax Revenues Subaccount.”

2025G Bond Subaccounts. The Resolutions provide that (i) on or prior to the date on which any payment of principal of or interest on a series of Bonds is due, including any Bonds subject to mandatory redemption on such date, the City Treasurer will allocate to and deposit in the appropriate 2025G Bond Subaccount, from amounts held in the Proposition A (2020) Bond Account, an aggregate amount which, when added to any available moneys contained in such 2025G Bond Subaccount, is sufficient to pay principal of and interest on the related Bonds on such date, and (ii) on or prior to the date on which any series of Bonds are to be redeemed at the option of the City, the City Treasurer may allocate to and deposit in the Redemption Account established under the Resolutions, from amounts held in the Proposition A (2020) Bond Account, an amount which, when added to any available moneys contained in the related Redemption Account, is sufficient to pay principal, interest and premium, if any, with respect to such series of Bonds on such date. The City Treasurer may make such other provision for the payment of principal of and interest and any redemption premium on the Bonds as is necessary or convenient to permit the optional redemption of the Bonds.

Amounts in the 2025G Bond Subaccounts may be invested in any investment of the City in which moneys in the General Fund of the City are invested. The City Treasurer may (i) commingle any of the moneys held in the 2025G Bond Subaccounts with other City moneys or (ii) deposit amounts credited to the 2025G Bond Subaccounts into a separate fund or funds for investment purposes only; provided, that all of the moneys held in each 2025G Bond Subaccount will be accounted for separately notwithstanding any such commingling or separate deposit by the City Treasurer. See Appendix C – “CITY AND COUNTY OF SAN FRANCISCO, OFFICE OF THE TREASURER – INVESTMENT POLICY.” All interest earned on amounts on deposit in each 2025G Bond Subaccount will be retained in such 2025G Bond Subaccount.

Interest. On or before June 15 and December 15 in each year that any of the bonds issued under the Resolutions are outstanding, commencing [December 15, 2025] (or, for any series of bonds bearing interest at variable rates, on such other dates as may be provided by the applicable sale resolution), the City Treasurer will set aside in the Proposition A (2020) Bond Account and the appropriate subaccounts therein relating to each series of the bonds an amount which, when added to the amount contained in the related Bond Account

and subaccounts therein on that date, if any, will be equal to the aggregate amount of the interest becoming due and payable on each series of such bonds outstanding on such interest payment date.

***Principal.*** On or before June 15 in each year that any of the bonds issued under the Resolutions are outstanding, the City Treasurer will set aside in the Proposition A (2020) Bond Account and the appropriate subaccounts therein relating to each series of such bonds an amount which will be equal to the principal on each series of such bonds outstanding that will become due and payable on said June 15.

All moneys in the Proposition A (2020) Bond Account will be used and withdrawn by the City Treasurer solely for the purpose of paying the principal of and interest on each series of bonds issued under the Resolutions as the same become due and payable. On June 15 and December 15 in each year that any such bond is outstanding, the City Treasurer will allocate, transfer and apply to the various subaccounts in the Proposition A (2020) Bond Account created pursuant to the applicable sale resolution, on such date on which payment of principal or interest on any series of bonds is due, from moneys on deposit in the Proposition A (2020) Bond Account, an amount equal to the amount of principal of, premium, if any, or interest due on said date with respect to each series of the bonds then outstanding. Unless other provision is made pursuant to the Resolutions for the payment of any bond, all amounts held in the various subaccounts of the Proposition A (2020) Bond Account created pursuant to a sale resolution will be used and applied by the City Treasurer to pay principal of, premium, if any, and interest due on the series of the bonds to which such subaccount relates, as and when due.

### **Pledge**

Pursuant to the Resolutions, the City will pledge the Bond Account and all subaccounts and amounts on deposit therein for the payment of the principal of and interest on bonds issued under the Resolutions (including the Bonds) when and as the same become due, including the principal of any term bonds required to be paid upon the mandatory sinking fund redemption thereof. In addition, the payment of such principal and interest will be secured by the statutory lien of California Government Code Section 53515, to the extent applicable to the amounts of *ad valorem* taxes on deposit in the Bond Account. Each and every series of bonds issued under the Resolutions, including the Bonds, will be equally and ratably secured by this pledge, the foregoing statutory lien, and the taxes collected as described above.

### **Statutory Lien on Taxes (Senate Bill 222)**

Pursuant to Section 53515 of the California Government Code, the Bonds will be secured by a statutory lien on all revenues received pursuant to the levy and collection of the *ad valorem* taxes levied for the Bonds. Section 53515 of the California Government Code provides that the lien will automatically arise, without the need for any action or authorization by the local agency or its governing board, and will be valid and binding from the time such bonds are executed and delivered. Section 53515 of the California Government Code further provides that the revenues received pursuant to the levy and collection of the tax will be immediately subject to the lien, and the lien will immediately attach to the revenues and be effective, binding and enforceable against the local agency, its successor, transferees and creditors, and all others asserting rights therein, irrespective of whether those parties have notice of the lien and without the need for physical delivery, recordation, filing or further act. See “CERTAIN RISK FACTORS – Limitation on Remedies; Bankruptcy.”

### **Property Taxation**

***General.*** The City levies property taxes for general operating purposes as well as for the payment of voter-approved general obligation bonds. Taxes levied to pay debt service for general obligation bonds may only be applied for that purpose. As a county under State law, the City also levies property taxes on behalf of all local agencies with overlapping jurisdiction within the boundaries of the City. Property tax revenues result from the application of the appropriate tax rate to the total assessed value of taxable property in the City. At the start of fiscal year 2024-25, the total net assessed valuation of taxable property within the City was

approximately \$351.3 billion. For additional information on the property taxation system, assessed values and appeals to assessed values, see Appendix A – “CITY AND COUNTY OF SAN FRANCISCO ORGANIZATION AND FINANCES – Property Taxation.”

Local property taxation is the responsibility of various City officers. The Assessor-Recorder computes the value of locally assessed taxable property. After the assessed roll is closed on June 30<sup>th</sup>, the Controller issues a Certificate of Assessed Valuation in August which certifies the taxable assessed value for that fiscal year. The Controller also compiles a schedule of tax rates including the 1.0% tax authorized by Article XIII A of the State Constitution (and mandated by statute), tax surcharges needed to repay voter-approved general obligation bonds, and tax surcharges imposed by overlapping jurisdictions that have been authorized to levy taxes on property located in the City. The Board of Supervisors approves the schedule of tax rates each year by ordinance adopted no later than the last working day of September. The Treasurer and Tax Collector prepare and mail tax bills to taxpayers and collect the taxes on behalf of the City and other overlapping taxing agencies that levy taxes on taxable property located in the City. The City Treasurer holds and invests City tax funds, including taxes collected for payment of general obligation bonds, and is charged with the payment of principal and interest on such bonds, including the Bonds, when due.

Of the \$351.3 billion total net assessed valuation of taxable property within the City at the start of fiscal year 2024-25, \$334.5 billion (approximately 95.2%) represents secured valuations and \$16.8 billion (approximately 4.8%) represents unsecured valuations. Approximately 67.2% of fiscal year 2024-25 secured assessed valuation was derived from residential property (single or multi-family properties), approximately 27.5% from commercial property (hotel, office, retail, miscellaneous), and the balance from state assessed property, industrial, or other land uses. Proposition 13 limits to 2% per year any increase in the assessed value of property, unless it is sold or the structure is improved. The total net assessed valuation of taxable property therefore does not generally reflect the current market value of taxable property within the City and is in the aggregate substantially less than current market value. For this same reason, the total net assessed valuation of taxable property lags behind changes in market value and may continue to increase even without an increase in aggregate market values of property.

Under Article XIII A of the State Constitution added by Proposition 13 in 1978, property must be reassessed to full cash value at the time of sale. Taxpayers can appeal the Assessor-Recorder’s determination of their property’s assessed value, and the appeals may be retroactive and for multiple years. The State prescribes the assessment valuation methodologies and the adjudication process that counties must employ in connection with counties’ property assessments.

The City typically experiences increases in assessment appeals activity during economic downturns and decreases in assessment appeals as the economy rebounds. See “CERTAIN RISK FACTORS – Factors Affecting Property Tax Security for the Bonds” below. To mitigate the financial risk of potential assessment appeal refunds, the City funds appeal reserves for its share of estimated property tax revenues for each fiscal year. See Appendix A – “CITY AND COUNTY OF SAN FRANCISCO ORGANIZATION AND FINANCES – Property Taxation – Assessed Valuations, Tax Rates and Tax Delinquencies.”

In addition, appeals activity is reviewed each year and incorporated into the current and subsequent years’ budget projections of property tax revenues. Historical information on refunds of prior years’ property taxes from the discretionary General Fund appeals reserve fund are listed in Table [A-6] of Appendix A attached hereto.

***Tax Levy and Collection Process.*** Generally, property taxes levied by the City on real property become a lien on that property by operation of law. A tax levied on personal property does not automatically become a lien against real property without an affirmative act of the City taxing authority. Real property tax liens have priority over all other liens against the same property regardless of the time of their creation by virtue of express provision of law.

Property subject to *ad valorem* taxes is entered as secured or unsecured on the assessment roll maintained by the Assessor-Recorder. The secured roll is that part of the assessment roll containing State-assessed property and property (real or personal) on which liens are sufficient, in the opinion of the Assessor-Recorder, to secure payment of the taxes owed. Other property is placed on the “unsecured roll.” The method of collecting delinquent taxes is substantially different for the two classifications of property.

The City has four ways of collecting unsecured personal property taxes: (1) pursuing civil action against the taxpayer; (2) filing a certificate in the Office of the Clerk of the Court specifying certain facts, including the date of mailing a copy thereof to the affected taxpayer, in order to obtain a judgment against the taxpayer; (3) filing a certificate of delinquency for recording in the Assessor-Recorder’s Office in order to obtain a lien on certain property of the taxpayer; and (4) seizing and selling personal property, improvements or possessory interests belonging or assessed to the taxpayer.

The exclusive means of enforcing the payment of delinquent taxes with respect to property on the secured roll is the sale of the property securing the taxes. Proceeds of the sale are used to pay the costs of sale and the amount of delinquent taxes. A 10% penalty is added to delinquent taxes that have been levied on property on the secured roll. In addition, property on the secured roll with respect to which taxes are delinquent is declared “tax defaulted” and subject to eventual sale by the Treasurer and Tax Collector of the City. Such property may thereafter be redeemed by payment of the delinquent taxes and the delinquency penalty, plus a redemption penalty of 1.5% per month, which begins to accrue on such taxes beginning July 1 following the date on which the property becomes tax-defaulted.

**Teeter Plan.** In October 1993, the Board of Supervisors of the City passed a resolution that adopted the Alternative Method of Tax Apportionment (the “Teeter Plan”). The Teeter Plan method authorizes the City Controller to allocate to the City’s taxing agencies 100% of the secured property taxes billed but not yet collected. In return, as the delinquent property taxes and associated penalties and interest are collected, the City’s General Fund retains such amounts. The City has funded payment of accrued and current delinquencies through authorized internal borrowing. The City also maintains a “Tax Loss Reserve” for the Teeter Plan. Information on this Tax Loss Reserve is as shown on Table [A-7] in Appendix A attached hereto.

**Taxation of Utility Property.** A portion of the City’s total net assessed valuation consists of utility property subject to assessment by the State Board of Equalization. State-assessed property, or “unitary property,” is property of a utility system with components located in many taxing jurisdictions assessed as part of a “going concern” rather than as individual parcels of real or personal property. Unitary and certain other State-assessed property values are allocated to the counties by the State Board of Equalization, taxed at special county-wide rates, and the tax revenues distributed to taxing jurisdictions (including the City itself) according to statutory formulae generally based on the distribution of taxes in the prior year. [The fiscal year 2024-25 valuation of property assessed by the State Board of Equalization is \$4.6 billion.]

## **CERTAIN RISK FACTORS**

The Resolutions provide that the Bonds are payable from and secured by a voter-approved dedicated property tax levy on all taxable property in the City. Under the Resolutions, the City is not obligated to pay the debt service from any other sources. This Official Statement, including Appendix A hereto, provides information on the City’s overall operations and finances with an emphasis on its General Fund and therefore includes information on revenues and other funds that are not pledged to the Bonds under the Resolutions and that should not be considered available to pay debt service on the Bonds. See “SECURITY FOR THE BONDS” herein.

New information about the City’s finances and operations and events impacting the City, both expected and unexpected, is frequently available throughout the year and the City cannot predict with certainty the timing or ultimate outcome of such matters or the impact of such matters on the City’s finances. Such information and events expected in the coming weeks include, but are not limited to, the [\_\_\_\_\_],

expected to be released in [ ] 2025. See “City Financial Challenges” below and Appendix A – “CITY AND COUNTY OF SAN FRANCISCO ORGANIZATION AND FINANCES” attached hereto.

### **Factors Affecting Property Tax Security for the Bonds**

The annual property tax rate for repayment of the Bonds will be based on the total assessed value of taxable property in the City and the scheduled debt service on the Bonds in each year, less any other lawfully available funds applied by the City for repayment of the Bonds. Fluctuations in the annual debt service on the Bonds, the assessed value of taxable property in the City, and the availability of such other funds in any year, may cause the annual property tax rate applicable to the Bonds to fluctuate. Issuance by the City of additional authorized bonds payable from *ad valorem* property taxes may cause the overall property tax rate to increase.

Discussed below are certain factors that may affect the City’s ability to levy and collect sufficient taxes to pay scheduled debt service on the Bonds each year. See Appendix A – “CITY AND COUNTY OF SAN FRANCISCO ORGANIZATION AND FINANCES” for additional information on these factors.

***Total Assessed Value of Taxable Property in the City.*** The greater the assessed value of taxable property in the City, the lower the tax rate necessary to generate taxes sufficient to pay scheduled debt service on the City’s general obligation bonds. The net total assessed valuation of taxable property in the City at the start of fiscal year 2024-25 was approximately \$351.3 billion, compared to approximately \$343.9 billion in fiscal year 2023-24. During economic downturns, declining market values of real estate, increased foreclosures, and increases in requests submitted to the Assessor-Recorder and the Assessment Appeals Board for reductions in assessed value have generally caused a reduction in the assessed value of some properties in the City. See Appendix A – “CITY AND COUNTY OF SAN FRANCISCO ORGANIZATION AND FINANCES – Property Taxation – Assessed Valuations, Tax Rates and Tax Delinquencies.”

Natural and economic forces can affect the assessed value of taxable property in the City. The City is located in a seismically active region, and damage from an earthquake in or near the City could cause moderate to extensive or total damage to taxable property. See “– Seismic Risks” below. Other natural or man-made disasters, such as flood and sea level rise (see “– Climate Change, Risk of Sea Level Rise and Flooding Damage” below), fire, toxic dumping, acts of terrorism or public health emergencies, such as the COVID-19 pandemic (see “– Public Health Emergencies” below), could also cause a reduction in the assessed value of taxable property within the City. Economic and market forces, such as a downturn in the Bay Area’s economy generally, can also affect assessed values, particularly as these forces might reverberate in the residential housing and commercial property markets. In addition, the total assessed value can be reduced through the reclassification of taxable property to a class exempt from taxation, whether by ownership or use (such as exemptions for property owned by State and local agencies and property used for qualified educational, hospital, charitable or religious purposes).

***Concentration of Taxable Property Ownership.*** The more property (by assessed value) owned by any single assessee, the more exposure of tax collections to weakness in that taxpayer’s financial situation and ability or willingness to pay property taxes. As of July 1, 2024, no single parcel comprised more than 0.792% of the total taxable assessed value in the City (in compiling this information, any owners of multiple parcels are not aggregated). See Appendix A – “CITY AND COUNTY OF SAN FRANCISCO ORGANIZATION AND FINANCES – Property Taxation – Tax Levy and Collection.”

**Property Tax Rates.** One factor in the ability of taxpayers to pay additional taxes for general obligation bonds is the cumulative rate of tax. The total tax rate per \$100 of assessed value (including the basic countywide 1% rate required by statute) is discussed further in Appendix A – “CITY AND COUNTY OF SAN FRANCISCO ORGANIZATION AND FINANCES – Property Taxation – Assessed Valuations, Tax Rates and Tax Delinquencies.”

**Debt Burden on Owners of Taxable Property in the City.** Another measure of the debt burden on local taxpayers is total debt as a percentage of taxable property value. Under Section 9.106 of the Charter, the issuance of general obligation bonds by the City is limited to 3.00% of the assessed value of all taxable real and personal property located within the City’s boundaries. For purposes of this provision of the Charter, the City calculates its debt limit on the basis of total assessed valuation net of non-reimbursable and homeowner exemptions. On this basis, the City’s gross general obligation debt limit for fiscal year 2024-25 is approximately \$10.5 billion, based on a net total assessed valuation of approximately \$351.3 billion (which figure is based on initial assessed valuations for fiscal year 2024-25). [As of February 1, 2025, the City had outstanding approximately \$2.8 billion in aggregate principal amount of general obligation bonds, which equals approximately 0.8% of the initial assessed valuations for fiscal year 2024-25.] *[To be updated]* See Appendix A – “CITY AND COUNTY OF SAN FRANCISCO ORGANIZATION AND FINANCES – Capital Financing and Bonds.”

**Additional Debt; Authorized but Unissued Bonds.** Issuance of additional authorized bonds can cause the overall property tax rate to increase. [As of February 1, 2025, the City had authorized and unissued general obligation bond authority of approximately \$1.4 billion.] *[To be updated]* See Appendix A – “CITY AND COUNTY OF SAN FRANCISCO ORGANIZATION AND FINANCES – Capital Financing and Bonds – Authorized but Unissued City GO Bonds.” In addition, the City expects that it will propose further bond measures to the voters from time to time to help meet its capital needs. [The City’s most recently adopted 10-year capital plan identifies \$41.4 billion of capital needs for all City departments, including \$5.8 billion in projects for General Fund-supported departments. The next capital plan update is expected in Spring 2025.] *[To be updated]* See Appendix A – “CITY AND COUNTY OF SAN FRANCISCO ORGANIZATION AND FINANCES – Capital Financing and Bonds – Capital Plan.”

**Limitations on Development.** Construction and development in the City could be limited by governmental or legal limits on growth and/or challenges in the approval of certain residential and commercial projects. For example, San Francisco voters passed Proposition M in November 1986 which created an annual limit on the construction of new office space throughout the City (i.e., 950,000 square feet per year). Proposition M amended the Office Development Annual Limit Program (the “Annual Limit Program”) under the City’s Planning Code, which Annual Limit Program governs the approval of all development projects that contain more than 25,000 gross square feet of office space. The central provision of the Annual Limit Program is a “metering limit” designed to restrict the amount of office space authorized in a given year. No office project subject to the metering limit can be entitled without receiving an allocation under the Annual Limit Program. In doing so, the Annual Limit Program aims to ensure a manageable rate of new development and to guard against typical “boom and bust” cycles, among other goals.

In March 2020, voters of the City approved Proposition E, amending existing citywide limits on new office development. Proposition E links the amount of new office space that can be approved annually in San Francisco to the City’s performance on building new affordable housing. Proposition E allows projects that provide affordable housing and space for community arts or local retail, particularly in the Central South of Market (SoMa) neighborhood, to proceed sooner by borrowing from future allocations. Proposition E also changes the City’s criteria for approving new office developments.

The above-described limitations are not expected to impact property tax revenues in the near term. See “– City Financial Challenges,” below.

## City Financial Challenges

*[Discussion to be updated]*

The following discussion highlights certain challenges facing the City and is not meant to be an exhaustive discussion of challenges facing the City (see, for example, “– Seismic Risks” and “– Climate Change, Risk of Sea Level Rise and Flooding Damage” below). See also Appendix A – “CITY AND COUNTY OF SAN FRANCISCO ORGANIZATION AND FINANCES” attached hereto.

[The City continues to face material financial challenges, including actual and projected revenue losses, resulting from a variety of factors, including continuing remote work by a significant portion of the workforce (which has led to vacancies and declining property taxes for certain office buildings, lower real estate property transfer taxes, and reductions in taxes based on employees physically located in the City), continued weakness in the local hospitality and convention industries (resulting in declines in hotel and sales taxes from pre-pandemic levels), reduced funding to the City in State budgets, potential losses from litigation challenging the City’s business taxes, uncertainty about receipt of outstanding FEMA reimbursements and general economic conditions. The City has experienced the largest increase in office vacancy among major urban office markets in the United States, from 5.6% in the fourth quarter of 2019 to 34.5% in the third quarter of 2024. As further described in Appendix A hereto, the conditions discussed above have contributed to projected budget deficits (absent corrective actions) in the hundreds of millions of dollars in future fiscal years, rising to approximately \$1.47 billion in fiscal year 2029-30.]

[In December 2024, the Mayor’s Office issued budget instructions (the “FY26 Mayor’s Budget Instructions”), which contained a preview summary of the findings in the December 2024 Five-Year Plan (as defined and described below), including the projected deficits described therein. The FY26 Mayor’s Budget Instructions noted that, since the COVID pandemic, the City has relied heavily on one-time sources to balance recent budgets. These one-time sources include federal disaster relief, and use of General Fund reserves and fund balance. The FY26 Mayor’s Budget Instructions noted that there is significant uncertainty with respect to receiving outstanding FEMA reimbursements. These one-time sources are expected to be depleted by the end of fiscal year 2027-28. The FY26 Mayor’s Budget Instructions also identify particular risks including revenue losses to the City which may result from State financial difficulties, federal policies implemented by the incoming federal administration, and declining property values resulting from assessment appeals. In addition business tax appeals threaten over \$400 million in business tax revenue. The FY26 Mayor’s Budget Instructions also noted that health care costs escalation has increased, office vacancies remain elevated, and the hospitality industry recovery is slowing. As a result of the foregoing, the FY26 Mayor’s Budget Instructions to departments direct ongoing, permanent spending reductions to the General Fund of 15% starting in fiscal year 2025-26, a re-examination of all contractual services and non-personnel expenditures, elimination of positions that are currently vacant, the consideration of future hiring freezes, and cessation of overnight and air travel for City employees. See Appendix A – “CITY AND COUNTY OF SAN FRANCISCO ORGANIZATION AND FINANCES – Periodic Financial Reporting; Recent Reports” and “– City Budget – December 2024 Five-Year Plan and FY26 Mayor’s Budget Instructions.”]

[On December 18, 2024, the Mayor’s Office, Controller’s Office and Board of Supervisors Budget and Legislative Analyst’s Office issued the “Proposed Five-Year Financial Plan Fiscal Years 2025-26 through 2029-30” (the “December 2024 Five-Year Plan”). The City anticipates significant budget deficits in each of the next five years without proactive measures taken to address the imbalance between revenues and expenditures. The December 2024 Five-Year Plan projects that, over the next five years, the City’s revenue outlook will improve, supported by recent changes in San Francisco’s tax structure and modest economic growth. However, this improvement will be tempered by post-pandemic economic realities and the depletion of one-time funding sources. At the same time, the cost of City services is projected to grow significantly, surpassing revenue growth each year of the five-year period. The December 2024 Five-Year Plan states that City must develop and implement strategies to bridge the gap between projected revenues and expenditures, and that these strategies must be incorporated into the fiscal year 2025-26 and 2026-27 two-year budget and

extended across the five-year period reflected in the December 2024 Five-Year Plan. The December 2024 Five-Year Plan notes that, unlike the significant budget shortfalls that followed the 2001 and 2008 recessions, the current outlook highlights longer-term structural challenges, even without the occurrence of another recession. See Appendix A – “CITY AND COUNTY OF SAN FRANCISCO ORGANIZATION AND FINANCES – Periodic Financial Reporting; Recent Reports” and “– City Budget – December 2024 Five-Year Plan and FY26 Mayor’s Budget Instructions.” ]

Significant capital investments are proposed in the City’s most recently adopted 10-year capital plan for fiscal years 2024-2033, which sets forth approximately \$41.4 billion of capital needs for all City departments. However, identified funding resources are below those necessary to maintain and enhance the City’s physical infrastructure. As a result, over \$6.7 billion in capital needs, including enhancements, are deferred from the capital plan’s 10-year horizon.]

In addition, the City faces long-term challenges with respect to the management of pension and post-employment retirement obligations. The City has taken major steps to address long-term unfunded liabilities for employee pension and other post-employment benefits, including retiree health obligations, yet significant liabilities remain. In recent years, the City and voters have adopted changes that should mitigate these unfunded liabilities over time, including adoption of lower-cost benefit tiers, increases to employee and employer contribution requirements, and establishment of a trust fund to set-aside funding for future retiree health costs. The financial benefit from these changes will phase in over time, however, leaving ongoing financial challenges for the City in the shorter term. Further, the size of these liabilities is based on a number of assumptions, including but not limited to assumed investment returns and actuarial assumptions. It is possible that actual results will differ materially from current assumptions, and such changes in investment returns or other actuarial assumptions could increase budgetary pressures on the City.

Further, while the City has adopted a number of measures to better position its operating budget for future economic downturns, these measures may not be sufficient. See Appendix A – “CITY AND COUNTY OF SAN FRANCISCO ORGANIZATION AND FINANCES – City Budget” and “– Budgetary Risks.”

There is no assurance that other challenges not discussed in this Official Statement may not become material to investors in the future. For more information, see Appendix A – “CITY AND COUNTY OF SAN FRANCISCO ORGANIZATION AND FINANCES” and in Appendix B – “ANNUAL COMPREHENSIVE FINANCIAL REPORT OF THE CITY AND COUNTY OF SAN FRANCISCO FOR THE FISCAL YEAR ENDED JUNE 30, 2024.

## **Seismic Risks**

**General.** The City is located in a seismically active region. Active earthquake faults underlie both the City and the surrounding Bay Area, including the San Andreas Fault, which passes within about three miles of the City’s border, and the Hayward Fault, which runs under Oakland, Berkeley and other cities on the east side of San Francisco Bay, about 10 miles away, as well as a number of other significant faults in the region. Significant seismic events include the 1989 Loma Prieta earthquake, centered about 60 miles south of the City, which registered 6.9 on the Richter scale of earthquake intensity. That earthquake caused fires, building collapses, and structural damage to buildings and highways in the City and surrounding areas. The San Francisco-Oakland Bay Bridge, the only east-west vehicle access into the City, was closed for a month for repairs, and several highways in the City were permanently closed and eventually removed. On August 24, 2014, the San Francisco Bay Area experienced a 6.0 earthquake centered near Napa along the West Napa Fault. The City did not suffer any material damage as a result of this earthquake.

**California Earthquake Probabilities Study.** In March 2015, the Working Group on California Earthquake Probabilities (a collaborative effort of the U.S. Geological Survey (U.S.G.S.), the California Geological Survey, and the Southern California Earthquake Center) reported that there is a 72% chance that one or more earthquakes of magnitude 6.7 (the magnitude of the 1994 Northridge earthquake) or larger will



occur in the San Francisco Bay Area before the year 2045. In addition, the U.S.G.S. released a report in April 2017 entitled *The HayWired Earthquake Scenario*, which estimated that property damage and direct business disruption losses from a magnitude 7.0 earthquake on the Hayward Fault would be more than \$82 billion (in 2016 dollars). Most of the losses are expected to be attributable to shaking damage, liquefaction, and landslides (in that order). Eighty percent of shaking damage is expected to be caused by the magnitude 7.0 mainshock, with the rest of the damage resulting from aftershocks occurring over a 2-year period thereafter. Such earthquakes could be very destructive. In addition to the potential damage to City-owned buildings and facilities (on which the City does not generally carry earthquake insurance), due to the importance of San Francisco as a tourist destination and regional hub of commercial, retail and entertainment activity, a major earthquake anywhere in the Bay Area may cause significant temporary and possibly long-term harm to the City's economy, tax receipts, infrastructure and residential and business real property values.

***Earthquake Safety Implementation Program (“ESIP”).*** The ESIP began in early 2012, evolving out of the key recommendations of the Community Action Plan for Seismic Safety (“CAPSS”), a 10-year-long study evaluating the seismic vulnerabilities the City faces. The CAPSS Study prepared by the Applied Technology Council looked at the impact of earthquakes to all of San Francisco's buildings and recommended a 30-year plan for action. As a result of this plan, the City mandated the retrofit of nearly 5,000 soft-story buildings (i.e., generally, structures with structural weakness due to large openings in their perimeter walls and due to a lack of interior partition walls at the ground level) housing over 111,000 residents by September 2021. [As of January 31, 2025, 94% of these soft-story buildings have been brought into compliance.] *[To be updated]* Currently, the City is implementing a façade ordinance requiring owners of 5-story or higher buildings to submit inspection reports every 10 years. The first set of inspections focus on pre-1910 buildings. Inspection reports for more recent buildings will be phased in over the next four years. Future tasks will address the seismic vulnerability of older nonductile concrete and concrete tilt-up buildings, which are at high risk of severe damage or collapse in an earthquake. This retrofit program is currently in development.

***Vulnerability Study of the Northern Waterfront Seawall.*** In early 2016, the Port Commission of the City (the “Port Commission”) commissioned an earthquake vulnerability study of the Northern Waterfront Seawall. The three-mile Seawall was constructed over 100 years ago and sits on reclaimed land, rendering it vulnerable to seismic risk. The Seawall provides flood and wave protection to downtown San Francisco, and stabilizes hundreds of acres of filled land. Preliminary findings of the study indicates that a strong earthquake may cause most of the Seawall to settle and move outward toward the Bay, which would significantly increase earthquake damage and disruption along the waterfront. The Port Commission estimated that seismic retrofitting of the Seawall could cost as much as \$3 billion, with another \$2 billion or more needed to prepare the Seawall for rising sea levels. The study estimated that approximately \$1.6 billion in Port assets and \$2.1 billion of rents, business income, and wages are at risk from major damage to the Seawall. Additionally, the Port Commission, together with the U.S. Army Corps of Engineers, have developed a draft plan to fortify the Port's Seawall from sea level rise, which estimates the total cost of that project at \$13.5 billion. See “– Climate Change, Risk of Sea Level Rise and Flooding Damage” below. See also Appendix A – “CITY AND COUNTY OF SAN FRANCISCO ORGANIZATION AND FINANCES – Capital Financing and Bonds – Authorized but Unissued City GO Bonds.”

***Tall Buildings Safety Strategy Report and Executive Directive.*** The City commissioned a first in the nation “Tall Buildings Study” by the Applied Technology Council to consider the impact of earthquakes on buildings taller than 240 feet. The final report following the study, released in January 2019, evaluated best practices for geotechnical engineering, seismic risks, standards for post-earthquake structural evaluations, barriers to re-occupancy, and costs and benefits of higher performance goals for new construction. The study estimates that for a tall building designed to current seismic standards, it might take two to six months to mobilize for and repair damage from a major earthquake, depending on the building location, geologic conditions, and the structural and foundation systems. The report identified and summarized sixteen recommendations for reducing seismic risk prior to earthquakes for new and existing buildings, reducing seismic risk following earthquakes, and improving the City's understanding of its tall building seismic risk.

On January 24, 2019, then-Mayor London N. Breed issued an executive directive instructing City departments to work with community stakeholders, develop regulations to address geotechnical and engineering issues, clarify emergency response and safety inspection roles, and establish a Disaster Recovery Task Force for citywide recovery planning, including a comprehensive recovery plan for the financial district and surrounding neighborhoods. In November 2019, an exercise was conducted to test post-earthquake building safety inspection protocol and logistics. The City was the first jurisdiction to test this Statewide program. In consultation with the Structural Engineers Association of Northern California, Administrative Bulletin AB-111 – “Guidelines for Preparation of Geotechnical and Earthquake Ground Motion Reports for Foundation Design and Construction of Tall Buildings” was adopted on June 15, 2020, which presented requirements and guidelines for developing geotechnical site investigations and preparing geotechnical reports for the foundation design and construction of tall buildings in the City.

The City obtains and maintains commercial insurance only in certain limited circumstances, including when required by bond or lease financing transactions and for other limited purposes. The City does not maintain commercial earthquake coverage, with certain minor exceptions. See Appendix A – “CITY AND COUNTY OF SAN FRANCISCO ORGANIZATION AND FINANCES – Legal Matters and Risk Management.”

### **Climate Change, Risk of Sea Level Rise and Flooding Damage**

Numerous scientific studies on global climate change show that, among other effects on the global ecosystem, sea levels will rise, extreme temperatures will become more common, and extreme weather events will become more frequent as a result of increasing global temperatures attributable to atmospheric pollution.

The *Fifth National Climate Assessment*, published by the U.S. Global Change Research Program in November 2023 (“NCA5”), which assessed the variability of climate impacts across individual regions of the United States, found that the City is vulnerable to impacts from sea level rise, with flooding potentially exacerbated by storm surges, extreme precipitation and high tides. Sea levels are anticipated to continue to rise due to the increasing temperature of the oceans causing thermal expansion and growing ocean volume from glaciers and ice caps melting. The NCA5 utilizes a projected flood risk from 3 feet of sea level rise in the San Francisco Bay Area, consistent with an Intermediate scenario in the year 2100. Coastal areas, including the City, are vulnerable to floods impacting private development and public infrastructure, as well as roads, utilities, and emergency services.

Sea levels will continue to rise in the future due to the increasing temperature of the oceans causing thermal expansion and growing ocean volume from glaciers and ice caps melting into the ocean. Between 1854 and 2016, sea level rose about nine inches according to the tidal gauge at Fort Point, a location underneath the Golden Gate Bridge. Weather and tidal patterns, including 100-year or more storms and king tides, may exacerbate the effects of climate related sea level rise. Coastal areas like the City are at risk of substantial flood damage over time, affecting private development and public infrastructure, including roads, utilities, emergency services, schools, and parks. As a result, the City could lose considerable tax revenues and many residents, businesses, and governmental operations along the waterfront could be displaced, and the City could be required to mitigate these effects at a potentially material cost.

Adapting to sea level rise is a key component of the City’s policies. The City and its enterprise departments have been preparing for future sea level rise for many years and have issued a number of public reports. For example, in March 2016, the City released a report entitled “Sea Level Rise Action Plan,” identifying geographic zones at risk of sea level rise and providing a framework for adaptation strategies to confront these risks. That study showed an upper range of end-of-century projections for permanent sea level rise, including the effects of temporary flooding due to a 100-year storm, of up to 108 inches above the 2015 average high tide. To implement this Plan, the Mayor’s Sea Level Rise Coordinating Committee, co-chaired by the Planning Department and Office of Resilience and Capital Planning, joined the Port, the Public Utilities Commission and other public agencies in moving several initiatives forward. This included a Citywide Sea

Level Rise Vulnerability and Consequences Assessment to identify and evaluate sea level rise impacts across the City and in various neighborhoods that was released in February 2020.

In April 2017, the Working Group of the California Ocean Protection Council Science Advisory Team (in collaboration with several state agencies, including the California Natural Resource Agency, the Governor's Office of Planning and Research, and the California Energy Commission) published a report, that was formally adopted in March 2018, entitled "Rising Seas in California: An Update on Sea Level Rise Science" (the "Sea Level Rise Report") to provide a new synthesis of the state of science regarding sea level rise. The Sea Level Rise Report provides the basis for State guidance to state and local agencies for incorporating sea level rise into design, planning, permitting, construction, investment and other decisions. Among many findings, the Sea Level Rise Report indicated that the effects of sea level rise are already being felt in coastal California with more extensive coastal flooding during storms, exacerbated tidal flooding, and increased coastal erosion. In addition, the report notes that the rate of ice sheet loss from Greenland and Antarctic ice sheets poses a particular risk of sea level rise for the California coastline. The City has incorporated the projections from the 2018 report into its Guidance for Incorporating Sea Level Rise Guidance into ongoing Capital Planning. The Guidance requires that City projects over \$5 million consider mitigation and/or adaptation measures.

In March 2020, a consortium of State and local agencies, led by the Bay Area Conservation and Development Commission, released a detailed study entitled, "Adapting to Rising Tides Bay Area: Regional Sea Level Rise Vulnerability and Adaptation Study," on how sea level rise could alter the Bay Area. The study stated that a 48-inch increase in the bay's water level in coming decades could cause more than 100,000 Bay Area jobs to be relocated, nearly 30,000 lower-income residents to be displaced, and 68,000 acres of ecologically valuable shoreline habitat to be lost. The study further argued that without a far-sighted, nine-county response, the region's economic and transportation systems could be undermined along with the environment. For example, runways at SFO could largely be under water.

The City has already incorporated site specific adaption plans in the conditions of approval for certain large waterfront development projects, such as the Candlestick/Hunters Point Shipyard, Treasure Island, Pier 70 and Mission Rock projects. Also, the City has partnered with the US Army Corps of Engineers to develop a plan to fortify the Port's Seawall from sea level rise. A draft plan estimates the total cost of that project at \$13.5 billion; and, subject to US Army Corps of Engineers and Congressional approval, 65% of the cost would be eligible for federal funding. The City is developing a financing strategy to provide the remaining funds, including using funding from the November 2018 approved Proposition A, authorizing the issuance of up to \$425 million in general obligation bonds for repair and improvement projects on the Seawall. See Appendix A – "CITY AND COUNTY OF SAN FRANCISCO ORGANIZATION AND FINANCES – Capital Financing and Bonds – Authorized but Unissued City GO Bonds."

Portions of the San Francisco Bay Area, including the City, are built on fill that was placed over saturated silty clay known as "Bay Mud." This Bay Mud is soft and compressible, and the consolidation of the Bay Mud under the weight of the existing fill is ongoing. A report issued in March 2018 by researchers at UC Berkeley and the University of Arizona suggested that flooding risk from climate change could be exacerbated in the San Francisco Bay Area due to the sinking or settling of the ground surface, known as subsidence. The study claimed that the risk of subsidence is more significant for certain parts of the City built on fill.

Projections of the effects of global climate change on the City are complex and depend on many factors that are outside the City's control. The various scientific studies that forecast climate change and its adverse effects, including sea level rise and flooding risk, are based on assumptions contained in such studies, but actual events may vary materially. Also, the scientific understanding of climate change and its effects continues to evolve. Accordingly, the City is unable to forecast when sea level rise or other adverse effects of climate change (e.g., the occurrence and frequency of 100-year storm events and king tides) will occur. In particular, the City cannot predict the timing or precise magnitude of adverse economic effects, including, without limitation, material adverse effects on the business operations or financial condition of the City and the

local economy during the term of the Bonds. While the effects of climate change may be mitigated by the City's past and future investment in adaptation strategies, the City can give no assurance about the net effects of those strategies and whether the City will be required to take additional adaptive mitigation measures. If necessary, such additional measures could require significant capital resources.

In September 2017, the San Francisco City Attorney filed a lawsuit on behalf of the People of the State of California in San Francisco Superior Court against the five largest investor-owned oil companies seeking to have the companies pay into an abatement fund to help fund infrastructure for climate change adaptation. In July 2018, the United States District Court for the Northern District of California denied the People's motion for remand to State court and then dismissed the lawsuit, which the City had joined as a plaintiff. The plaintiffs appealed these decisions to the United States Court of Appeals for the Ninth Circuit, which in May 2020 vacated the District Court's order that found the case arose under federal law, remanding the case back to the District Court to determine if there were any other grounds for federal jurisdiction. In June 2021, the U.S. Supreme Court declined to review the Ninth Circuit's decision. In October 2022, the District Court ordered the case remanded to State court and stayed the remand pending any appeals. In November 2022, the defendants appealed the District Court's decision to the Ninth Circuit. In November 2023, the Ninth Circuit rejected defendants' appeal of remand to state court. The City's case has been remanded to and coordinated with similar municipal lawsuits and the State of California's lawsuit in San Francisco Superior Court. In June 2024, the San Francisco City Attorney moved to file an amended complaint seeking abatement funds and damages. While the City believes that the claims in this lawsuit are meritorious, it can give no assurance regarding whether the lawsuit will be successful and obtain the requested relief from the courts, or contributions to the abatement fund from the defendant oil companies.

In 2020, the City adopted, and the Federal Emergency Management Agency approved, the City's Hazards and Climate Resilience Plan ("HCR"), a combined hazard mitigation and climate adaptation plan, which sets forth a roadmap for the City to address the impacts of natural hazards and climate change on its assets and citizens, and proposes over 90 strategies to reduce risks and adapt to climate change impacts. The HCR is intended to complement the City's CAP (defined below) and is updated every five years to include the latest understanding of natural hazards and climate change impacts, local risks, and the actions the City will take to improve the resilience of its buildings, communities, and infrastructure. [The 2025 update to the HCR was available for public comment through September 2024, and is currently expected to be proposed to the Board of Supervisors in April, 2025.] *[To be updated]*

In September 2021, the City adopted a set of emissions reduction targets for the coming decades: achieve net-zero greenhouse gas emissions generated by the City by 2040 and reduce emissions associated with consumption of all goods and services in the City (regardless of where emissions originate) 80% by 2050. In December 2021, the Mayor released the City's Climate Action Plan (the "CAP") detailing the actions needed to accomplish these targets, developed through a multi-agency and stakeholder process led by the San Francisco Department of Environment (the "Department of Environment"). The Department of Environment contracted with the UC Berkeley's Center for Law, Energy & the Environment (the "CLEE") to assess options for funding the equitable implementation of the CAP. CLEE released its report entitled "Funding San Francisco Climate Action" in November 2022 (the "CLEE Report").

The CAP is a roadmap of goals, strategies and actions to achieve emission reductions across six sectors: energy supply, building operations, transportation and land use, housing, responsible production and consumption, and healthy ecosystems. Key strategies include, but are not limited to, provision of 100% carbon-free energy, decarbonization of buildings, and increases in the public transit, active transportation, and vehicle electrification networks. The CAP estimated the cost of each of its strategies to range from \$1 million to \$500 million, but does not include specific cost estimates for each of the individual actions within these strategies. However, independent analyses conclude that significant investments will be required to realize CAP goals. Based on these independent analyses, the CLEE Report presented a rough estimate of CAP costs based on an assumption that the highest-cost strategies have an average high cost of \$5 billion (this assumption is purely for scoping purposes and costs could be much higher in the most capital-intensive sectors, like public

transit). The CLEE Report estimated that implementing the CAP across its six identified sectors could cost in the aggregate anywhere between a low of \$2.291 billion to a high of \$21.914 billion to be funded from a variety of sources, including a significant portion by the City.

CAP implementation would require a diverse mix of revenue streams (including the City's General Fund revenues) across several decades to support significant capital investment. In many cases, these build on existing revenue strategies in use by the City – such as the issuance of general obligation bonds and revenue bonds and refuse collection fees that pay for recycling programs – to drive specific emissions-reducing actions. In other cases, CAP implementation will require development of new revenue-generation mechanisms, drawing on the resources of residents and businesses, federal and state governments, and private and philanthropic partners. In addition, the CAP includes a number of policy, regulatory, and planning actions that are key enabling actions that will impose little or no cost to the City, but nonetheless remain high priorities for aggressive emissions reduction. While the City's climate initiative and the implementation of the CAP is a policy goal, the City cannot give any assurance that financial resources will be available in amounts needed to fund all of the initiatives, or whether the City will achieve its policy goals.

## **Cybersecurity**

The City, like many other large public and private entities, relies on a large and complex technology environment to conduct its operations, and faces multiple cybersecurity threats including, but not limited to, hacking, viruses, malware and other attacks on its computing and other digital networks and systems (collectively, "Systems Technology"). As a recipient and provider of personal, private, or sensitive information, the City has been the subject of cybersecurity incidents which have resulted in or could have resulted in adverse consequences to the City's Systems Technology and which required a response action to mitigate the consequences.

Cybersecurity incidents could result from unintentional events, or from deliberate attacks by unauthorized entities or individuals attempting to gain access to the City's Systems Technology for the purposes of misappropriating assets or information or causing operational disruption and damage. To mitigate the risk of business operations impact and/or damage from cybersecurity incidents or cyber-attacks, the City invests in multiple forms of cybersecurity and operational safeguards. In November 2016, the City adopted a City-wide Cyber Security Policy ("Cyber Policy") to support, maintain, and secure critical infrastructure and data systems. The objectives of the Cyber Policy include the protection of critical infrastructure and information, managing risk, improving cyber security event detection and remediation, and facilitating cyber awareness across all City departments. The City's Department of Technology has established a cybersecurity team to work across all City departments to implement the Cyber Policy. The City's Cyber Policy is reviewed periodically.

The City has also appointed a City Chief Information Security Officer ("CCISO"), who is directly responsible for understanding the business and related cybersecurity needs of the City's 54 departments. The CCISO is responsible for identifying, evaluating, responding, and reporting on information security risks in a manner that meets compliance and regulatory requirements, and aligns with and supports the risk posture of the City.

While City cybersecurity and operational safeguards are periodically tested, no assurances can be given by the City that such measures will ensure against other cybersecurity threats and attacks. Cybersecurity breaches could damage the City's Systems Technology and cause material disruption to the City's operations and the provision of City services. The costs of remedying any such damage or protecting against future attacks could be substantial. Further, cybersecurity breaches could expose the City to material litigation and other legal risks, which could cause the City to incur material costs related to such legal claims or proceedings.

## Public Health Emergencies

In recent years, public health authorities have warned of threats posed by outbreaks of disease and other public health threats, including the outbreak and spread of COVID-19. The spread of COVID-19 and actions to contain its spread had significant adverse health and financial impacts throughout the world, including the City.

While COVID-19 case rates have significantly declined, vaccination rates have increased, relevant emergency orders have been lifted, and the national and local economy has been improving, the economic effects of the COVID-19 pandemic are uncertain in many respects. The COVID-19 pandemic has had and may continue to have material adverse impacts on the City's economy and certain aspects of the City's financial condition. Further, there could be future COVID-19 outbreaks or other public health emergencies that could have material adverse effects on the City's operations and finances. See Appendix A – "CITY AND COUNTY OF SAN FRANCISCO ORGANIZATION AND FINANCES – City Financial Challenges," " – Periodic Financial Reporting; Recent Reports," and " – City Budget – Fiscal Cliff Reserve."

## Limitation on Remedies; Bankruptcy

**General.** The rights of the owners of the Bonds are subject to limitations on legal remedies against the City, including applicable bankruptcy or similar laws affecting the enforcement of creditors' rights generally, now or hereafter in effect. Bankruptcy proceedings, if initiated, could subject the owners of the Bonds to judicial discretion and interpretation of their rights in bankruptcy proceedings or otherwise, and consequently may entail risks of delay, limitation or modification of the rights of the owners of the Bonds.

Bankruptcy courts are courts of equity and as such have broad discretionary powers. If the City were to become the debtor in a proceeding under Chapter 9 of the Bankruptcy Code, the parties to the proceedings may be prohibited from taking any action to collect any amount from the City (including *ad valorem* tax revenues) or to enforce any obligation of the City, without the bankruptcy court's permission. In such a proceeding, as part of its plan of adjustment in bankruptcy, the City may be able to alter the priority, interest rate, principal amount, payment terms, collateral, maturity dates, payment sources, covenants (including tax-related covenants), and other terms or provisions of the Bonds and other transaction documents related to the Bonds, as long as the bankruptcy court determines that the alterations are fair and equitable. In addition, in such a proceeding, as part of such a plan, the City may be able to eliminate the obligation of the City to raise taxes if necessary to pay the Bonds. There also may be other possible effects of a bankruptcy of the City that could result in delays or reductions in payments on the Bonds. Moreover, regardless of any specific adverse determinations in any City bankruptcy proceeding, the fact of a City bankruptcy proceeding, could have an adverse effect on the liquidity and market price of the Bonds.

As stated above, if the City were to go into bankruptcy, the bankruptcy petition would be filed under Chapter 9 of the Bankruptcy Code. Chapter 9 provides that it does not limit or impair the power of a state to control, by legislation or otherwise, a municipality of or in such state in the exercise of the political or governmental powers of such municipality, including expenditures for such exercise. For purposes of the language of Chapter 9, the City is a municipality. State law provides that the *ad valorem* taxes levied to pay the principal and interest on the Bonds shall be used for the payment of principal and interest of the City's general obligation bonds and for no other purpose. If this restriction on the expenditure of such *ad valorem* taxes is respected in a bankruptcy case, then the *ad valorem* tax revenue could not be used by the City for any purpose other than to make payments on the Bonds. It is possible, however, that a bankruptcy court could conclude that the restriction should not be respected.

**Statutory Lien.** Pursuant to Section 53515 of the California Government Code (which became effective on January 1, 2016, as part of Senate Bill 222), the Bonds will be secured by a statutory lien on all revenues received pursuant to the levy and collection of the *ad valorem* taxes levied for the Bonds. Section 53515 provides that the lien will automatically arise, without the need for any action or authorization by the

local agency or its governing board, and will be valid and binding from the time the bonds are executed and delivered. See “SECURITY FOR THE BONDS.” Although a statutory lien would not be automatically terminated by the filing of a Chapter 9 bankruptcy petition by the City, the automatic stay provisions of the Bankruptcy Code would apply and payments that become due and owing on the Bonds during the pendency of the Chapter 9 proceeding could be delayed (unless the Bonds are determined to be secured by a pledge of “special revenues” within the meaning of the Bankruptcy Code and the pledged taxes are applied to pay the Bonds in a manner consistent with the Bankruptcy Code).

***Special Revenues.*** If the tax revenues that are pledged to the payment of the Bonds (see “SECURITY FOR THE BONDS”) are determined to be “special revenues” within the meaning of the Bankruptcy Code, then the application in a manner consistent with the Bankruptcy Code of the pledged *ad valorem* revenues that are collected after the date of the bankruptcy filing should not be subject to the automatic stay. “Special revenues” are defined to include, among others, taxes specifically levied to finance one or more projects or systems of the debtor, but excluding receipts from general property, sales, or income taxes levied to finance the general purposes of the debtor. The City has specifically pledged the taxes for payment of the Bonds. Additionally, the *ad valorem* taxes levied for payment of the Bonds are permitted under the State Constitution only where the applicable bond proposition is approved by at least two-thirds of the votes cast. State law prohibits the use of the tax proceeds for any purpose other than payment of the bonds and the bond proceeds can only be used to fund the acquisition or improvement of real property and other capital expenditures included in the proposition so such tax revenues appear to fit the definition of special revenues. However, there is no binding judicial precedent dealing with the treatment in bankruptcy proceedings of *ad valorem* tax revenues collected for the payments of bonds in California, so no assurance can be given that a bankruptcy court would not hold otherwise.

In addition, even if the *ad valorem* tax revenues are determined to be “special revenues,” the Bankruptcy Code provides that special revenues can be applied to necessary operating expenses of the project or system, before they are applied to other obligations. This rule applies regardless of the provisions of the transaction documents. Thus, a bankruptcy court could determine that the City is entitled to use the *ad valorem* tax revenues to pay necessary operating expenses of the City before the remaining revenues are paid to the owners of the Bonds.

***Possession of Revenues; Remedies.*** If the City goes into bankruptcy and has possession of tax revenues (whether collected before or after commencement of the bankruptcy), and if the City does not voluntarily pay such tax revenues to the owners of the Bonds, it is not entirely clear what procedures the owners of the Bonds would have to follow to attempt to obtain possession of such tax revenues, how much time it would take for such procedures to be completed, or whether such procedures would ultimately be successful.

### **State Law Limitations on Appropriations**

Article XIII B of the State Constitution limits the amount that local governments can appropriate annually (the “Gann Limit”). Should the City exceed the Gann Limit, the City would be required to seek voter approval to exceed such limit, shift spending to capital or other exempt expenditure types, or issue tax rebates. See Appendix A – “CITY AND COUNTY OF SAN FRANCISCO ORGANIZATION AND FINANCES – Budgetary Risks” and “– Constitutional and Statutory Limitations on Taxes and Expenditures – Article XIII B of the California Constitution.”

### **Changes in Law**

No assurance can be given that the State or the City electorate will not at some future time adopt initiatives or that the State Legislature or the City’s Board of Supervisors will not enact legislation that will amend the laws or the Constitution of the State or the Charter, respectively, in a manner that could result in a reduction of the City’s revenue. See, for example, Appendix A – “CITY AND COUNTY OF SAN

## FRANCISCO ORGANIZATION AND FINANCES – Constitutional and Statutory Limitations on Taxes and Expenditures – Articles XIII C and XIII D of the California Constitution.”

Under the State Constitution, the voters of the State have the ability to initiate legislation and require a public vote on legislation passed by the State Legislature through the powers of initiative and referendum, respectively. Under the City’s Charter, the voters of the City can restrict or revise the powers of the City through the approval of a Charter amendment. The City is unable to predict whether any such initiatives might be submitted to or approved by the voters, the nature of such initiatives, or their potential impact on the City.

### **State of California Financial Condition**

[Approximately 13% of general fund revenues appropriated in the City’s FY25 & FY26 Original Budget for fiscal years 2024-25 and 2025-26 is derived from the State.] *[To be Updated]* Changes in the revenues received by the State can affect the amount of funding, if any, to be received from the State by the City and other counties in the State. See Appendix A – “CITY AND COUNTY OF SAN FRANCISCO ORGANIZATION AND FINANCES – Budgetary Risks – Impact of the State of California Budget on Local Finances.”

The State has recently been experiencing budgetary challenges, and the City cannot predict the extent of the budgetary problems the State may encounter in this or in any future fiscal years, nor is it clear what measures could be taken by the State to balance its budget, as required by law. In addition, the City cannot predict the outcome of any elections impacting fiscal matters, the outcome of future State budget negotiations, the impact that such budgets will have on its finances and operations or what actions will be taken in the future by the State Legislature and Governor to deal with changing State revenues and expenditures. Current and future State budgets will be affected by national and State economic conditions and other factors over which the City has no control.

### **Federal Government**

*[Discussion to be updated]*

[The City receives substantial federal funds for assistance payments, social service programs and other programs. A portion of the City’s assets are also invested in securities of the United States government. The City’s finances may be adversely impacted by fiscal matters at the federal level, including but not limited to cuts to federal spending. Changes to or termination or replacement of the Affordable Care Act, for example, could increase costs to the City, and the City’s financial condition may also be impacted by the withholding of federal grants or other funds flowing to “sanctuary jurisdictions.” Further, the President has recently issued a series of executive orders, including guidance from the Office of Management and Budget, that purport to suspend or limit federal government funding to state and local governments. Certain of these actions have been challenged in court, and in some cases enjoined. The City’s current projections in the City’s various reports assume no changes to federal revenue related to the new federal administration’s proposed funding freezes or rescission of funds, but this remains a source of budgetary uncertainty. The City cannot predict the outcome of current or future federal executive orders, administrative actions, budgets or legislation and the ultimate impact that such matters will have on the City’s finances and operations. See Appendix A – “CITY AND COUNTY OF SAN FRANCISCO ORGANIZATION AND FINANCES – Budgetary Risks – Impact of Federal Government on Local Finances.” See also Appendix A – “CITY AND COUNTY OF SAN FRANCISCO ORGANIZATION AND FINANCES – General Fund Revenues,” “– Other City Tax Revenues” and “– Investment of City Funds.”]



## Other Events

Seismic events, wildfires, drought, tsunamis, storms, other natural or man-made events and civil unrest may adversely impact persons and property within San Francisco, and damage City infrastructure and adversely impact the City's finances and/or ability to provide municipal services.

In August 2013, a massive wildfire in Tuolumne County and the Stanislaus National Forest burned over 257,135 acres (the "Rim Fire"), which area included portions of the City's Hetch Hetchy Project.

The Hetch Hetchy Project is comprised of dams (including O'Shaughnessy Dam), reservoirs (including Hetch Hetchy Reservoir which supplies 85% of San Francisco's drinking water), hydroelectric generation and transmission facilities and water transmission facilities. Hetch Hetchy facilities affected by the Rim Fire included two power generating stations and the southern edge of the Hetch Hetchy Reservoir. There was no impact on drinking water quality. The City's hydroelectric power generation system was interrupted by the fire, forcing the San Francisco Public Utilities Commission to spend approximately \$1.6 million buying power on the open market and using existing banked energy with PG&E. The Rim Fire inflicted approximately \$40 million in damage to parts of the City's water and power infrastructure located in the region. Certain portions of the Hetch Hetchy Project are old and deteriorating, and outages at critical points of the project could disrupt water delivery to significant portions of the region and/or cause significant costs and liabilities to the City.

Many areas of northern California have suffered from wildfires in more recent years, including the Tubbs fire which burned across several counties north of the Bay Area in October 2017 (part of a series of fires covering approximately 245,000 acres and causing 44 deaths and approximately \$14 billion in damage), the Camp fire which burned across Butte County, California in November 2018 (covering almost 240 square miles and resulting in numerous deaths and over \$16 billion in property damage), the Kincade Fire which burned across Sonoma County, California in late 2019 (covering over 77,000 acres), and the CZU Lightning Complex fires which burned across San Mateo and Santa Cruz County, California in mid-2020 (covering over 85,000 acres). Spurred by findings that certain of these fires were caused, in part, by faulty powerlines owned by PG&E, the power company subsequently adopted mitigation strategies which results in pre-emptive distribution circuit and high power transmission line shutoffs during periods of extreme fire danger (i.e., high winds, high temperatures and low humidity) to portions of the Bay Area, including the City. Parts of the City have experienced several blackout days as a result of PG&E's wildfire prevention strategy. Future shutoffs are expected to continue and it is uncertain what effects future PG&E shutoffs will have on the local economy.

Since 2017, California has experienced numerous significant wildfires. In addition to their direct impact on health and safety and property damage in California, the smoke from these wildfires has impacted and future wildfires may impact the quality of life in the Bay Area and the City and may have short-term and future impacts on commercial and tourist activity in the City, as well as the desirability of the City and the Bay Area as places to live, potentially negatively affecting real estate trends and values.

In December 2022 and January 2023, the San Francisco Bay Area experienced heavy winter storms. According to the National Weather Service for the San Francisco Bay Area, on December 31, 2022, downtown San Francisco received 5.45 inches of rain, which is the second wettest day in the area since records began in 1849 (with the daily record being 5.54 inches on November 5, 1994). The rains caused widespread flooding, road closures and mudslides throughout the region.

With certain exceptions, the City believes that it is more economical to manage its risks internally and administer, adjust, settle, defend, and pay claims from budgeted resources (i.e., "self-insurance"). The City obtains and maintains commercial insurance in certain circumstances, including when required by bond or lease financing transactions and for other limited purposes. The City does not maintain commercial earthquake coverage, with certain minor exceptions. See Appendix A – "CITY AND COUNTY OF SAN FRANCISCO ORGANIZATION AND FINANCES – Legal Matters and Risk Management."

## **TAX MATTERS**

*[To come]*

## **OTHER LEGAL MATTERS**

Certain legal matters incident to the authorization, issuance and sale of the Bonds and with regard to the tax status of the interest on the Bonds (see “TAX MATTERS” herein) are subject to the legal opinions of Norton Rose Fulbright US LLP, Los Angeles, California, and Husch Blackwell LLP, Oakland, California, Co-Bond Counsel to the City. The signed legal opinions of Co-Bond Counsel (the “Bond Opinions”), dated and premised on facts existing and law in effect as of the date of original delivery of the Bonds, will be delivered to the initial purchaser of the Bonds at the time of original delivery of the Bonds. The proposed form of the Bond Opinions is set forth in Appendix F hereto.

The Bond Opinions will speak only as of their date, and subsequent distributions of the Bond Opinions by recirculation of this Official Statement or otherwise will create no implication that Co-Bond Counsel have reviewed or express any opinion concerning any of the matters referred to in the respective opinions subsequent to their date. In rendering their opinions, Co-Bond Counsel will rely upon certificates and representations of facts to be contained in the transcript of proceedings for the Bonds, which Co-Bond Counsel will not have independently verified. The opinions contained in the Bond Opinions are not a guarantee of a particular result, and are not binding on the Internal Revenue Service or the courts; rather, the opinions contained in the Bond Opinions represent legal judgment of Co-Bond Counsel based upon their review of existing law that they deem relevant to such opinions and in reliance upon the certifications and opinions referenced above.

Co-Bond Counsel undertake no responsibility for the accuracy, completeness or fairness of this Official Statement.

Certain legal matters will be passed upon for the City by the City Attorney and by Hawkins Delafield & Wood LLP, San Francisco, California and Stradling Yocca Carlson & Rauth, LLP, Newport Beach, California, Co-Disclosure Counsel.

Co-Disclosure Counsel have served as co-disclosure counsel to the City and in such capacity have advised the City with respect to applicable securities laws and participated with responsible City officials and staff in conferences and meetings where information contained in this Official Statement was reviewed for accuracy and completeness. Co-Disclosure Counsel are not responsible for the accuracy or completeness of the statements or information presented in this Official Statement and have not undertaken to independently verify any of such statements or information. Rather, the City is solely responsible for the accuracy and completeness of the statements and information contained in this Official Statement. Upon the delivery of the Bonds, Co-Disclosure Counsel will each deliver a letter to the City which advises the City, subject to the assumptions, exclusions, qualifications and limitations set forth therein, that no facts came to attention of such firm which caused them to believe that this Official Statement as of its date and as of the date of delivery of the Bonds contained or contains any untrue statement of a material fact or omitted or omits to state any material fact necessary to make the statements therein, in light of the circumstances under which they were made, not misleading. No purchaser or holder of the Bonds, or other person or party other than the City, will be entitled to or may rely on such letter or Co-Disclosure Counsel’s having acted in the role of co-disclosure counsel to the City.

[Certain legal matters will be passed upon for the Underwriters by their counsel [\_\_\_\_\_], [City], [State].]

## **PROFESSIONALS INVOLVED IN THE OFFERING**

Fieldman, Rolapp & Associates, Inc., Irvine, California, served as the Municipal Advisor (the “Municipal Advisor”) to the City with respect to the sale of the Bonds. The Municipal Advisor has participated with responsible City officials and staff in conferences and meetings where information contained in this Official Statement was reviewed and assisted the City in other matters relating to the planning, structuring, and sale of the Bonds. The Municipal Advisor has not independently verified any of the data contained herein and has not conducted an independent investigation of the affairs of the City to determine the accuracy or completeness of this Official Statement and assume, no responsibility for the accuracy or completeness of any of the information contained herein. The Municipal Advisor, Co-Bond Counsel [and] Co-Disclosure Counsel [and Underwriters’ Counsel] will all receive compensation for services rendered in connection with the Bonds contingent upon the sale and delivery of the Bonds. The City Treasurer is acting as paying agent and registrar with respect to the Bonds.

## **ABSENCE OF LITIGATION RELATING TO THE BONDS**

No litigation is pending or threatened concerning the validity of the Bonds, the ability of the City to levy the *ad valorem* tax required to pay debt service on the Bonds, the corporate existence of the City, or the entitlement to their respective offices of the officers of the City who will execute and deliver the Bonds and other documents and certificates in connection therewith. [The City will furnish to the initial purchaser or purchasers of the Bonds a certificate of the City as to the foregoing as of the time of the original delivery of the Bonds.] For information regarding certain litigation and other related matters concerning the City and its operations, see Appendix A – “CITY AND COUNTY OF SAN FRANCISCO ORGANIZATION AND FINANCES.”

## **CONTINUING DISCLOSURE**

The City has covenanted for the benefit of the holders and beneficial owners of the Bonds to provide certain financial information and operating data relating to the City (the “Annual Report”) not later than 270 days after the end of the City’s fiscal year (which currently ends on June 30), commencing with the report for fiscal year 2024-25 which is due not later than March 27, 2026 and to provide notices of the occurrence of certain enumerated events. The Annual Report will be filed by the City with the Electronic Municipal Market Access system (“EMMA”) of the Municipal Securities Rulemaking Board. The notices of enumerated events will be filed by the City with the MSRB. The specific nature of the information to be contained in the Annual Report or the notices of enumerated events is summarized in Appendix D – “FORM OF CONTINUING DISCLOSURE CERTIFICATE.” These covenants have been made in order to assist the [Underwriters] [initial purchaser or purchasers] of the Bonds in complying with Securities and Exchange Commission Rule 15c2-12(b)(5) (the “Rule”).

As of May 6, 2021, the City was party to certain continuing disclosure undertakings relating to municipal securities which require the City to file notice filings on EMMA within ten days in the event of the incurrence of financial obligations and certain other events, if material. On May 6, 2021, the City extended for two years certain liquidity facilities relating to series 1 and 1-T and series 2 and 2-T of its commercial paper program. On July 1, 2021, the City filed on EMMA an event notice relating to these extensions.

For fiscal year 2021-22, although the City’s Annual Comprehensive Financial Report was posted on EMMA, it was not linked to all of the CUSIP numbers for the City and County of San Francisco Community Facilities District No. 2014-1 (Transbay Transit Center) Special Tax Bonds, Series 2022A and 2022B. The City has taken action to link such Annual Comprehensive Financial Report to the applicable CUSIP numbers.

The City may, from time to time, but is not obligated to, post its Annual Comprehensive Financial Report and other financial information on the City’s investor information website located at <https://www.sf.gov/controllers-office-public-finance>.

*[Under review]*

## **RATINGS**

Moody's Ratings ("Moody's"), S&P Global Ratings ("S&P"), and Fitch Ratings ("Fitch"), have assigned municipal bond ratings of "[ ]," "[ ]," and "[ ]," respectively, to the Bonds. Certain information not included in this Official Statement was supplied by the City to the rating agencies to be considered in evaluating the Bonds. The ratings reflect only the views of each rating agency, and any explanation of the significance of any rating may be obtained only from the respective credit rating agencies: Moody's, at [www.moody's.com](http://www.moody's.com); S&P, at [www.spglobal.com](http://www.spglobal.com); and Fitch, at [www.fitchratings.com](http://www.fitchratings.com). The information presented on the website of each rating agency is not incorporated by reference as part of this Official Statement. Investors are advised to read the entire Official Statement to obtain information essential to the making of an informed investment decision. No assurance can be given that any rating issued by a rating agency will be retained for any given period of time or that the same will not be revised or withdrawn entirely by such rating agency, if in its judgment circumstances so warrant. Any such revision or withdrawal of the ratings obtained may have an adverse effect on the market price or marketability of the Bonds. The City undertakes no responsibility to oppose any such downward revision, suspension or withdrawal.

## **[UNDERWRITING]**

[The City has entered into a purchase contract with [ ], on behalf of itself, [ ] and [ ] (collectively, the "Underwriters") pursuant to which the Underwriters have agreed, subject to certain conditions, to purchase the Bonds from the City at the purchase price of \$ \_\_\_\_\_ (being the principal amount of the Bonds, plus net original issue premium of \$ \_\_\_\_\_, and less an Underwriters' discount of \$ \_\_\_\_\_). The Underwriters are obligated under the purchase contract to purchase all of the Bonds if any are purchased. The Bonds may be offered and sold by the Underwriters to certain dealers and others at yields lower or prices higher than the public offering yields or prices indicated on the inside cover page[s] hereof, and such public offering yields or prices may be changed, from time to time, by the Underwriters.

The Underwriters and their respective affiliates are full-service financial institutions engaged in various activities that may include securities trading, commercial and investment banking, municipal advisory, brokerage, and asset management. In the ordinary course of business, the Underwriters and their respective affiliates may actively trade debt and, if applicable, equity securities (or related derivative securities) and provide financial instruments (which may include bank loans, credit support or interest rate swaps). The Underwriters and their respective affiliates may engage in transactions for their own accounts involving the securities and instruments made the subject of this securities offering or other offering of the City. The Underwriters and their respective affiliates may make a market in credit default swaps with respect to municipal securities in the future. The Underwriters and their respective affiliates may also communicate independent investment recommendations, market color or trading ideas and publish independent research views in respect of this securities offering or other offerings of the City.]

## **[SALE OF THE BONDS]**

[The Bonds are scheduled to be sold at competitive bid on [ ], 2025, as provided in an Official Notice of Sale, dated [ ], 2025 (the "Official Notice of Sale"). The Official Notice of Sale provides that all the Bonds would be purchased if any were purchased, the obligation to make such purchase being subject to certain terms and conditions set forth in the Official Notice of Sale, the approval of certain legal matters by Co-Bond Counsel and certain other conditions. The initial purchaser or purchasers of the Bonds will represent to the City that the Bonds have been reoffered to the public at the price or yield to be stated on the inside front cover page[s] hereof.]

## MISCELLANEOUS

Any statements in this Official Statement involving matters of opinion, whether or not expressly so stated, are intended as such and not as representations of fact. This Official Statement contains forecasts, projections, estimates and other forward-looking statements that are based on current expectations. The words “expects,” “forecasts,” “projects,” “intends,” “anticipates,” “estimates,” “assumes” and analogous expressions are intended to identify forward-looking statements. Such forecasts, projections and estimates are not intended as representations of fact or guarantees of results. Any such forward-looking statements inherently are subject to a variety of risks and uncertainties that could cause actual results or performance to differ materially from those that have been forecast, estimated or projected. This Official Statement is not to be construed as a contract or agreement between the City and the [Underwriters] [initial purchaser or purchasers] or owners and beneficial owners of any of the Bonds.

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The preparation and distribution of this Official Statement have been duly authorized by the Board of Supervisors of the City.

**CITY AND COUNTY OF SAN FRANCISCO**

By: \_\_\_\_\_  
Greg Wagner  
Controller

**APPENDIX A**

**CITY AND COUNTY OF SAN FRANCISCO  
ORGANIZATION AND FINANCES**

**APPENDIX B**

**ANNUAL COMPREHENSIVE FINANCIAL REPORT  
OF THE CITY AND COUNTY OF SAN FRANCISCO  
FOR THE FISCAL YEAR ENDED JUNE 30, 2024**



**APPENDIX C**

**CITY AND COUNTY OF SAN FRANCISCO  
OFFICE OF THE TREASURER  
INVESTMENT POLICY**

## APPENDIX D

### FORM OF CONTINUING DISCLOSURE CERTIFICATE

\$ \_\_\_\_\_  
**CITY AND COUNTY OF SAN FRANCISCO**  
**GENERAL OBLIGATION BONDS**

Consisting of

\$ _____ <b>TAX-EXEMPT</b> <b>GENERAL OBLIGATION BONDS</b> <b>(HEALTH AND RECOVERY, 2020)</b> <b>SERIES 2025G-1</b>	\$ _____ <b>TAXABLE</b> <b>GENERAL OBLIGATION BONDS</b> <b>(HEALTH AND RECOVERY, 2020)</b> <b>SERIES 2025G-2</b>
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This Continuing Disclosure Certificate (the “Disclosure Certificate”) is executed and delivered by the City and County of San Francisco (the “City”) in connection with the issuance of the bonds captioned above (the “Bonds”). The City authorized the issuance of the Bonds by (i) Resolution No. 234-21, adopted by the Board of Supervisors of the City on May 18, 2021, and duly approved by the Mayor of the City on May 28, 2021, and (ii) Resolution No. [\_\_\_\_-\_\_\_\_], adopted by the Board of Supervisors of the City on [\_\_\_\_], 2025, and duly approved by the Mayor of the City on [\_\_\_\_], 2025. The City covenants and agrees as follows:

**SECTION 1. Purpose of the Disclosure Certificate.** This Disclosure Certificate is being executed and delivered by the City for the benefit of the Holders and Beneficial Owners of the Bonds and in order to assist the Participating Underwriters in complying with Securities and Exchange Commission Rule 15c2-12(b)(5).

**SECTION 2. Definitions.** The following capitalized terms shall have the following meanings:

“Annual Report” shall mean any Annual Report provided by the City pursuant to, and as described in, Sections 3 and 4 of this Disclosure Certificate.

“Beneficial Owner” shall mean any person which: (a) has or shares the power, directly or indirectly, to make investment decisions concerning ownership of any Bonds (including persons holding Bonds through nominees, depositories or other intermediaries) including, but not limited to, the power to vote or consent with respect to any Bonds or to dispose of ownership of any Bonds; or (b) is treated as the owner of any Bonds for federal income tax purposes.

“Dissemination Agent” shall mean the City, acting in its capacity as Dissemination Agent under this Disclosure Certificate, or any successor Dissemination Agent designated in writing by the City and which has filed with the City a written acceptance of such designation.

“Financial Obligation” means “financial obligation” as such term is defined in the Rule.

“Holder” shall mean either the registered owners of the Bonds, or, if the Bonds are registered in the name of The Depository Trust Company or another recognized depository, any applicable participant in such depository system.

“Listed Events” shall mean any of the events listed in Section 5(a) and Section 5(b) of this Disclosure Certificate.

“MSRB” shall mean the Municipal Securities Rulemaking Board or any other entity designated or authorized by the Securities and Exchange Commission to receive reports pursuant to the Rule. Until otherwise designated by the MSRB or the Securities and Exchange Commission, filings with the MSRB are to be made through the Electronic Municipal Market Access (EMMA) website of the MSRB currently located at <http://emma.msrb.org>.

“Participating Underwriter” shall mean any of the original underwriters or purchasers of the Bonds required to comply with the Rule in connection with offering of the Bonds.

“Rule” shall mean Rule 15c2-12(b)(5) adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934.

### **SECTION 3. Provision of Annual Reports.**

(a) The City shall, or shall cause the Dissemination Agent to, not later than 270 days after the end of the City’s fiscal year (which is June 30), commencing with the report for the 2024-25 Fiscal Year (which is due not later than March 27, 2026), provide to the MSRB an Annual Report which is consistent with the requirements of Section 4 of this Disclosure Certificate. If the Dissemination Agent is not the City, the City shall provide the Annual Report to the Dissemination Agent not later than 15 days prior to said date. The Annual Report must be submitted in electronic format and accompanied by such identifying information as is prescribed by the MSRB, and may cross-reference other information as provided in Section 4 of this Disclosure Certificate; *provided*, that if the audited financial statements of the City are not available by the date required above for the filing of the Annual Report, the City shall submit unaudited financial statements and submit the audited financial statements as soon as they are available. If the City’s Fiscal Year changes, it shall give notice of such change in the same manner as for a Listed Event under Section 5(e).

(b) If the City is unable to provide to the MSRB an Annual Report by the date required in subsection (a), the City shall send, in a timely manner, a notice to the MSRB in substantially the form attached as Exhibit A.

(c) The Dissemination Agent shall (if the Dissemination Agent is other than the City), file a report with the City certifying the date that the Annual Report was provided to the MSRB pursuant to this Disclosure Certificate.

**SECTION 4. Content of Annual Reports.** The City’s Annual Report shall contain or incorporate by reference the following information, as required by the Rule:

- (a) the audited general purpose financial statements of the City prepared in accordance with generally accepted accounting principles applicable to governmental entities;
- (b) a summary of budgeted general fund revenues and appropriations;
- (c) a summary of the assessed valuation of taxable property in the City;
- (d) a summary of the *ad valorem* property tax levy and delinquency rate;
- (e) a schedule of aggregate annual debt service on tax-supported indebtedness of the City; and
- (f) summary of outstanding and authorized but unissued tax-supported indebtedness of the City.

Any or all of the items listed above may be set forth in a document or set of documents, or may be included by specific reference to other documents, including official statements of debt issues of the City or related public entities, which are available to the public on the MSRB website. If the document included by

reference is a final official statement, it must be available from the MSRB. The City shall clearly identify each such other document so included by reference.

#### **SECTION 5. Reporting of Significant Events.**

(a) The City shall give, or cause to be given, notice of the occurrence of any of the following events numbered 1-10 with respect to the Bonds not later than ten business days after the occurrence of the event:

1. Principal and interest payment delinquencies;
2. Unscheduled draws on debt service reserves reflecting financial difficulties;
3. Unscheduled draws on credit enhancements reflecting financial difficulties;
4. Substitution of credit or liquidity providers, or their failure to perform;
5. Issuance by the Internal Revenue Service of proposed or final determination of taxability or of a Notice of Proposed Issue (IRS Form 5701 TEB) or adverse tax opinions;
6. Tender offers;
7. Defeasances;
8. Rating changes;
9. Bankruptcy, insolvency, receivership or similar event of the obligated person; or
10. Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the City, any of which reflect financial difficulties.

Note: for the purposes of the event identified in subparagraph (9), the event is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent or similar officer for an obligated person in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under State or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the obligated person, or if such jurisdiction has been assumed by leaving the existing governmental body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the obligated person.

(b) The City shall give, or cause to be given, notice of the occurrence of any of the following events numbered 11-18 with respect to the Bonds not later than ten business days after the occurrence of the event, if material:

11. Unless described in paragraph 5(a)(5), other material notices or determinations by the Internal Revenue Service with respect to the tax status of the Bonds or other material events affecting the tax status of the Bonds;
12. Modifications to rights of Bondholders;
13. Unscheduled or contingent Bond calls;
14. Release, substitution, or sale of property securing repayment of the Bonds;
15. Non-payment related defaults;
16. The consummation of a merger, consolidation, or acquisition involving an obligated person or the sale of all or substantially all of the assets of the obligated person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms;

17. Appointment of a successor or additional trustee or the change of name of a trustee; or
18. Incurrence of a Financial Obligation of the City, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the City, any of which affect security holders.

(c) The City shall give, or cause to be given, in a timely manner, notice of a failure to provide the annual financial information on or before the date specified in Section 3, as provided in Section 3(b).

(d) Whenever the City obtains knowledge of the occurrence of a Listed Event described in Section 5(b), the City shall determine if such event would be material under applicable federal securities laws.

(e) If the City learns of the occurrence of a Listed Event described in Section 5(a), or determines that knowledge of a Listed Event described in Section 5(b) would be material under applicable federal securities laws, the City shall within ten business days of occurrence file a notice of such occurrence with the MSRB in electronic format, accompanied by such identifying information as is prescribed by the MSRB. Notwithstanding the foregoing, notice of the Listed Event described in subsection 5(b)(13) need not be given under this subsection any earlier than the notice (if any) of the underlying event is given to Holders of affected Bonds pursuant to the Resolutions.

**SECTION 6. Termination of Reporting Obligation.** The City's obligations under this Disclosure Certificate shall terminate upon the legal defeasance, prior redemption or payment in full of all of the Bonds. If such termination occurs prior to the final maturity of the Bonds, the City shall give notice of such termination in the same manner as for a Listed Event under Section 5(e).

**SECTION 7. Dissemination Agent.** The City may, from time to time, appoint or engage a Dissemination Agent to assist it in carrying out its obligations under this Disclosure Certificate, and may discharge any such Agent, with or without appointing a successor Dissemination Agent. The Dissemination Agent shall have only such duties as are specifically set forth in this Disclosure Certificate.

**SECTION 8. Amendment; Waiver.** Notwithstanding any other provision of this Disclosure Certificate, the City may amend or waive this Disclosure Certificate or any provision of this Disclosure Certificate, provided that the following conditions are satisfied:

(a) If the amendment or waiver relates to the provisions of Sections 3(a), 3(b), 4, 5(a) or 5(b), it may only be made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature or status of an obligated person with respect to the Bonds or the type of business conducted;

(b) The undertaking, as amended or taking into account such waiver, would, in the opinion of the City Attorney or nationally recognized bond counsel, have complied with the requirements of the Rule at the time of the original issuance of the Bonds, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances; and

(c) The amendment or waiver either (i) is approved by the owners of a majority in aggregate principal amount of the Bonds or (ii) does not, in the opinion of the City Attorney or nationally recognized bond counsel, materially impair the interests of the Holders.

In the event of any amendment or waiver of a provision of this Disclosure Certificate, the City shall describe such amendment in the next Annual Report, and shall include, as applicable, a narrative explanation of the reason for the amendment or waiver and its impact on the type (or in the case of a change of accounting principles, on the presentation) of financial information or operating data being presented by the City. In

addition, if the amendment relates to the accounting principles to be followed in preparing financial statements: (i) notice of such change shall be given in the same manner as for a Listed Event under Section 5; and (ii) the Annual Report for the year in which the change is made should present a comparison (in narrative form and also, if feasible, in quantitative form) between the financial statements as prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles.

**SECTION 9. Additional Information.** Nothing in this Disclosure Certificate shall be deemed to prevent the City from disseminating any other information, using the means of dissemination set forth in this Disclosure Certificate or any other means of communication, or including any other information in any Annual Report or notice of occurrence of a Listed Event, in addition to that which is required by this Disclosure Certificate. If the City chooses to include any information in any Annual Report or notice of occurrence of a Listed Event in addition to that which is specifically required by this Disclosure Certificate, the City shall have no obligation under this Disclosure Certificate to update such information or include it in any future Annual Report or notice of occurrence of a Listed Event.

**SECTION 10. Remedies.** In the event of a failure of the City to comply with any provision of this Disclosure Certificate, any Participating Underwriter, Holder or Beneficial Owner of the Bonds may take such actions as may be necessary and appropriate to cause the City to comply with its obligations under this Disclosure Certificate; provided that any such action may be instituted only in a federal or state court located in the City and County of San Francisco, State of California, and that the sole remedy under this Disclosure Certificate in the event of any failure of the City to comply with this Disclosure Certificate shall be an action to compel performance.

**SECTION 11. Beneficiaries.** This Disclosure Certificate shall inure solely to the benefit of the City, the Dissemination Agent, the Participating Underwriters and Holders and Beneficial Owners from time to time of the Bonds, and shall create no rights in any other person or entity.

**SECTION 12. Counterparts.** This Disclosure Certificate may be executed in several counterparts, each of which will be an original and all of which will constitute but one and the same instrument.

Date: [\_\_\_\_], 2025

CITY AND COUNTY OF SAN FRANCISCO

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Greg Wagner  
Controller

Approved as to form:

DAVID CHIU  
CITY ATTORNEY

By: \_\_\_\_\_  
Deputy City Attorney

**CONTINUING DISCLOSURE CERTIFICATE**

**EXHIBIT A**

**FORM OF NOTICE TO THE  
MUNICIPAL SECURITIES RULEMAKING BOARD  
OF FAILURE TO FILE ANNUAL REPORT**

Name of City: CITY AND COUNTY OF SAN FRANCISCO

Name of Bond Issue: \$\_\_\_\_\_ CITY AND COUNTY OF SAN FRANCISCO GENERAL  
OBLIGATIONS BONDS consisting of:

\$\_\_\_\_\_ TAX-EXEMPT GENERAL OBLIGATION BONDS (HEALTH AND  
RECOVERY, 2020), SERIES 2025G-1

\$\_\_\_\_\_ TAXABLE GENERAL OBLIGATION BONDS (HEALTH AND  
RECOVERY, 2020), SERIES 2025G-2

Date of Issuance: [August \_\_], 2025

NOTICE IS HEREBY GIVEN to the Municipal Securities Rulemaking Board that the City has not provided an Annual Report with respect to the above-named Bonds as required by Section 3 of the Continuing Disclosure Certificate of the City and County of San Francisco, dated [\_\_\_\_ \_], 2025. The City anticipates that the Annual Report will be filed by \_\_\_\_\_.

Dated: \_\_\_\_\_

CITY AND COUNTY OF SAN FRANCISCO

By: \_\_\_\_\_ [to be signed only if filed]  
Title: \_\_\_\_\_

## APPENDIX E

### DTC AND THE BOOK ENTRY ONLY SYSTEM

*The information in numbered paragraphs 1-10 of this Appendix E, concerning The Depository Trust Company (“DTC”) and DTC’s book-entry system, has been furnished by DTC for use in official statements and the City takes no responsibility for the completeness or accuracy thereof. The City cannot and does not give any assurances that DTC, DTC Participants or Indirect Participants will distribute to the Beneficial Owners (a) payments of interest or principal with respect to the Bonds, (b) certificates representing ownership interest in or other confirmation or ownership interest in the Bonds, or (c) redemption or other notices sent to DTC or Cede & Co., its nominee, as the registered owner of the Bonds, or that they will so do on a timely basis, or that DTC, DTC Participants or DTC Indirect Participants will act in the manner described in this Appendix. The current “Rules” applicable to DTC are on file with the Securities and Exchange Commission and the current “Procedures” of DTC to be followed in dealing with DTC Participants are on file with DTC. As used in this appendix, “Securities” means the Bonds, “Issuer” means the City, and “Agent” means the Paying Agent.*

1. The Depository Trust Company (“DTC”) will act as securities depository for the securities (the “Securities”). The Securities will be issued as fully-registered securities registered in the name of Cede & Co. (DTC’s partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered Security certificate will be issued for the Securities, in the aggregate principal amount of such issue, and will be deposited with DTC.

2. DTC, the world’s largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a “banking organization” within the meaning of the New York Banking Law, a member of the Federal Reserve System, a “clearing corporation” within the meaning of the New York Uniform Commercial Code, and a “clearing agency” registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC’s participants (“Direct Participants”) deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants’ accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation (“DTCC”). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly (“Indirect Participants”). DTC has a Standard & Poor’s rating of AA+. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at [www.dtcc.com](http://www.dtcc.com).

3. Purchases of Securities under the DTC system must be made by or through Direct Participants, which will receive a credit for the Securities on DTC’s records. The ownership interest of each actual purchaser of each Security (“Beneficial Owner”) is in turn to be recorded on the Direct and Indirect Participants’ records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Securities are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in Securities, except in the event that use of the book-entry system for the Securities is discontinued.



4. To facilitate subsequent transfers, all Securities deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Securities with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Securities; DTC's records reflect only the identity of the Direct Participants to whose accounts such Securities are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

5. Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time.

6. Redemption notices shall be sent to DTC. If less than all of the Securities within an issue are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.

7. Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to Securities unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to Issuer as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts Securities are credited on the record date (identified in a listing attached to the Omnibus Proxy).

8. Redemption proceeds, distributions, and dividend payments on the Securities will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from Issuer or Agent, on payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, Agent, or Issuer, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions, and dividend payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of Issuer or Agent, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

9. DTC may discontinue providing its services as depository with respect to the Securities at any time by giving reasonable notice to Issuer or Agent. Under such circumstances, in the event that a successor depository is not obtained, Security certificates are required to be printed and delivered.

10. Issuer may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, Security certificates will be printed and delivered to DTC.

## **APPENDIX F**

### **PROPOSED FORM OF OPINION OF CO-BOND COUNSEL**

*[To come]*

**CITY AND COUNTY OF SAN FRANCISCO  
GENERAL OBLIGATION BONDS**

consisting of

**\$[\_\_\_\_\_] TAX-EXEMPT  
GENERAL OBLIGATION BONDS  
(HEALTH AND RECOVERY, 2020)  
SERIES 2025G-1**

**\$[\_\_\_\_\_] TAXABLE  
GENERAL OBLIGATION BONDS  
(HEALTH AND RECOVERY, 2020)  
SERIES 2025G-2**

**PURCHASE CONTRACT**

[Sale Date]

City and County of San Francisco  
1 Dr. Carlton B. Goodlett Place, Room 338  
San Francisco, California 94102

Ladies and Gentlemen:

The undersigned [Representative] (the “Representative”), on its own behalf and as representative of [\_\_\_\_], [\_\_\_\_], and [\_\_\_\_] (each, an “Underwriter,” and collectively, the “Underwriters”), offers to enter into the following agreement with the City and County of San Francisco (“City”) to purchase the above-captioned bonds (collectively, the “Bonds”), subject to the terms and conditions herein. Upon the acceptance of this offer by the City, this Purchase Contract (the “Purchase Contract”) will be binding upon the City and the Underwriters. This offer is made subject to the acceptance of this Purchase Contract by the City on or before 5:00 p.m. California time on the date hereof and, if not so accepted, will be subject to withdrawal by the Underwriters upon written notice (by facsimile transmission or otherwise) from the Representative delivered to the City at any time prior to the acceptance of this Purchase Contract by the City. If the Underwriters withdraw this offer, or the Underwriters’ obligation to purchase the Bonds is otherwise terminated pursuant to Section 11(c) hereof, then and in such case the City shall be without any further obligation to the Underwriters, including the payment of any costs set forth under Section 12(a) hereof, and the City shall be free to sell the Bonds to any other party.

Capitalized terms used in this Purchase Contract and not otherwise defined herein shall have the respective meanings set forth for such terms in the Resolutions (as hereinafter defined).

Section 1. Purchase and Sale. Upon the terms and conditions and upon the basis of the representations, warranties and agreements set forth in this Purchase Contract, the Underwriters hereby jointly and severally agree to purchase from the City, and the City agrees to sell and deliver to the Underwriters, all (but not less than all) of the \$[\_\_\_\_\_] aggregate principal amount of the City and County of San Francisco Tax-Exempt General Obligation Bonds (Health and Recovery, 2020) Series 2025G-1 (the “Tax-Exempt Bonds”) and the \$[\_\_\_\_\_] aggregate

principal amount of the City and County of San Francisco Taxable General Obligation Bonds (Health and Recovery, 2020) Series 2025G-2 (the “Taxable Bonds”).

The Bonds shall be dated the date of delivery thereof and shall have the maturities, subject to the right of prior redemption, and bear interest at the rates per annum and have the yields all as set forth on Schedule I attached hereto (“Schedule I”). The purchase price for the Bonds shall be \$[\_\_\_\_], calculated as the aggregate principal amount of the Bonds in the amount of \$[\_\_\_\_].00, [plus [net][original] issue premium in the amount of \$[\_\_\_\_]], less underwriters’ discount in the amount of \$[\_\_\_\_].

Interest, with respect to the Tax-Exempt Bonds, will be exempt from federal income taxation and, with respect to the Bonds, from State of California personal income taxation, all as described in the Official Statement (defined below).

Section 2. Official Statement. The City ratifies, approves and confirms the distribution of the Preliminary Official Statement with respect to the Bonds, dated [\_\_\_\_, 2025] (together with the appendices thereto, any documents incorporated therein by reference, and any supplements or amendments thereto, the “Preliminary Official Statement”), in connection with the offering and sale of the Bonds by the Underwriters prior to the availability of the Official Statement. The City represents that the Preliminary Official Statement was deemed final as of its date for purposes of Rule 15c2-12 promulgated by the Securities and Exchange Commission (the “SEC”) under the Securities Exchange Act of 1934, as amended (“Rule 15c2-12”), except for the omission of offering prices, interest rates, selling compensation, aggregate principal amount, principal amount per maturity, delivery date, ratings and other terms of the Bonds dependent on such matters.

The City shall provide the Underwriters, within seven (7) business days after the date hereof with the Official Statement in a form that permits the Underwriters to comply with Rule 15c2-12 and the rules of the Municipal Securities Rulemaking Board (“MSRB”), which Official Statement shall be in the form of the Preliminary Official Statement with such changes thereto as are necessary to reflect the sale of the Bonds or as have been approved by the Representative (which approval shall not be unreasonably withheld). The City authorizes and approves the distribution by the Underwriters of the Official Statement in connection with the offering and sale of the Bonds. The City authorizes the Representative to file, and the Representative hereby agrees to file at or prior to the Closing Date, the Official Statement with the MSRB on its Electronic Municipal Market Access (“EMMA”) system in accordance with Rule G-32. The Official Statement, including the appendices thereto, any documents incorporated therein by reference, and any supplements or amendments thereto on or prior to the Closing Date is herein referred to as the “Official Statement.”

Section 3. The Resolutions. The Bonds shall be as described in and shall be issued and secured under the provisions of the following resolutions (collectively, the “Resolutions”) and the following ordinance (the “Ordinance”):

- Resolution No. 317-20 entitled [\_\_\_\_], adopted by the Board of Supervisors of the City (the “Board of Supervisors”) on July 14, 2020, and approved by the Mayor of the City on July 23, 2020;

- Ordinance No. 116-20 entitled [\_\_\_\_], passed by the Board of Supervisors on July 21, 2020, and approved by the Mayor of the City on July 23, 2020;
- Resolution No. 234-21 entitled [\_\_\_\_], adopted by the Board of Supervisors on May 18, 2021 and approved by the Mayor of the City on May 28, 2021; and
- Resolution No. [\_\_\_\_\_] entitled Resolution authorizing the issuance and sale of not to exceed \$[\_\_\_\_\_] aggregate principal amount of one or more series of bonds on a tax-exempt or taxable basis of City and County of San Francisco General Obligation Bonds (Health and Recovery, 2020), Series 2025G; prescribing the form and terms of such bonds and any subseries designation; providing for the appointment of depositories and other agents for such bonds; providing for the establishment of accounts and/or subaccounts related to such bonds; authorizing the sale of such bonds by competitive or negotiated sale; approving the forms of the Official Notice of Sale and Notice of Intention to Sell Bonds and directing the publication of the Notice of Intention to Sell Bonds; approving the form of the Purchase Contract; approving the form of the Preliminary Official Statement and the execution of the Official Statement relating to the sale of such bonds; approving the form of the Continuing Disclosure Certificate; authorizing and approving modifications to such documents; ratifying certain actions previously taken, as defined herein; and granting general authority to City officials to take necessary actions in connection with the authorization, issuance, sale, and delivery of such bonds, as defined herein, adopted by the Board of Supervisors on [\_\_\_\_\_] and approved by the Mayor of the City on [\_\_\_\_\_].

Section 4. Description of the Bonds. The Bonds shall be payable and shall be subject to redemption prior to their respective stated maturities, as provided in the Resolutions, the Ordinance, and as described in the Official Statement. The Bonds are secured by *ad valorem* taxes that the Board of Supervisors has the power and is obligated, and under the Resolutions and the Ordinance has covenanted, to levy without limitation as to rate or amount upon all property subject to taxation by the City (except certain property which is taxable at limited rates) for the payment of the principal of and interest on the Bonds when due.

Section 5. Purpose of the Bonds and the City Documents. The Bonds are being issued for the purpose of providing funds to (a) finance a portion of the costs of the acquisition or improvement of real property, including to stabilize, improve, and make permanent investments in supportive housing facilities, shelters, and/or facilities that deliver services to persons experiencing mental health challenges, substance use disorder, and/or homelessness; improve the accessibility, safety and quality of parks, open spaces and recreation facilities; improve the accessibility, safety and condition of the City's streets and other public right-of-way and related assets; and to pay related costs, and (b) pay costs related to the issuance of the Bonds.

This Purchase Contract and the Continuing Disclosure Certificate (defined herein) are sometimes together referred to in this Purchase Contract as the "City Documents."

Section 6. City Representations, Covenants and Agreements. The City represents and covenants and agrees with each of the Underwriters that as of the date hereof:

(a) The City has full legal right, power and authority to enter into the City Documents, to approve the Resolutions and the Ordinance, and to observe, perform and consummate the covenants, agreements and transactions contemplated by the City Documents, the Resolutions, and the Ordinance; by all necessary official action of the City, the City has duly adopted the Resolutions and the Ordinance prior to or concurrently with the acceptance hereof at a duly noticed public meeting, at which a quorum was present and acting throughout and has approved the Preliminary Official Statement and the Official Statement; the Resolutions and the Ordinance are in full force and effect and have not been amended, modified, rescinded or challenged by referendum; the City has duly authorized and approved the execution and delivery of, and the performance by the City of its obligations contained in, the Resolutions, the Ordinance, and the City Documents; the City has duly authorized and approved the execution and delivery of the Official Statement; and the City is in compliance in all material respects with the obligations in connection with the issuance of the Bonds on its part contained in the Resolutions, the Ordinance, and the City Documents.

(b) As of the date thereof, the Preliminary Official Statement (except for information regarding The Depository Trust Company (“DTC”) and its book-entry only system, as to which the City expresses no view) did not contain any untrue statement of a material fact or omit to state a material fact necessary in order to make the statements made therein, in the light of the circumstances under which they were made, not misleading.

(c) From the date of delivery of the Official Statement up to and including the end of the underwriting period (as such term is defined in Rule 15c2-12), the Official Statement (except for information regarding DTC and its book-entry only system, as to which the City expresses no view) does not and will not contain any untrue statement of a material fact or omit to state a material fact necessary in order to make the statements made therein, in the light of the circumstances under which they were made, not misleading. For purposes of this Purchase Contract, the end of the underwriting period shall be deemed to be the Closing Date, unless the Underwriters notify the City to the contrary on or prior to such date.

(d) If the Official Statement is supplemented or amended, at the time of each supplement or amendment thereto and at all times subsequent thereto up to and including the Closing Date or the end of the underwriting period, as the case may be, the Official Statement as so supplemented or amended (except for information regarding DTC and its book-entry only system, as to which the City expresses no view) will not contain any untrue statement of a material fact or omit to state a material fact necessary in order to make the statements made therein, in the light of the circumstances under which they were made, not misleading.

(e) If between the date of delivery of the Official Statement and the date that is twenty-five (25) days after the end of the underwriting period (i) any event occurs or any fact or condition becomes known to the City that might or would cause the Official Statement, as then supplemented or amended, to contain any untrue statement of a material fact or omit to state a material fact necessary in order to make the statements made therein, in the light of the circumstances under which they were made, not misleading, the City

shall notify the Representative thereof, and (ii) if in the reasonable opinion of the City or the Representative such event, fact or condition requires the preparation and publication of a supplement or amendment to the Official Statement, the City will at its expense supplement or amend the Official Statement in a form and in a manner approved by the Representative, which approval shall not be unreasonably withheld.

(f) The City is not in material violation of, or in material breach of or in material default under, any applicable constitutional provision, charter provision, law or administrative regulation or order of the State or the United States of America or any applicable judgment or decree or any loan agreement, indenture, bond, note, resolution, or other agreement or instrument to which the City is a party or to which the City or any of its properties is otherwise subject, and no event has occurred and is continuing which, with the passage of time or the giving of notice, or both, would constitute a material default or event of default under any such instrument; and the execution and delivery of the City Documents, the adoption of the Resolutions and the Ordinance and compliance with the provisions of the City Documents and the Resolutions and Ordinance will not conflict with or constitute a material breach of or material default under any constitutional provision, charter provision, law, administrative regulation, order, judgment, court decree, loan agreement, indenture, bond, note, resolution, agreement or other instrument to which the City is subject, or by which it or any of its properties is bound, nor will any such execution, delivery, adoption or compliance result in the creation or imposition of any lien, charge or other security interest or encumbrance of any nature whatsoever upon any of its properties or under the terms of any such law, regulation or instrument, except as permitted by the City Documents, the Resolutions, and the Ordinance.

(g) There is no action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, government agency, public board or body, pending, with service of process having been accomplished, or to the best knowledge of the City after due inquiry, threatened by a prospective party or their counsel in writing addressed to the City, (i) in any way questioning the corporate existence of the City or the titles of the officers of the City to their respective offices; (ii) in any way contesting, affecting or seeking to prohibit, restrain or enjoin the issuance of any of the Bonds, or the payment of the principal and interest with respect to the Bonds, or the application of the proceeds of the Bonds; (iii) in any way contesting or affecting the validity of the Bonds or the tax-exempt status of the interest on the Tax-Exempt Bonds, the Resolutions, the Ordinance, or the City Documents, or contesting the powers of the City or any authority for the issuance of the Bonds, the approval of the Resolutions, the Ordinance, or the execution and delivery by the City of the City Documents or the Official Statement; (iv) which would likely result in any material adverse change relating to the business, operations or financial condition of the City or the City's ability to levy and collect the *ad valorem* property taxes securing the Bonds, or otherwise satisfy its payment obligations with respect to the Bonds; or (v) contesting the completeness or accuracy of the Preliminary Official Statement or the Official Statement or asserting that the Preliminary Official Statement or the Official Statement contained any untrue statement of a material fact or omitted to state a material fact necessary in order to make the statements made therein, in the light of the circumstances under which they were made, not misleading.

(h) The City will furnish such information, execute such instruments and take such other action not inconsistent with law or established policy of the City in cooperation with the Representative as may be reasonably requested (i) to qualify the Bonds for offer and sale under the Blue Sky or other securities laws and regulations of such states and other jurisdictions of the United States of America as may be designated by the Representative, and (ii) to determine the eligibility of the Bonds for investment under the laws of such states and other jurisdictions; provided, that the City shall not be required to execute a general or special consent to service of process or qualify to do business in connection with any such qualification or determination in any jurisdiction.

(i) The City Documents, when executed or adopted by the City, and the Bonds, when duly authenticated and delivered, will be legal, valid and binding obligations of the City enforceable in accordance with their respective terms, subject to bankruptcy, insolvency, reorganization, moratorium, other laws affecting creditors' rights generally, and to limitations on remedies against cities and counties under California law.

(j) All material authorizations, approvals, licenses, permits, consents and orders of any governmental authority, legislative body, board, court, agency or commission having jurisdiction over the matter which are required for the due authorization of, which would constitute a condition precedent to, or the absence of which would materially adversely affect the due performance by the City of, its respective obligations under the City Documents, the Resolutions, and the Ordinance have been duly obtained or when required for future performance are expected to be obtained, except for such approvals, consents and orders as may be required under the Blue Sky or securities laws of any state in connection with the offering and sale of the Bonds.

(k) The financial statements of the City for the fiscal year ended June 30, 202[ ], set forth as an Appendix to the Preliminary Official Statement and the Official Statement fairly present the financial position of the City as of the dates indicated and the results of its operations, the sources and uses of its cash and the changes in its fund balances for the periods therein specified to the extent included therein and, other than as set forth in the Preliminary Official Statement and the Official Statement, were prepared in conformity with generally accepted accounting principles applied on a consistent basis.

(l) The City has never defaulted in the payment of principal or interest with respect to any of its general obligation bonds.

(m) The City will undertake, pursuant to the Resolutions, the Ordinance, and a continuing disclosure certificate, to provide certain annual financial information and notices of the occurrence of certain enumerated events, pursuant to paragraph (b)(5) of Rule 15c2-12 (the "Continuing Disclosure Certificate"). An accurate description of this undertaking is set forth in the Preliminary Official Statement and will also be set forth in the Official Statement. Except as disclosed in the Preliminary Official Statement and the Official Statement, the City has not failed to comply in any material respect with its continuing disclosure obligations under Rule 15c2-12 in the last five (5) years.



(n) Between the date hereof and the Closing Date, the City will not supplement or amend the City Documents, the Resolutions, the Ordinance or the Official Statement in any respect that is material to the obligations of the City under this Purchase Contract without the prior written consent of the Representative, which consent shall not be unreasonably withheld.

Section 7. Underwriters' Representations, Covenants and Agreements. Each of the Underwriters represents and covenants and agrees with the City that:

(a) The Representative has been duly authorized to enter into this Purchase Contract and to act hereunder by and on behalf of the Underwriters. Any authority, discretion or other power conferred upon the Underwriters by this Purchase Contract may be exercised jointly by all of the Underwriters or by the Representative on their behalf.

(b) It shall comply with the San Francisco Business Tax Resolution and shall, if not otherwise exempt from such resolution, provide to the City a Business Tax Registration Certificate on or prior to the date hereof.

(c) It shall comply with San Francisco Labor and Employment Code Articles 131 and 132, entitled "Nondiscrimination in Contracts," which are incorporated herein by this reference.

(d) It shall comply with all SEC and MSRB rules applicable to the offering, sale and delivery of the Bonds to the ultimate purchasers.

(e) It shall comply with the City's policy and practice that the City shall not pay, and the Underwriters shall not pass through to the City, any fees that are assessed on the Underwriters as part of the Governmental Accounting Standards Board fee, as well as the MSRB Underwriting and Transaction Assessment, the SIFMA Municipal Assessment or any other industry related fees that are required to be paid solely by the Underwriters.

Section 8. Offering. It shall be a condition to the City's obligations to sell and to deliver the Bonds to the Underwriters and to the Underwriters' obligations to purchase and to accept delivery of the Bonds that the entire \$[\_\_\_\_\_] principal amount of the Bonds shall be issued, sold and delivered by or at the direction of the City and purchased, accepted and paid for by the Underwriters at the Closing. On or prior to the Closing, the Representative will provide the City with information regarding the reoffering prices and yields on the Bonds, in such form as the City may reasonably request.

The Underwriters agree to make a bona fide public offering of all the Bonds, at prices not in excess of the initial public offering prices as set forth in the Official Statement. The Underwriters may offer and sell the Bonds to certain dealers (including dealers depositing the Bonds into investment trusts) and others at prices lower than the public offering price stated on the cover of the Official Statement. Each of the Underwriters will provide, consistent with the requirements of the MSRB, for the delivery of a copy of the Official Statement to each customer who purchases a Bond during the underwriting period. Each of the Underwriters further agrees that it will comply with applicable laws and regulations, including, without limitation, Rule 15c2-12, in connection with the offering and sale of the Bonds.

Section 9. Establishment of Issue Price.

(a) The Representative, on behalf of the Underwriters, agrees to assist the City in establishing the issue price of the Tax-Exempt Bonds and shall execute and deliver to the City at Closing an “issue price” or similar certificate, together with the supporting pricing wires or equivalent communications, substantially in the form attached hereto as **Exhibit A**, with such modifications as may be appropriate or necessary, in the reasonable judgment of the Representative, the City and Co-Bond Counsel (defined below), to accurately reflect, as applicable, the sales price or prices or the initial offering price or prices to the public of the Tax-Exempt Bonds. All actions to be taken by the City under this section to establish the issue price of the Tax-Exempt Bonds may be taken on behalf of the City by its Municipal Advisor (defined herein), and any notice or report provided to the City may be provided to the Municipal Advisor.

(b) Except as otherwise set forth in Schedule I, the City will treat the first price at which 10% of each maturity of the Tax-Exempt Bonds (the “10% test”) is sold to the public as the issue price of that maturity. At or promptly after the execution of this Purchase Contract, the Representative shall report to the City the price or prices at which the Underwriters have sold to the public each maturity of the Tax-Exempt Bonds. For purposes of this Section 9, if the Tax-Exempt Bonds mature on the same date but have different interest rates, each separate CUSIP number within that maturity will be treated as a separate maturity of the Tax-Exempt Bonds.

(c) The Representative confirms that the Underwriters have offered the Tax-Exempt Bonds to the public on or before the date of this Purchase Contract at the offering price or prices (the “initial offering price”), or at the corresponding yield or yields, set forth in Schedule I. **Exhibit A** also sets forth, as of the date of this Purchase Contract, the maturities, if any, of the Tax-Exempt Bonds for which the 10% test has not been satisfied and for which the City and the Representative, on behalf of the Underwriters, agree that the restrictions set forth in the next sentence shall apply, which will allow the City to treat the initial offering price to the public of each such maturity as of the sale date as the issue price of that maturity (the “hold-the-offering-price rule”). So long as the hold-the-offering-price rule remains applicable to any maturity of the Tax-Exempt Bonds, the Underwriters will neither offer nor sell unsold Tax-Exempt Bonds of that maturity to any person at a price that is higher than the initial offering price to the public during the period starting on the sale date and ending on the earlier of the following:

- (i) the close of the fifth (5<sup>th</sup>) business day after the sale date; or
- (ii) the date on which the Underwriters have sold at least 10% of that maturity of the Tax-Exempt Bonds to the public at a price that is no higher than the initial offering price to the public.

The Representative will advise the City promptly after the close of the fifth (5<sup>th</sup>) business day after the sale date whether the Underwriters have sold 10% of that maturity of the Tax-Exempt Bonds to the public at a price that is no higher than the initial offering price to the public.

- (d) The Representative confirms that:

(i) any agreement among underwriters, any selling group agreement and each third-party distribution agreement (to which the Representative is a party) relating to the initial sale of the Tax-Exempt Bonds to the public, together with the related pricing wires, contains or will contain language obligating each underwriter, each dealer who is a member of the selling group and each broker-dealer that is a party to such third-party distribution agreement, as applicable:

(A) (1) to report the prices at which it sells to the public the unsold Tax-Exempt Bonds of each maturity allocated to it, whether or not the Closing Date has occurred, until either all Tax-Exempt Bonds of that maturity allocated to it have been sold or it is notified by the Representative that the 10% test has been satisfied as to the Tax-Exempt Bonds of that maturity, provided that, the reporting obligation after the Closing Date may be at reasonable periodic intervals or otherwise upon request of the Representative, and (2) to comply with the hold-the-offering-price rule, if applicable, if and for so long as directed by the Representative and as set forth in the related pricing wires,

(B) to promptly notify the Representative of any sales of Bonds that, to its knowledge, are made to a purchaser who is a related party to an underwriter participating in the initial sale of the Tax-Exempt Bonds to the public (each such term being used as defined below), and

(C) to acknowledge that, unless otherwise advised by the underwriter, dealer or broker-dealer, the Representative shall assume that each order submitted by the underwriter, dealer or broker-dealer is a sale to the public.

(ii) any agreement among underwriters or selling group agreement relating to the initial sale of the Tax-Exempt Bonds to the public, together with the related pricing wires, contains or will contain language obligating each underwriter or dealer that is a party to a third-party distribution agreement to be employed in connection with the initial sale of the Tax-Exempt Bonds to the public to require each broker-dealer that is a party to such third-party distribution agreement to (A) report the prices at which it sells to the public the unsold Tax-Exempt Bonds of each maturity allocated to it, whether or not the Closing Date has occurred, until either all Tax-Exempt Bonds of that maturity allocated to it have been sold or it is notified by the Representative or such underwriter or dealer that the 10% test has been satisfied as to the Tax-Exempt Bonds of that maturity, provided that, the reporting obligation after the Closing Date may be at reasonable periodic intervals or otherwise upon request of the Representative or such underwriter or dealer, and (B) comply with the hold-the-offering-price rule, if applicable to a particular maturity of Tax-Exempt Bonds, if and for so long as directed by the Representative or the underwriter or the dealer and as set forth in the related pricing wires.

(e) The City acknowledges that, in making the representations set forth in this Section 9, the Representative will rely on (i) the agreement of each underwriter to comply with the requirements for establishing the issue price of the Tax-Exempt Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Tax-Exempt Bonds, as set forth in an agreement among underwriters and the related pricing wires, (ii) in the event a selling group has been created in connection with the initial sale of the Tax-Exempt Bonds to the public, the agreement of each dealer who is a member of the selling group to comply with

the requirements for establishing issue price of the Tax-Exempt Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Tax-Exempt Bonds, as set forth in a selling group agreement and the related pricing wires, and (iii) in the event that an underwriter or dealer who is a member of the selling group is a party to a third-party distribution agreement that was employed in connection with the initial sale of the Tax-Exempt Bonds to the public, the agreement of each broker-dealer that is a party to such agreement to comply with the requirements for establishing the issue price of the Tax-Exempt Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Tax-Exempt Bonds, as set forth in the third-party distribution agreement and the related pricing wires. The City further acknowledges that each underwriter shall be solely liable for its failure to comply with its agreement regarding the requirements for establishing issue price of the Tax-Exempt Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Tax-Exempt Bonds, and that no underwriter shall be liable for the failure of any other underwriter, or of any dealer who is a member of a selling group, or of any broker-dealer that is a party to a third-party distribution agreement, to comply with its corresponding agreement to comply with the requirements for establishing the issue price of the Tax-Exempt Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Tax-Exempt Bonds.

(f) The Underwriters acknowledge that sales of any Tax-Exempt Bonds to any person that is a related party to an underwriter participating in the initial sale of the Tax-Exempt Bonds to the public (each such term being used as defined below) shall not constitute sales to the public for purposes of this section. Further, for purposes of this Section 9:

(i) “*public*” means any person other than an underwriter or a related party,

(ii) “*underwriter*” means (A) any person that agrees pursuant to a written contract with the City (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Tax-Exempt Bonds to the public and (B) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (A) to participate in the initial sale of the Tax-Exempt Bonds to the public (including a member of a selling group or a party to a third-party distribution agreement participating in the initial sale of the Tax-Exempt Bonds to the public),

(iii) a purchaser of any of the Tax-Exempt Bonds is a “*related party*” to an underwriter if the underwriter and the purchaser are subject, directly or indirectly, to (A) more than 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (B) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (C) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other), and

(iv) “*sale date*” means the date of execution of this Purchase Contract by all parties.

Section 10. Closing. At [8:30] a.m., California time, on [\_\_\_\_, 2025], or at such other time as shall have been mutually agreed upon by the City and the Representative (the “Closing Date”), the City will deliver or cause to be delivered to the account of the Representative (through DTC) the Bonds duly executed on behalf of the City, together with the other certificates, opinions and documents set forth in Section 11(d); and the Representative will accept such delivery (through DTC) and pay by wire transfer the purchase price of the Bonds set forth in Section 1.

Payment for the delivery of the Bonds shall be coordinated through the Controller’s Office of Public Finance of the City in San Francisco, California, or at such other place as may be mutually agreed upon by the City and the Underwriters. Such payment and delivery is referred to herein as the “Closing.” The Representative shall order CUSIP identification numbers and the City shall cause such CUSIP identification numbers to be printed on the Bonds, but neither the failure to print any such number on any Bond nor any error with respect thereto shall constitute cause for failure or refusal by the Representative to accept delivery of and pay for the Bonds in accordance with the terms of this Purchase Contract. Physical delivery of the Bonds shall be made to the City Treasurer, as agent for DTC under the Fast Automated Securities Transfer System (“FAST”), or as otherwise instructed by the Underwriters, and will be in printed form, will be prepared and delivered in registered form and will be registered in the name of Cede & Co., as nominee of DTC. The Bonds will be made available to the Representative for checking not less than two (2) business days prior to the Closing.

Section 11. Closing Conditions. The Underwriters have entered into this Purchase Contract in reliance upon the representations and warranties of the City contained herein and to be contained in the documents and instruments to be delivered at the Closing and upon the performance by the City of the obligations to be performed hereunder and under such documents and instruments to be delivered at or prior to the Closing, and the Underwriters’ obligations under this Purchase Contract are also subject to the following conditions:

(a) the representations and warranties of the City herein shall be true, complete and correct on the date hereof and on and as of the Closing Date, as if made on the Closing Date;

(b) at the time of the Closing, the City Documents shall be in full force and effect and shall not have been amended, modified or supplemented, and the Official Statement shall not have been amended, modified or supplemented, except as may have been agreed to by the Representative;

(c) (1) the Underwriters shall have the right to cancel their obligation to purchase the Bonds by written notification from the Representative to the City, but only after consultation with the City, if at any time after the date of this Purchase Contract and prior to the Closing any of the following occurs and in the reasonable judgment of the Representative, after consultation with the City, would have the effect of materially adversely affecting, directly or indirectly, the market price or marketability of the Bonds, the ability of the Underwriters to enforce contracts for the Bonds or the sale at the contemplated offering price by the Underwriters of the Bonds; *provided, however*, that, in the event the City and the Representative disagree as to the effect of the occurrence of such event on the ability of the Underwriters to market the Bonds or enforce contracts for the

sale of the Bonds, the Underwriters may cancel their obligation to purchase the Bonds only after the Representative and the City shall have negotiated in good faith to determine if there is an alternate time, place and manner which would permit the Underwriters to successfully market the Bonds:

(i) any event shall have occurred or any fact or condition shall have become known which, in the sole reasonable judgment of the Underwriters following consultation with the City, Co-Bond Counsel and Co-Disclosure Counsel (defined herein), either (A) makes untrue or incorrect in any material respect any statement or information contained in the Official Statement or (B) is not reflected in the Official Statement but should be reflected therein in order to make the statements and information contained therein not misleading in any material respect and in either such case, the City refuses to permit the Official Statement to be supplemented to supply such statement or information, or the effect of the Official Statement as so supplemented is to materially adversely affect the market price or marketability of the Bonds or the ability of the Underwriters to enforce contracts for the sale of the Bonds;

(ii) legislation shall be enacted, or a decision by a court of the United States shall be rendered, or any action shall be taken by, or on behalf of, the SEC which in the reasonable opinion of the Underwriters has the effect of requiring the Bonds to be registered under the Securities Act of 1933, as amended, or requires the qualification of the Resolutions or the Ordinance under the Trust Indenture Act of 1939, as amended, or any laws analogous thereto relating to governmental bodies;

(iii) any national securities exchange, the Comptroller of the Currency, or any other governmental authority shall impose as to the Bonds, or obligations of the general character of the Bonds, any material restrictions not now in force, or increase materially those now in force, with respect to the extension of credit by, or the charge to the net capital requirements of, the Underwriters;

(iv) any state blue sky or securities commission or other governmental agency or body shall have withheld registration, exemption or clearance of the offering of the Bonds as described herein, or issued a stop order or similar ruling relating thereto;

(v) there shall have occurred any materially adverse change in the affairs or financial condition of the City, except for changes which the Official Statement discloses are expected to occur;

(vi) there shall have occurred, or notice shall have been given of any, downgrading, suspension, withdrawal, or negative change in credit watch status by Moody's Investors Service, S&P Global Ratings and Fitch Ratings Inc. or any other national rating service to any of the City's general obligation bonds (including the ratings to be accorded the Bonds);

(vii) any proceeding shall have been commenced or be threatened in writing by the SEC against the City;

(viii) an amendment to the Constitution of the United States or the State of California shall have been passed or legislation shall have been introduced in or enacted by the Congress of the United States or the California legislature or legislation pending in the Congress of the United States shall have been amended or legislation shall have been recommended to the Congress of the United States or to the California legislature or otherwise endorsed for passage (by press release, other form of notice or otherwise) by the President of the United States, the Treasury Department of the United States, the Internal Revenue Service or the Chairman or ranking minority member of the Committee on Finance of the United States Senate or the Committee on Ways and Means of the United States House of Representatives, or legislation shall have been proposed for consideration by either such Committee by any member thereof or presented as an option for consideration by either such Committee by the staff of such Committee or by the staff of the Joint Committee on Taxation of the Congress of the United States, or legislation shall have been favorably reported for passage to either House of the Congress of the United States by a Committee of such House to which such legislation has been referred for consideration, or a decision shall have been rendered by a court of the United States or of the State of California or the Tax Court of the United States, or a ruling shall have been made or a regulation or temporary regulation shall have been proposed or made or any other release or announcement shall have been made by the Treasury Department of the United States, the Internal Revenue Service or other federal or State of California authority, with respect to federal or State of California taxation upon revenues or other income of the general character to be derived pursuant to the Resolutions or the Ordinance which may have the purpose or effect, directly or indirectly, of affecting the tax status of the City, its property or income, its securities (including the Bonds) or any tax exemption granted or authorized by State of California legislation or, in the reasonable judgment of the Representative, materially and adversely affecting the market for the Bonds or the market price generally of obligations of the general character of the Bonds;

(ix) the declaration of war or engagement in, or escalation of, military hostilities by the United States or the occurrence of any other national emergency or calamity relating to the effective operation of the government of, or the financial community in, the United States;

(x) the declaration of a general banking moratorium by federal, New York or California authorities, or the general suspension of trading on any national securities exchange or the establishment of minimum prices on such national securities exchanges, or the establishment of material restrictions (not in force as the date hereof) upon trading securities generally by any governmental authority or any national securities exchange or a material disruption in commercial banking or securities settlement or clearances services shall have occurred;

(xi) an order, decree or injunction of any court of competent jurisdiction, or order, ruling, regulation or official statement by the SEC, or any other governmental agency having jurisdiction of the subject matter, issued or made to the effect that the delivery, offering or sale of obligations of the general character of the Bonds, or the delivery, offering or sale of the Bonds, including any or all underlying obligations, as contemplated hereby or by the Official Statement, is or would be in violation of the federal securities laws as amended and then in effect;

(xii) the New York Stock Exchange or other national securities exchange or any governmental authority, shall impose, as to the Bonds or as to obligations of the general character of the Bonds, any material restrictions not now in force, or increase materially those now in force, with respect to the extension of credit by, or the charge to the net capital requirements of, the Underwriters; or

(xiii) the purchase of and payment for the Bonds by the Underwriters, or the resale of the Bonds by the Underwriters, on the terms and conditions herein provided shall be prohibited by any applicable law, governmental authority, board, agency or commission;

(d) at or prior to the Closing, the Underwriters shall have received each of the following documents:

(1) the Official Statement, together with any supplements or amendments thereto in the event the Official Statement has been supplemented or amended, with the Official Statement and each supplement or amendment (if any) signed on behalf of the City by its authorized officer;

(2) a copy of each executed City Document;

(3) copies of the adopted Resolutions and the Ordinance, certified by the Clerk of the Board of Supervisors as having been duly enacted by the Board of Supervisors and as being in full force and effect;

(4) a certificate of the City executed by its authorized officer(s), substantially in the form attached hereto as **Exhibit B**;

(5) an opinion of the City Attorney of the City addressed solely to the City substantially in the form attached hereto as **Exhibit C**;

(6) opinions of Norton Rose Fulbright US LLP and Husch Blackwell LLP ("Co-Bond Counsel"), in substantially the form set forth in Appendix [ ] to the Official Statement;

(7) supplemental opinions of Co-Bond Counsel, addressed to the City and the Underwriters, dated the Closing Date and substantially in the form attached hereto as **Exhibit D**;



(8) Negative Assurance Letters from Hawkins Delafield & Wood LLP and Stradling, Yocca, Carlson & Rauth LLP (“Co-Disclosure Counsel”), substantially in the form attached hereto as **Exhibit E**;

(9) an opinion of [\_\_\_\_], Underwriters’ Counsel (“Underwriters’ Counsel”), dated the Closing Date and addressed to the Underwriters, in form and substance acceptable to the Underwriters;

(10) a Tax Certificate of the City regarding the Tax-Exempt Bonds and Internal Revenue Service Form 8038-G in form satisfactory to Co-Bond Counsel;

(11) evidence of required filings with the California Debt and Investment Advisory Commission;

(12) evidence satisfactory to the Representative that Moody’s Investors Service, Inc., S&P Global Ratings and Fitch Ratings, Inc. have assigned the ratings to the Bonds set forth in the Official Statement;

(13) the Continuing Disclosure Certificate duly executed by the City;

(14) a letter of representations duly executed by The DTC; and

(15) such additional legal opinions, certificates, instruments or other documents as the Representative may reasonably request to evidence the truth and accuracy, as of the date of this Purchase Contract and as of the Closing Date, of the City’s representations and warranties contained herein and of the statements and information contained in the Official Statement and the due performance or satisfaction by the City on or prior to the Closing Date of all agreements then to be performed and all conditions then to be satisfied by the City.

All of the opinions, letters, certificates, instruments and other documents mentioned in this Purchase Contract shall be deemed to be in compliance with the provisions of this Purchase Contract if, but only if, they are in form and substance satisfactory to the Representative and Underwriters’ Counsel. If the City is unable to satisfy the conditions to the obligations of the Underwriters to purchase, to accept delivery of and to pay for the Bonds contained in this Purchase Contract, or if the obligations of the Underwriters to purchase, to accept delivery of and to pay for the Bonds are terminated for any reason permitted by this Purchase Contract, this Purchase Contract shall terminate and neither the Underwriters nor the City shall be under further obligations hereunder, except that the respective obligations of the City and the Underwriters set forth in Section 12 of this Purchase Contract shall continue in full force and effect.

## Section 12. Expenses.

(a) Except for those expenses assigned to the Underwriters pursuant to Section 12(b) hereof, the Underwriters shall be under no obligation to pay, and the City shall pay, any expenses incident to the performance of the City’s obligations under this Purchase Contract and the fulfillment of the conditions imposed hereunder, including but

not limited to: (i) the fees and disbursements of Co-Bond Counsel, Co-Disclosure Counsel and Fieldman, Rolapp & Associates, Inc. (the “Municipal Advisor”); (ii) the fees and disbursements of any counsel, auditors, engineers, consultants or others retained by the City in connection with the transactions contemplated herein; (iii) the costs of preparing and printing the Bonds; (iv) the costs of the printing of the Official Statement (and any amendment or supplement prepared pursuant to Section 6(e) of this Purchase Contract); and (v) any fees charged by investment rating agencies for the rating of the Bonds. The City shall pay for expenses incurred on behalf of its employees which are directly related to the offering of the Bonds.

(b) The Underwriters shall pay all expenses incurred by the Underwriters in connection with the offering and distribution of the Bonds, including but not limited to: (i) all advertising expenses in connection with the offering of the Bonds; (ii) the costs of printing the Blue Sky memorandum used by the Underwriters, (iii) all out-of-pocket disbursements and expenses incurred by the Underwriters in connection with the offering and distribution of the Bonds, including the fees of the CUSIP Service Bureau for the assignment of CUSIP numbers; and (iv) all other expenses incurred by the Underwriters in connection with the offering and distribution of the Bonds, including the fees and disbursements of Underwriters’ Counsel and those expenses referenced in Section 7(e). The Underwriters are required to pay fees to the California Debt and Investment Advisory Commission in connection with the offering of the Bonds.

Section 13. Notices. Any notice or other communication to be given to the City under this Purchase Contract may be given by delivering the same in writing to the City at the address set forth above and any notice or other communication to be given to the Underwriters under this Purchase Contract may be given by delivering the same in writing to the Representative at the address set forth below:


Section 14. Parties in Interest. This Purchase Contract is made solely for the benefit of the City and the Underwriters (including the successors or assigns of the Underwriters), and no other person shall acquire or have any right hereunder or by virtue of this Purchase Contract. All of the representations, warranties and agreements of the City contained in this Purchase Contract shall remain operative and in full force and effect, regardless of: (i) any investigations made by or on behalf of the Underwriters; (ii) delivery of and payment for the Bonds, pursuant to this Purchase Contract; and (iii) any termination of this Purchase Contract.

Section 15. Mandatory City Contracting Provisions. The provisions set forth in **Attachment A**, attached hereto, are incorporated herein by this reference.

Section 16. Invalid or Unenforceable Provisions. In the event that any provision of this Purchase Contract shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision of this Purchase Contract.

Section 17. Counterparts. This Purchase Contract may be executed by facsimile transmission and in any number of counterparts, all of which taken together shall constitute one agreement, and any of the parties hereto may execute the Purchase Contract by signing any such counterpart.

Section 18. Governing Law; Venue. This Purchase Contract shall be governed by and interpreted under the laws of the State of California. Venue for all litigation relative to the formation, interpretation and performance of this Purchase Contract shall be in the City and County of San Francisco.

Section 19. Arm's Length Transaction. The City acknowledges that (a) the purchase and sale of the Bonds pursuant to this Purchase Contract is an arm's-length, commercial transaction between the City and the Underwriters, (b) in connection with such transaction and the discussions, undertakings and procedures leading thereto, each Underwriter is acting solely as a principal and not as a municipal advisor, financial advisor, agent or fiduciary of the City and may have financial and other interests that differ from those of the City, irrespective of whether any Underwriter has provided other services or is currently providing other services to the City on other matters; and (c) the City has consulted with its own legal and financial advisors in connection with the offering of the Bonds.

Section 20. Entire Agreement. This Purchase Contract is the sole agreement of the parties relating to the subject matter hereof and supersedes all prior understandings, writings, proposals, representations or communications, oral or written. This Purchase Contract may only be amended by a writing executed by the authorized representatives of the parties.

Section 21. Headings. The section headings in this Purchase Contract are inserted for convenience only and shall not be deemed to be a part hereof.

*[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]*

This Purchase Contract shall become effective upon execution of the acceptance of this Purchase Contract by the City and shall be valid and enforceable as of the time of such acceptance.

Very truly yours,

[REPRESENTATIVE], as Representative of the  
Underwriters named herein

By: \_\_\_\_\_  
[Name]  
[Title]

CITY AND COUNTY OF SAN FRANCISCO

By: \_\_\_\_\_  
Greg Wagner  
Controller

ACCEPTED at [ ] p.m. California Time this [ ]<sup>th</sup> day of [ ], [2025]

APPROVED AS TO FORM:

DAVID CHIU,  
CITY ATTORNEY

By: \_\_\_\_\_  
[KENNETH ROUX]  
Deputy City Attorney

[Signature Page to Purchase Contract (2025G GO Bonds)]

## ATTACHMENT A

### **CITY CONTRACTING REQUIREMENTS**

The following provisions shall apply to this Purchase Contract as if set forth in the text thereof. Capitalized terms used but not defined in this Attachment A shall have the meanings given in this Purchase Contract.

1. **Nondiscrimination Requirements.**

(a) *Nondiscrimination in Contracts.* Underwriters shall comply with the provisions of San Francisco Labor and Employment Code Articles 131 and 132. Underwriters shall incorporate by reference in all subcontracts the provisions of Sections 131.2(a), 131.2(c)-(k), and 132.3 of the San Francisco Labor and Employment Code and shall require all subcontractors to comply with such provisions. Underwriters are subject to the enforcement and penalty provisions in Articles 131 and 132 and Underwriters shall comply with the provisions of San Francisco Labor and Employment Code Articles 131 and 132. Underwriters shall incorporate by reference in all subcontracts the provisions of Sections 131.2(a), 131.2(c)-(k), and 132.3 of the San Francisco Labor and Employment Code and shall require all subcontractors to comply with such provisions. Underwriters are subject to the enforcement and penalty provisions in Articles 131 and 132.

(b) *Nondiscrimination in the Provision of Employee Benefits.* San Francisco Labor and Employment Code Article 131.2 applies to this Purchase Contract. Underwriters do not as of the date of this Purchase Contract, and will not during the term of this Purchase Contract, in any of their operations in San Francisco, on real property owned by San Francisco, or where work is being performed for City elsewhere in the United States, discriminate in the provision of employee benefits between employees with domestic partners and employees with spouses and/or between the domestic partners and spouses of such employees, subject to the conditions set forth in San Francisco Labor and Employment Code Article 131.2.

2. **MacBride Principles—Northern Ireland.** The provisions of San Francisco Administrative Code Chapter 12F are incorporated herein by this reference and made part of this Purchase Contract. By signing this Purchase Contract, each of the Underwriters confirms that the Underwriters have read and understood that City urges companies doing business in Northern Ireland to resolve employment inequities and to abide by the MacBride Principles, and urges San Francisco companies to do business with corporations that abide by the MacBride Principles.

3. **Tropical Hardwood and Virgin Redwood Ban.** Pursuant to San Francisco Environment Code Section 804(b), City urges Underwriters not to import, purchase, obtain, or use for any purpose, any tropical hardwood, tropical hardwood wood product, virgin redwood or virgin redwood wood product.

4. **Alcohol and Drug-Free Workplace.** City reserves the right to deny access to, or require Underwriters to remove from, City facilities personnel of the Underwriters or subcontractor who City has reasonable grounds to believe has engaged in alcohol abuse or illegal drug activity which in any way impairs City's ability to maintain safe work facilities or to protect the health and

well-being of City employees and the general public. City shall have the right of final approval for the entry or re-entry of any such person previously denied access to, or removed from, City facilities. Illegal drug activity means possessing, furnishing, selling, offering, purchasing, using or being under the influence of illegal drugs or other controlled substances for which the individual lacks a valid prescription. Alcohol abuse means possessing, furnishing, selling, offering, or using alcoholic beverages, or being under the influence of alcohol.

5. Compliance with Laws Requiring Access for People with Disabilities. Each of the Underwriters acknowledges that, pursuant to the Americans with Disabilities Act (ADA), programs, services and other activities provided by a public entity to the public, whether directly or through a contractor, must be accessible to people with disabilities. Underwriters shall provide the services specified in this Purchase Contract in a manner that complies with the ADA and all other applicable federal, state and local disability rights legislation. Each of the Underwriters agrees not to discriminate against people with disabilities in the provision of services, benefits or activities provided under this Purchase Contract and further agrees that any violation of this prohibition on the part of Underwriters, their employees, agents or assigns will constitute a material breach of this Purchase Contract.

6. Sunshine Ordinance. Each of the Underwriters acknowledges that this Purchase Contract and all records related to its formation, Underwriters' performance of services pursuant to this Purchase Contract, and City's payment are subject to the California Public Records Act, (California Government Code § 7920 et seq.), and the San Francisco Sunshine Ordinance (San Francisco Administrative Code Chapter 67). Such records are subject to public inspection and copying unless exempt from disclosure under federal, state, or local law.

7. Limitations on Contributions. By executing this Purchase Contract, each of the Underwriters acknowledges its obligations under Section 1.126 of the City's Campaign and Governmental Conduct Code, which prohibits any person who contracts with, or is seeking a contract with, any department of City for the rendition of personal services, for the furnishing of any material, supplies or equipment, for the sale or lease of any land or building, for a grant, loan or loan guarantee, or for a development Purchase Contract, from making any campaign contribution to (i) a City elected official if the contract must be approved by that official, a board on which that official serves, or the board of a state agency on which an appointee of that official serves; (ii) a candidate for that City elective office; or (iii) a committee controlled by such elected official or a candidate for that office, at any time from the submission of a proposal for the contract until the later of either the termination of negotiations for such contract or twelve months after the date City approves the contract. The prohibition on contributions applies to each prospective party to the contract; each member of each of the Underwriters' board of directors; each of the Underwriters' chairperson, chief executive officer, chief financial officer and chief operating officer; any person with an ownership interest of more than ten percent (10%) in any of the Underwriters; any subcontractor listed in the bid or contract; and any committee that is sponsored or controlled by any of the Underwriters. Each of the Underwriters certifies that it has informed each such person of the limitation on contributions imposed by Section 1.126 by the time it submitted a proposal for the contract, and has provided the names of the persons required to be informed to the City department with whom it is contracting.

8. Minimum Compensation Ordinance. Labor and Employment Code Article 111 applies to this Purchase Contract. Each of the Underwriters shall pay covered employees no less than the minimum compensation required by San Francisco Labor and Employment Code Article 111, including a minimum hourly gross compensation, compensated time off, and uncompensated time off. Each of the Underwriters is subject to the enforcement and penalty provisions in Article 111. Information about and the text of Article 111 is available on the web at <http://sfgov.org/olse/mco>. Each of the Underwriters is required to comply with all of the applicable provisions of Article 111, irrespective of the listing of obligations in this Section. By signing and executing this Purchase Contract, each of the Underwriters certifies that it complies with Article 111.

9. Requiring Health Benefits for Covered Employees. Labor and Employment Code Article 121 applies to this contract. Each of the Underwriters shall comply with the requirements of Article 121. For each Covered Employee, Underwriters shall provide the appropriate health benefit set forth in Article 121.3 of the HCAO. If any of the Underwriters chooses to offer the health plan option, such health plan shall meet the minimum standards set forth by the San Francisco Health Commission. Information about and the text of Article 121, as well as the Health Commission's minimum standards, is available on the web at <http://sfgov.org/olse/hcao>. Each of the Underwriters is subject to the enforcement and penalty provisions in Article 121.

10. Prohibition on Use of Public Funds for Political Activity. In performing services pursuant to this Purchase Contract, each of the Underwriters shall comply with San Francisco Administrative Code Chapter 12G, which prohibits funds appropriated by City for this Purchase Contract from being expended to participate in, support, or attempt to influence any political campaign for a candidate or for a ballot measure. Each of the Underwriters is subject to the enforcement and penalty provisions in Chapter 12G.

11. Nondisclosure of Private, Proprietary or Confidential Information. If this Purchase Contract requires City to disclose "Private Information" to Underwriters within the meaning of San Francisco Administrative Code Chapter 12M, each of the Underwriters shall use such information only in accordance with the restrictions stated in Chapter 12M and in this Purchase Contract and only as necessary in performing the services pursuant to this Purchase Contract. Each of the Underwriters is subject to the enforcement and penalty provisions in Chapter 12M.

In the performance of its services, Underwriters may have access to, or collect on City's behalf, City Data, which may include proprietary or Confidential Information that if disclosed to third parties may damage City. If City discloses proprietary or Confidential Information to Underwriters, or Underwriters collect such information on City's behalf, such information must be held by Underwriters in confidence and used only in performing the Purchase Contract. Each of the Underwriters shall exercise the same standard of care to protect such information as a reasonably prudent contractor would use to protect its own proprietary or Confidential Information.

12. Consideration of Criminal History in Hiring and Employment Decisions. Each of the Underwriters agrees to comply fully with and be bound by all of the provisions of Article 142, "City Contractor/Subcontractor Consideration of Criminal History in Hiring and Employment Decisions," of the San Francisco Labor and Employment Code ("Article 142"), including the

remedies provided, and implementing regulations, as may be amended from time to time. The provisions of Article 142 are incorporated by reference and made a part of this Purchase Contract as though fully set forth herein. The text of Article 142 is available on the web at <http://sfgov.org/olse/fco>. Underwriters are required to comply with all of the applicable provisions of Article 142, irrespective of the listing of obligations in this Section. Capitalized terms used in this Section and not defined in this Purchase Contract shall have the meanings assigned to such terms in Article 142.

The requirements of Article 142 shall only apply to the Underwriters' operations to the extent those operations are in furtherance of the performance of this Purchase Contract, shall apply only to applicants and employees who would be or are performing work in furtherance of this Purchase Contract, and shall apply when the physical location of the employment or prospective employment of an individual is wholly or substantially within the City of San Francisco. Article 142 shall not apply when the application in a particular context would conflict with federal or state law or with a requirement of a government agency implementing federal or state law.

13. Submitting False Claims; Monetary Penalties. The full text of San Francisco Administrative Code Section 21.35, including the enforcement and penalty provisions, is incorporated into this Purchase Contract. Any contractor or subcontractor who submits a false claim shall be liable to City for the statutory penalties set forth in that section.

14. Conflict of Interest. By executing this Purchase Contract, each of the Underwriters certifies that it does not know of any fact which constitutes a violation of Section 15.103 of the City's Charter; Article III, Chapter 2 of City's Campaign and Governmental Conduct Code; Title 9, Chapter 7 of the California Government Code (Section 87100 et seq.); or Title 1, Division 4, Chapter 1, Article 4 of the California Government Code (Section 1090 et seq.), and further agrees promptly to notify City if it becomes aware of any such fact during the term of this Purchase Contract.

15. Food Service Waste Reduction Requirements. Underwriters shall comply with the Food Service Waste Reduction Ordinance, as set forth in San Francisco Environment Code Chapter 16, including but not limited to the remedies for noncompliance provided therein.

16. Laws Incorporated by Reference. The full text of the laws listed in this Exhibit, including enforcement and penalty provisions, are incorporated by reference into this Purchase Contract. The full text of the San Francisco Municipal Code provisions incorporated by reference in this Exhibit and elsewhere in the Purchase Contract ("Mandatory City Requirements") are available at [http://www.amlegal.com/codes/client/san-francisco\\_ca/](http://www.amlegal.com/codes/client/san-francisco_ca/).

17. First Source Hiring Program. Underwriters must comply with all of the applicable provisions of the First Source Hiring Program, Chapter 83 of the San Francisco Administrative Code, that apply to this Purchase Contract; and each of the Underwriters is subject to the enforcement and penalty provisions in Chapter 83.

18. Prevailing Wages. Services to be performed by Underwriters under this Purchase Contract may involve the performance of work covered by the California Labor Code Sections 1720 and 1782, as incorporated within Section 6.22(e) of the San Francisco Administrative Code,



or San Francisco Administrative Code Chapter 102 (collectively, “Covered Services”), which is incorporated into this Purchase Contract as if fully set forth herein and will apply to any Covered Services performed by Underwriters.

19. Assignment. The Services to be performed by Underwriters are personal in character. This Purchase Contract may not be directly or indirectly assigned, novated, or otherwise transferred unless first approved by City by written instrument executed and approved in the same manner as this Purchase Contract. Any purported assignment made in violation of this provision shall be null and void.

20. Cooperative Drafting. This Purchase Contract has been drafted through a cooperative effort of City and Underwriters, and all of the Parties have had an opportunity to have the Purchase Contract reviewed and revised by legal counsel. No Party shall be considered the drafter of this Purchase Contract, and no presumption or rule that an ambiguity shall be construed against the Party drafting the clause shall apply to the interpretation or enforcement of this Purchase Contract.

## SCHEDULE I

\$[\_\_\_\_\_] ]  
**CITY AND COUNTY OF SAN FRANCISCO**  
**TAX-EXEMPT**  
**GENERAL OBLIGATION BONDS**  
**(HEALTH AND RECOVERY, 2020)**  
**SERIES 2025G-1**

### MATURITY SCHEDULE

Maturity Date ([June 15])	Principal Amount	Interest Rate	Yield	Price	10% Test Used <sup>†</sup>	Hold the Offering Price Rule Used <sup>††</sup>
---------------------------------	---------------------	------------------	-------	-------	-------------------------------	---

\_\_\_\_\_

C Yield to par call on \_\_\_\_\_.

<sup>T</sup> Term bonds.

<sup>†</sup> The maturities identified in this column for which the 10% test is used are the “General Rule Maturities.”

<sup>††</sup> The maturities identified in this column for which the hold-the-offering-price rule is used are the “Hold-the-Offering-Price Maturities.”

### REDEMPTION PROVISIONS

#### *Optional Redemption of the Tax-Exempt Bonds*

The Tax-Exempt Bonds maturing on or after June 15, 20[\_\_\_] will be subject to redemption prior to their stated maturity dates as a whole or in part, on any date, from any moneys provided at the option of the City, in each case on and after June 15, 20[\_\_\_], at a redemption price equal to the principal amount of such Tax-Exempt Bonds called for redemption, plus accrued interest to the date fixed for redemption, without premium.

#### *Mandatory Redemption of the Tax-Exempt Bonds*

The Tax-Exempt Bonds maturing on June 15, 20[\_\_\_] will be subject to mandatory sinking fund redemption prior to their stated maturity date, on each June 15, as shown in the table below, at a redemption price equal to the principal amount thereof plus accrued interest thereon to the Redemption Date, without premium.

Mandatory Sinking  
Fund

Redemption Date  
(June 15)

Sinking Fund Payment  
Principal Amount

---

\$[\_\_\_\_\_]  
**CITY AND COUNTY OF SAN FRANCISCO**  
**TAXABLE**  
**GENERAL OBLIGATION BONDS**  
**(HEALTH AND RECOVERY, 2020)**  
**SERIES 2025G-2**

**MATURITY SCHEDULE**

Maturity Date ([June 15])	Principal Amount	Interest Rate	Yield	Price

c Yield to par call on \_\_\_\_\_.

<sup>T</sup> Term bonds.

<sup>†</sup> The maturities identified in this column for which the 10% test is used are the “General Rule Maturities.”

<sup>††</sup> The maturities identified in this column for which the hold-the-offering-price rule is used are the “Hold-the-Offering-Price Maturities.”

**REDEMPTION PROVISIONS**

***Optional Redemption of the Taxable Bonds***

[The Taxable Bonds maturing on or after June 15, 20[\_\_\_] will be subject to redemption prior to their stated maturity dates as a whole or in part, on any date, from any moneys provided at the option of the City, in each case on and after June 15, 20[\_\_\_], at a redemption price equal to the principal amount of such Taxable Bonds called for redemption, plus accrued interest to the date fixed for redemption, without premium.]

[The Taxable Bonds will not be subject to optional redemption prior to their stated maturity dates.]

***Mandatory Redemption of the Taxable Bonds***

The Taxable Bonds maturing on June 15, 20[\_\_\_] will be subject to mandatory sinking fund redemption prior to their stated maturity date, on each June 15, as shown in the table below, at a redemption price equal to the principal amount thereof plus accrued interest thereon to the Redemption Date, without premium.

Mandatory Sinking  
Fund

Redemption Date  
(June 15)

Sinking Fund Payment  
Principal Amount

---

**EXHIBIT A**  
**FORM OF ISSUE PRICE CERTIFICATE**  
**ATTACHMENT \_\_\_\_\_**  
**TO TAX COMPLIANCE CERTIFICATE**  
**OF ISSUER**  
**PERTAINING TO**

\$[\_\_\_\_\_] ]  
**CITY AND COUNTY OF SAN FRANCISCO**  
**TAX-EXEMPT**  
**GENERAL OBLIGATION BONDS**  
**(HEALTH AND RECOVERY, 2020)**  
**SERIES 2025G-1**

**UNDERWRITER’S CERTIFICATE**

[\_\_\_\_\_] (“[Representative]”), for itself and as representative of [\_\_\_\_\_] (collectively, the “Underwriting Group”) for the general obligation bonds identified above (the “Issue”), issued by the City and County of San Francisco (the “Issuer”), based on its knowledge regarding the sale of the Issue, certifies as of this date as follows:

**(1) Issue Price.**

**[If the issue price is determined using only the general rule (actual sales of at least 10%) in Regulations § 1.148-1(f)(2)(i):**

(A) As of the date of this Certificate, for each Maturity of the Issue, the first price at which at least 10% of such Maturity of the Issue was sold to the Public is the respective price listed in the final Official Statement, dated [\_\_\_\_\_] , 202[ ] for the Issue (the “Sale Price” as applicable to respective Maturities). The aggregate of the Sale Prices of each Maturity is \$[\_\_\_\_\_] (the “Issue Price”).]

**[If the issue price is determined using a combination of actual sales (Regulations § 1.148-1(f)(2)(i)) and hold-the-offering-price (Regulations § 1.148-1(f)(2)(ii)):**

(A) As of the date of this Certificate, for each Maturity listed on Schedule A as the “General Rule Maturities,” the first price at which at least 10% of such Maturity was sold to the Public is the respective price listed in Schedule A (the “Sale Price” as applicable to each Maturity of the General Rule Maturities).

(B) On or before the Sale Date, the Underwriting Group offered the Maturities listed on Schedule A as the “Hold-the-Offering-Price Maturities” to the Public for purchase at the respective initial offering prices listed in Schedule A (the “Initial Offering Prices” as applicable to each Maturity of the Hold-the-Offering-Price

Maturities). A copy of the pricing wire or equivalent communication for the Issue is attached to this Certificate as Schedule B.

(C) As set forth in the Purchase Contract, the members of the Underwriting Group have agreed in writing that, (i) for each Maturity of the Hold-the-Offering-Price Maturities, they would neither offer nor sell any portion of such Maturity to any person at a price that is higher than the Initial Offering Price for such Maturity during the Holding Period for such Maturity (the “hold-the-offering-price rule”), and (ii) any selling group agreement shall contain the agreement of each dealer who is a member of the selling group, and any third-party distribution agreement shall contain the agreement of each broker-dealer who is a party to the third-party distribution agreement, to comply with the hold-the-offering-price rule. Pursuant to such agreement, no Underwriter has offered or sold any Maturity of the Hold-the-Offering-Price Maturities at a price that is higher than the respective Initial Offering Price for that Maturity of the Issue during the Holding Period.

(D) The aggregate of the Sale Prices of the General Rule Maturities and the Initial Offering Prices of the Hold-the-Offering-Price Maturities is \$[\_\_\_\_\_] (the “Issue Price”).]

**[If the issue price is determined using only the hold-the-offering-price rule in Regulations § 1.148-1(f)(2)(ii):**

(A) The Underwriting Group offered, on or before the Sale Date, each Maturity of the Issue to the Public for purchase at the respective initial offering prices listed on Schedule A (the “Initial Offering Prices”). A copy of the pricing wire or equivalent communication for the Issue is attached to this Certificate as Schedule A. The aggregate of the Initial Offering Prices of each Maturity is \$[\_\_\_\_\_] (the “Issue Price”).

(B) As set forth in the Purchase Contract, the members of the Underwriting Group have agreed in writing that, (i) for each Maturity of the Issue, they would neither offer nor sell any portion of such Maturity to any person at a price that is higher than the Initial Offering Price for such Maturity during the Holding Period for such Maturity (the “hold-the-offering-price rule”), and (ii) any selling group agreement shall contain the agreement of each dealer who is a member of the selling group, and any third-party distribution agreement shall contain the agreement of each broker-dealer who is a party to the third-party distribution agreement, to comply with the hold-the-offering-price rule. Pursuant to such agreement, no Underwriter has offered or sold any Maturity of the Issue at a price that is higher than the respective Initial Offering Price for that Maturity of the Issue during the Holding Period.]

[(B),(E), or (C)] Definitions. [NOTE: If issue price is determined using only the general rule (actual sales of 10%), delete the definitions of “Purchase Contract”, “Holding Period” and “Sale Date.”]

["Purchase Contract" means the Purchase Contract for the Issue, dated as of [-], 202[ ], by and among the Issuer and the members of the Underwriting Group.]

["Holding Period" means, for each Hold-the-Offering-Price Maturity of the Issue, the period starting on the Sale Date and ending on the earlier of (i) the close of the fifth business day after the Sale Date ([DATE]), or (ii) the date on which the Underwriting Group has sold at least 10% of such Maturity of the Issue to the Public at a price that is no higher than the Initial Offering Price for such Maturity.]

"Maturity" means bonds of the Issue with the same credit and payment terms. Bonds of the Issue with different maturity dates, or Bonds of the Issue with the same maturity date but different stated interest rates, are treated as separate Maturities.

"Public" means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a related party to an Underwriter.

The term "related party" for purposes of this certificate generally means any two or more persons who have greater than 50 percent common ownership, directly or indirectly.

"Sale Date" means the first day on which there is a binding contract in writing for the sale of a Maturity of the Issue. The Sale Date of the Issue is [DATE].

"Underwriter" means (i) any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Issue to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Issue to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Issue to the Public).

All other capitalized terms not defined in this Certificate have the meaning set forth in the Issuer's Tax Compliance Certificate or in Attachment A to it.

(2) **Yield.** Using methodology prescribed by Norton Rose Fulbright US LLP and Husch Blackwell LLP (together "Co-Bond Counsel"), the Yield on the Issue is [-]%. For this purpose, [Representative] has been advised by Co-Bond Counsel that the term "yield" refers to that discount rate that, when used in computing the present worth of all payments of principal and interest to be paid on the Issue, computed on the basis of a 360-day year and semi-annual compounding, produces an amount equal to the Issue Price of the Issue as stated in paragraph (1) [and computed with the adjustments stated in paragraphs (5) and (6)].

(3) **Weighted Average Maturity.** Using methodology prescribed by Co-Bond Counsel, the weighted average maturity (defined below) of the Issue is [-] years, and the remaining weighted average maturity of the Current General Obligation Refunding Bonds, Series 2015-R1 is [-] years, the Current General Obligation Bonds, Series 2015B is [-] years, the Current General Obligation Bonds, Series 2016A is [-] years, the Current General Obligation Bonds, Series 2016B is [-] years, the Current General Obligation Bonds, Series 2016C is [-] years, the Current General



Obligation Bonds, Series 2016D is [-] years, the Current General Obligation Bonds, Series 2016E is [-] years, the Current General Obligation Bonds, Series 2017A is [-] years, the Current General Obligation Bonds, Series 2018A is [-] years, the Current General Obligation Bonds, Series 2018B is [-] years, the Current General Obligation Bonds, Series 2018C is [-] years, and the Current General Obligation Bonds, Series 2018E is [-] years. For this purpose, [Representative] has been advised by Co-Bond Counsel that the weighted average maturity of an issue is equal to the sum of the products of the issue price of each maturity of the issue and the number of years to the maturity date of the respective maturity (taking into account mandatory but not optional redemptions), divided by the issue price of the entire issue.

(4) **Underwriting Group's Discount.** The Underwriting Group's discount is \$[-], being the amount by which the aggregate Issue Price (as set forth in paragraph (1)) exceeds the price paid by the Underwriting Group to the Issuer for the Issue.

(5) **[Discount Maturities Subject to Mandatory Early Redemption.** No Maturity that is subject to mandatory early redemption has a stated redemption price that exceeds the Sale Price or Initial Offering Price, as applicable, of such Maturity by more than one-fourth of 1% multiplied by the product of its stated redemption price at maturity and the number of years to its weighted average maturity date.]

[Or]

(5) **[Discount Maturities Subject to Mandatory Early Redemption.** The stated redemption price at maturity of the Maturities that mature in the year[s] 20[-], which Maturities are the only Maturities of the Issue that are subject to mandatory early redemption **[revise as appropriate]**, exceeds the Sale Price or Initial Offering Price, as applicable, of such Maturities by more than one-fourth of 1% multiplied by the product of the stated redemption price at maturity and the number of years to the weighted average maturity date of such Maturities. Accordingly, in computing the Yield on the Issue stated in paragraph (2), those Maturities were treated as redeemed on each mandatory early redemption date at their present value rather than at their stated principal amount.]

(6) **[Premium Maturities Subject to Optional Redemption.** No Maturity:

- Is subject to optional redemption within five years of the Issuance Date of the Issue.
- That is subject to optional redemption has an Initial Offering Price or Sale Price, as applicable, that exceeds its stated redemption price at maturity by more than one-fourth of 1% multiplied by the product of its stated redemption price at maturity and the number of complete years to its first optional redemption date.]

[Or]

(6) **[Premium Maturities Subject to Optional Redemption.** The Maturities that mature in the year[s] 20[-] are the only Maturities that are subject to optional redemption before maturity and have an Initial Offering Price or Sale Price, as applicable, that exceeds their stated redemption price at maturity by more than one fourth of 1% multiplied by the product of their stated redemption price at maturity and the number of complete years to their first optional

redemption date. Accordingly, in computing the Yield on the Issue stated in paragraph (2), each such Maturity was treated as retired on its optional redemption date or at maturity to result in the lowest yield on that Maturity. No Maturity is subject to optional redemption within five years of the Issuance Date of the Issue.]

[Or]

[(5) **No Discount or Premium Maturities.** No Maturity was sold at an original issue discount or premium.]

[(6 or 7) **No Stepped Coupon Maturities.** No Maturity bears interest at an increasing interest rate.]

The signer is an officer of [Representative] and duly authorized to execute and deliver this Certificate for itself and as representative of the Underwriting Group. The representations set forth in this Certificate are limited to factual matters only. Nothing in this Certificate represents the [Representative]'s interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder or the application of any laws to the facts. Nothing in this certification represents [Representative]'s certification of the sufficiency of the calculations contained in paragraphs (2) or (3) for purposes of legal conclusions. The undersigned understands that the foregoing information will be relied upon by the City with respect to certain of the representations set forth in the Tax Compliance Certificate and with respect to compliance with the federal income tax rules affecting the Issue, and by Norton Rose Fulbright US LLP and Husch Blackwell LLP, as Co-Bond Counsel in connection with rendering its opinion that the interest on the Issue is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-G, and other federal income tax advice that it may give to the City from time to time relating to the Issue.

Dated: [ISSUE DATE] [\_\_\_\_\_, as representative

By:\_\_\_\_\_

Title:\_\_\_\_\_

[**NOTE:** If the general rule is used for each Maturity (i.e., actual sales of at least 10% of each Maturity), there is no schedule to attach if the initial offering prices set forth in the Official Statement for the Issue are the first prices at which at least 10% of each Maturity is sold. Otherwise, attach a schedule that shows the first price at which at least 10% of each Maturity was sold.]

**[EITHER]**

**[If the issue price is determined using a combination of the general rule (actual sales) and hold-the-offering-price rule:**

**SCHEDULE A**  
**SALE PRICES OF THE GENERAL RULE MATURITIES AND**  
**INITIAL OFFERING PRICES OF THE HOLD-THE-OFFERING-PRICE MATURITIES**  
*(Attached)*

[**NOTE:** With respect to each General Rule Maturity of the Issue whose Sale Price is not the Initial Offering Price, Schedule A should include each such Maturity's (i) maturity date, (ii) principal amount, (iii) coupon, and (iv) sale price (either as a stated amount, a percentage of a par, or as based on the yield of the Maturity). With respect to each Hold-the-Offering-Price Maturity of the Issue, each such Maturity should be referred to in Schedule A with reference to the final official statement for the Issue. For example, "The Hold-the-Offering Price Maturities are those Maturities of the Issue set forth on the [inside] cover of the final Official Statement, dated [\_\_\_\_], for the Issue that mature in the year[s] [\_\_\_\_, \_\_\_\_\_, and \_\_\_\_\_]."]

**SCHEDULE B**  
**PRICING WIRE OR EQUIVALENT COMMUNICATION**  
*(Attached)*

**[OR]**

**[If the issue price is determined using only the hold-the-offering-price rule in Regulations § 1.148-1(f)(2)(ii):**

**SCHEDULE A**  
**PRICING WIRE OR EQUIVALENT COMMUNICATION**  
*(Attached)*

**EXHIBIT B**

**FORM OF CERTIFICATE OF THE CITY**

\$[\_\_\_\_]  
**TAX-EXEMPT**  
**GENERAL OBLIGATION BONDS**  
**(HEALTH AND RECOVERY, 2020)**  
**SERIES 2025G-1**

\$[\_\_\_\_]  
**TAXABLE**  
**GENERAL OBLIGATION BONDS**  
**(HEALTH AND RECOVERY, 2020)**  
**SERIES 2025G-2**

[Closing Date]

The undersigned Controller of the City and County of San Francisco (the “City”), acting in their official capacity, hereby certifies as follows in connection with the issuance, sale and delivery of the general obligation bonds captioned above (the “Bonds”):

1. The City is a chartered city and county duly organized and validly existing under its Charter and the Constitution of the State of California (the “State”), with full right, power and authority to (a) enter into and perform all of the transactions contemplated by the Resolutions, the Ordinance, the Purchase Contract, dated [Sale Date] (the “Purchase Contract”), executed by the City and [Representative] (the “Representative”), on its own behalf and as representative of the Underwriters named therein. The Resolutions, the Ordinance, the Continuing Disclosure Certificate, and the Purchase Contract are sometimes collectively referred to in this Certificate as the “City Documents.” Capitalized terms not otherwise defined herein shall have the meanings assigned thereto in the Purchase Contract.

2. The persons named below are now, and at all times from and after [\_\_\_\_, 2025], have been duly appointed and qualified officers of the City holding the offices of the City set forth opposite their respective names, and each of the undersigned certifies that the signature affixed following the other of the undersigned’s name and office is the genuine signature of such person.

<u>Name</u>	<u>Office</u>	<u>Signature</u>

3. The representations and warranties of the City contained in Section 6 of the Purchase Contract are true, complete and correct as of the Closing Date as if made on such Closing Date.

4. The City has duly adopted the Resolutions and the Ordinance, and authorized the execution and delivery of the City Documents and the Official Statement, has duly executed and delivered the City Documents and the Official Statement, and is authorized to perform the obligations on its part to be performed under the City Documents, the Resolutions, and the Ordinance; and each of the City Documents constitutes the legal, valid and binding obligation of

the City enforceable against the City in accordance with its respective terms, except as enforceability thereof may be limited by the application of laws affecting bankruptcy, insolvency, moratorium, or similar laws affecting creditors' rights generally, the application of equitable principles, the exercise of judicial discretion in certain cases and the limitations on legal remedies against charter cities and counties.

5. Except for any information about underwriting, the book-entry system, and The Depository Trust Company, included therein, as to which we express no opinion or view, as of the date thereof, the Official Statement as of its date did not, and as of the date hereof, does not, contain any untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading.

6. The City is not in breach of or in default under any applicable law or administrative regulation of the State or the United States of America or any applicable judgment or decree or any loan agreement, note, ordinance, resolution, agreement or other instrument to which the City is party or otherwise subject, which breach or default would in any way materially and adversely affect the City Documents, the Resolutions, the Ordinance, or the performance of any of the City's obligations thereunder. No event has occurred and is continuing that with the passage of time or giving of notice, or both, would constitute such a breach or default. The adoption of the Resolutions, the Ordinance, and the execution and delivery by the City of the City Documents and compliance with the provisions thereof will not conflict with or constitute a breach of or default under any law, administrative regulation, judgment, decree or any agreement or other instrument to which the City is a party or is otherwise subject; nor will any such execution, delivery or compliance result in the creation or imposition of any lien, charge, encumbrance or security interest of any nature whatsoever upon any of the revenues, property or assets of the City, except as expressly provided or permitted by the Resolutions or the Ordinance.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the undersigned has hereunto set their hand as of the first date set forth above.

CITY AND COUNTY OF SAN FRANCISCO

By: \_\_\_\_\_  
Greg Wagner  
Controller

**EXHIBIT C**

**FORM OF OPINION OF CITY ATTORNEY**

[Closing Date]

City and County of San Francisco  
San Francisco, California

[Representative],  
as representative of the Underwriters named herein  
San Francisco, California

Re:    \$[ ] City and County of San Francisco Tax-Exempt General  
Obligation Bonds (Health and Recovery, 2020), Series 2025G-1  
and \$[ ] City and County of San Francisco Taxable General  
Obligation Bonds (Health and Recovery, 2020), Series 2025G-2

Ladies and Gentlemen:

This letter is addressed to you pursuant to Section 11(d)(5) of the Purchase Contract, dated [ ], 2025] (the “Purchase Contract”), between the City and County of San Francisco and [ ] (“Representative”), on its own behalf and as representative of [ ] (together with the Representative, the “Underwriters”), providing for the purchase of the general obligation bonds captioned above (the “Bonds”). All capitalized terms used but not defined herein shall the meanings given to such terms in the Purchase Contract.

This office has acted as counsel to the City and County of San Francisco (“City”) in connection with the issuance, sale and delivery on the date hereof of the Bonds. In that capacity, we have examined the proceedings taken by the City in connection with the authorization and issuance of the Bonds and such other documents as we have deemed necessary to render this opinion. Capitalized terms used herein and not otherwise defined shall have the meanings given to such terms as set forth in Resolution 317-20, adopted by the Board of Supervisors on July 14, 2020 and signed by the Mayor of the City (“Mayor”) on July 23, 2020, Resolution No. 234-21 adopted by the Board of Supervisors on May 18, 2021, and duly approved by the Mayor on May 28, 2021, and Resolution No. [ ] adopted by the Board of Supervisors on [ ] and approved by the Mayor on [ ] (collectively, the “Resolutions”), and Ordinance 116-20, passed by the Board of Supervisors on July 21, 2020 and signed by the Mayor on July 23, 2020 (the “Ordinance”).

The opinions expressed herein are based on an analysis of existing laws, regulations, rulings and court decisions and cover certain matters not directly addressed by such authorities. Such opinions may be affected by actions taken or omitted or events occurring after the date hereof. We have not undertaken to determine, or to inform any person, whether any such actions are taken



or omitted or events do occur or any other matters come to our attention after the date hereof. We disclaim any obligation to update this opinion. We have assumed the genuineness of all documents and signatures presented to us (whether as originals or as copies) and the due and legal execution and delivery thereof by, and validity against, any parties other than the City. Furthermore, we have assumed compliance with all covenants and agreements contained in such documents. In addition, we call attention to the fact that the rights and obligations under the Resolutions, the Ordinance, and pursuant to the Purchase Contract and the Continuing Disclosure Certificate, dated the date hereof (collectively, the “Legal Documents” herein), and their enforceability may be subject to bankruptcy, insolvency, reorganization, arrangement, fraudulent conveyance, moratorium and other laws relating to or affecting creditors’ rights, to the application of equitable principles, to the exercise of judicial discretion in appropriate cases and to the limitations on legal remedies against cities and counties in the State of California. We express no opinion with respect to any indemnification, contribution, penalty, and choice of law, choice of forum, choice of venue, waiver or severability provisions contained in the foregoing documents.

Based upon our examination of the foregoing, and in reliance thereon and on all matters of fact as we deem relevant under the circumstances, and upon consideration of applicable laws, we are of the opinion that:

1. The City is a chartered city and county, duly organized and existing under its Charter and the Constitution and laws of the State of California (“State”).

2. The City has full legal right, power and authority to approve and enter into, and to perform its obligations under, the Resolutions and the Ordinance, each of which were adopted at a duly noticed and held meeting of the Board of Supervisors at which a quorum was present and acting throughout, and the Resolutions and the Ordinance have not be amended, modified or rescinded since the date of their adoption and remain in full force and effect.

3. The City has authorized the execution and delivery of, and the due performance of its obligations under, the Legal Documents and the Bonds, and assuming due authorization, execution and delivery by the other parties thereto, the Legal Documents constitute the legal, valid and binding agreements of the City, enforceable against the City in accordance with their respective terms.

4. The execution and delivery of the Legal Documents, the consummation of the transactions therein contemplated and the delivery by the City of the Bonds, and compliance with the terms thereof, do not materially conflict with or constitute a material violation or material breach of or default (with due notice or the passage of time or both) under any applicable State law or administrative rule or regulation, or any applicable State court or administrative decree or order, or any indenture, mortgage, deed of trust, loan agreement, lease, contract or other agreement or instrument to which the City is a party or by which it or its properties are otherwise subject or bound, which conflict, violation, breach or default would have consequences that would materially and adversely affect the consummation of the transactions contemplated by the Legal Documents and the Bonds.

5. Except as disclosed in the Official Statement, to the best of my knowledge after reasonable investigation, there is (i) no litigation pending (with service of process having been accomplished) or threatened in writing concerning the validity of the Bonds, or the City's ability to receive ad valorem taxes, and (ii) no action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any State court, governmental agency, public board or body, pending or, to the knowledge of the City, threatened against the City or its properties or operations (a) seeking to restrain or enjoin the issuance, sale, execution or delivery of any of the Bonds, (b) in any way contesting or affecting the validity or enforceability of any of the Bonds, the Resolutions, the Ordinance, the Legal Documents or the proceedings of the City taken concerning the authorization, issuance or sale of any of the Bonds or (c) which, if determined adversely to the City or its interests, would have a material adverse effect on the consummation of the transactions contemplated by or the validity of the Legal Documents or the Bonds.

6. All approvals, consents, authorizations, certifications and other orders of any State or federal governmental authority, board, agency or commission having jurisdiction, and all filings with any such entities, which would constitute conditions precedent to or the failure to obtain which would materially adversely affect the performance by the City of its obligations under the Legal Documents or the Bonds, have been duly obtained and no further consent, approval, authorization or other action or filing with or by any governmental or regulatory authority having jurisdiction over the City is required for the issue and sale of the Bonds or the consummation by the City of the transactions described in the Legal Documents or the Bonds.

This letter is furnished solely for the benefit of the above-addressed parties, which may not be relied upon by any party other than the Underwriters listed on Schedule I attached hereto. This letter shall not be circulated, quoted or otherwise referred to or relied upon for any other purpose or by any other person, except that a copy may be included in a closing transcript relating to the Bonds. Other than the City, no attorney-client relationship has existed or exists between this office and any other party.

Very truly yours,

**Schedule I**  
**LIST OF UNDERWRITERS**

[ ]

**EXHIBIT D**

**FORM OF SUPPLEMENTAL OPINIONS OF CO-BOND COUNSEL**

[Closing Date]

[TO COME]

**EXHIBIT E**

**FORM OF NEGATIVE ASSURANCE LETTER**  
**OF CO-DISCLOSURE COUNSEL**

City and County of San Francisco  
San Francisco, California

[Representative]  
on behalf of itself and  
as representative of the other underwriters listed in Schedule I

\$[\_\_\_\_]  
**TAX-EXEMPT**  
**GENERAL OBLIGATION BONDS**  
**(HEALTH AND RECOVERY, 2020)**  
**SERIES 2025G-1**

\$[\_\_\_\_]  
**TAXABLE**  
**GENERAL OBLIGATION BONDS**  
**(HEALTH AND RECOVERY, 2020)**  
**SERIES 2025G-2**

[TO COME]

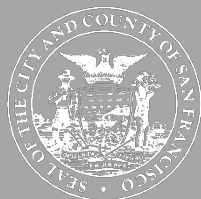
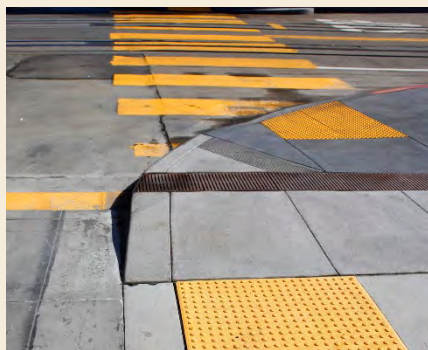
City and County of San Francisco  
San Francisco, California

[Representative]  
on behalf of itself and as  
representative of the other underwriters listed in Schedule I  
San Francisco, California

\$[\_\_\_\_]  
**TAX-EXEMPT**  
**GENERAL OBLIGATION BONDS**  
**(HEALTH AND RECOVERY, 2020)**  
**SERIES 2025G-1**

\$[\_\_\_\_]  
**TAXABLE**  
**GENERAL OBLIGATION BONDS**  
**(HEALTH AND RECOVERY, 2020)**  
**SERIES 2025G-2**

[TO COME]



# 2020 Health and Recovery Bond

GO Bond Sale Resolution and Supplemental Appropriation/De-Appropriation  
Budget & Finance Committee  
July 9, 2025



Gigi Whitley, **Department of Homelessness and Supportive Housing**  
Isabel Ochoa, **Department of Public Health**  
Vishal Trivedi, **Controller's Office of Public Finance (OPF)**



**San Francisco**  
Department of Public Health



## Action Items

- **File No. 250677** Resolution authorizing the sale of not to exceed \$150,000,000 aggregate principal amount of City and County of San Francisco General Obligation Bonds, Series 2025G (Health and Recovery, 2020)
- **File No. 250678** Ordinance appropriating a total of \$150,000,000 of General Obligation (GO) bond proceeds from Series 2025G Health and Recovery GO Bonds to DPH, MOHCD for behavior and mental health facilities and permanent supportive housing or shelters. **We are requesting some technical amendments to this item.**
- **File No. 250679** Ordinance de-appropriating a total of \$160,497,200 of General Obligation (GO) bond proceeds from Series 2021D Health and Recovery GO Bonds from DPH and HOM

### General Obligation Bonds (Health and Recovery, 2020)



# **HSH Supportive Housing and Shelter Projects**

**Gigi Whitley**  
**Homelessness and  
Supportive Housing**



DEPARTMENT OF  
HOMELESSNESS AND  
SUPPORTIVE HOUSING

# 2020 Health & Recovery General Obligation Bond

Budget and Finance Committee | July 9, 2025



# 2020 Health & Recovery G.O. Bond Overview

**Scope:** Stabilization, acquisition, construction, expansion and improvement of permanent supportive housing units and emergency shelters.

- **Authorization Total:** \$147M
- **Amount Issued to Date:** \$30.1M
- **Anticipated Date of Next Issuance:** Q3 2025

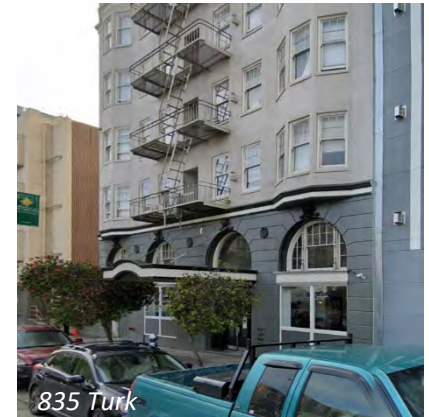
# 2020 Health & Recovery Bond

## HSH Issuance Summary

	First Issuance	Second Issuance	Future Issuance(s)
<b>Shelter</b>			
<i>Lower Polk Navigation Center</i>	29.1		
<b>Permanent Supportive Housing</b>			
<i>835 Turk</i>		23.0	
<i>685 Ellis</i>		30.0	
<i>1035 Van Ness</i>		5.9	
<i>1633 Valencia</i>		41.0	
<i>TBD</i>			10.4
<b>Contingency</b>		5.2	
<b>Administration - Audit &amp; Issuance</b>	1.0	1.4	
<b>TOTAL</b>	<b>30.1</b>	<b>106.5</b>	<b>10.4</b>

# Overview

Program	Description	Key Deliverables/Milestones
Permanent Supportive Housing (PSH)	<p><b>Original Bond Goal: 250 units</b></p> <ul style="list-style-type: none"> <li>Acquire and improve approximately 250 housing units to house and serve people exiting chronic homelessness</li> </ul>	<p><b>Planned: 453 units</b></p> <ul style="list-style-type: none"> <li>Rehabilitate two sites acquired in FY23 (835 Turk, 685 Ellis) leveraging state Homekey and Homekey+ (Prop 1) funds</li> <li>Acquire and rehabilitate new site for veterans, leveraging state Homekey + funds (1035 Van Ness)</li> <li>Fund 145 newly constructed units for older adults (1633 Valencia)</li> </ul>



# 835 Turk Street

Program	Accomplishments/Milestones
<p>Adult Permanent Supportive Housing – Rehabilitation</p> <p><b>835 Turk</b></p> <p>114 units</p> <p>7-story residential hotel</p> <p>106 units post rehabilitation to create ADA units</p>	<p>835 Turk is a residential hotel built in 1929 and acquired by the City in March 2022.</p> <ul style="list-style-type: none"> <li>Five Keys Schools and Programs (Sponsor) entered into a master lease and property management agreement with HSH on March 1, 2023.</li> <li>Currently operating as permanent supportive housing.</li> <li>Five Keys and the City, through HSH, applied for a state Homekey+ grant funds in May 2025 to fund rehabilitation on the site. 53 units to be supported by Homekey+, eligible to formerly homeless adults with mental health and/or substance use challenges.</li> <li>If awarded state funds, the Sponsor will return to Citywide Affordable Housing Loan Committee with final gap funding request (August 2025).</li> <li>Request Board of Supervisors approval for permanent funding loan (September 2025).</li> <li>Long term ground lease and construction start in October 2025, with estimated construction completion in October 2026.</li> <li>Operating funds will include Our City, Our Home Fund and if awarded, Homekey+ operating grant (COSR). MOHCD will administer the operating funds through the Local Operating Subsidy Program (LOSP). HSH will administer the supportive services agreement.</li> </ul>



Health & Recovery GO Bonds*	\$ 9,629,000
OCOH Housing Funds	\$ 3,293,000
Homekey+	\$13,300,000
Homekey+ COSR	\$ 4,500,000

**Total Budget:** **\$30,722,000**

*\*Note: HSH is requesting authority to issue for \$23M if the City is not awarded Homekey+ award.*

# 685 Ellis Street

Program	Accomplishments/Milestones
<p>Adult Permanent Supportive Housing – Rehabilitation</p> <p><b>685 Ellis</b></p> <p>67 shelter rooms</p> <p>7-story residential hotel with basement</p> <p>~78 PSH units post-rehabilitation</p>	<p>685 Ellis is a 78-unit, 7-story building built in 1927 and acquired by the City in 2022.</p> <ul style="list-style-type: none"> <li>• Final Project Budget: Pending selection of affordable housing development team</li> <li>• Interim use as adult shelter through a HSH contract with Five Keys Schools and Programs until conversion to PSH</li> <li>• Received state Homekey Funding award in fall 2023 for interim use. Conversion from interim use to permanent supportive housing required after 5 years (min) to 30 years (max) from recordation of declaration of restrictions. HSH to request HCD approval for earlier delivery of PSH.</li> <li>• Rehabilitation scope will include: <ul style="list-style-type: none"> <li>- Seismic retrofit</li> <li>- Building systems upgrades</li> <li>- Accessibility barrier removals</li> <li>- Build-out of additional community and administrative spaces</li> <li>- Other improvements to convert the former hotel to PSH</li> </ul> </li> </ul>



Health & Recovery GO Bonds	\$ 30,000,000
OCOH Housing Funds	\$ 5,000,000
<b>TOTAL SOURCES</b>	<b>\$ 35,000,000</b>

# 1035 Van Ness Avenue

Program	Accomplishments/Milestones
Permanent Supportive Housing for Veterans – Rehabilitation  <b>1035 Van Ness</b>  124 units  9-story assisted living  ~124 units post rehabilitation	<ul style="list-style-type: none"> <li>• Acquisition of an existing 106-unit assisted living facility, to be repurposed as 124-unit supportive housing for homeless veterans</li> <li>• Swords to Plowshares (Sponsor) and the City, through HSH, applied for a state Homekey+ grant funds in May 2025</li> <li>• Acquisition of the property by sponsor will occur by Fall 2025</li> <li>• Operating funds will include City’s Local Operating Subsidy Program (LOSP), SFHA’s Veterans Affairs Supportive Housing (VASH) vouchers, HUD Continuum of Care funds, and if awarded, Homekey+ operating grant</li> <li>• If awarded Homekey+, the Sponsor will return to Citywide Affordable Housing Loan Committee with final gap request in summer 2025 and Board of Supervisors’ approval requested in September 2025</li> <li>• Construction start - October 2025</li> <li>• Construction completion - October 2026</li> </ul>



Health & Recovery GO Bonds	\$ 5,912,794
OCOH Housing Funds	\$ 2,087,206
Homekey+	\$ 32,800,000
Homekey+ COSR	\$ 2,524,030
<b>TOTAL SOURCES</b>	<b>\$43,324,030</b>



# 1633 Valencia Street

Program	Accomplishments/Milestones
<p>Senior 55 year+ Permanent Supportive Housing – New Construction</p> <p><b>1633 Valencia</b></p> <p>6-stories</p> <p>145 studio units</p>	<ul style="list-style-type: none"> <li>Newly constructed permanent supportive housing for older adults ages 55+</li> <li>Developer – Mercy Housing California</li> <li>Currently under construction with completion in December 2025</li> <li>Board of Supervisors approval: May 7, 2024</li> <li>Local Operating Subsidy Program contract for ongoing operations. HSH grant agreement for supportive services.</li> </ul>



SFHAF Permanent Loan	\$16,000,000
Health & Recovery GO Bonds	\$ 41,036,048
Tax Credit Equity	\$ 27,569,430
Sponsor	\$ 100
<b>TOTAL SOURCES</b>	<b>\$84,605,578</b>

# Future Costs Not Covered by Bond Proceeds

## • Ongoing Costs

### • **Operations and Maintenance**

- Rent contribution capped at no more than 30% of tenant income.
- Anticipated funding source(s): Our City, Our Homes Fund (Prop C); Local Subsidy Operating Program (LOSP); federal VASH and HUD Continuum of Care subsidies.

### • **Supportive Services**

- Permanent supportive housing for formerly homeless tenants, including chronically homeless, provide on-site supportive services estimated at approximately \$590/tenant/month.
- Anticipated funding source(s): Our City, Our Home Fund and General Fund including funds reallocated within existing HSH base budget.



DEPARTMENT OF  
HOMELESSNESS AND  
SUPPORTIVE HOUSING

# Questions?

# **Public Health Projects**

**Isabel Ochoa**  
**DPH**



## 2020 Health & Recovery Bond



2026

### Psychiatric Emergency Services (PES)

- Expansion of PES capacity from 22 to 38
- Increases safety features and provides a more comfortable patient experience



2027

### Treasure Island Residential Step-Down Facility

- Expansion of residential care capacity on Treasure Island
- Project prioritizes substance use disorder step-down beds, identified as a gap in the continuum of care



2028

### Health, Recovery and Connection Center

- Consolidation of key behavioral health care services
- Co-location of behavioral health administrative functions



## Treasure Island Residential Step-Down Facility

- Facility will replace 172 existing beds on Treasure Island and add 84 more (49% increase in capacity)
- This facility will house clients exiting residential substance use disorder (SUD) programs to provide continued support for their sobriety in the least restrictive environment appropriate for this phase of their recovery
- SUD Residential Step-Down beds were identified as a priority in the behavioral health continuum of care
- This project is also funded by Prop C, a Community Care Expansion (CCE) grant, and TIDA developer housing subsidy fees



**Total Bond Budget: \$47.1M**

**Amount in Current Issuance: \$42.1M**

**Amount Spent To-Date: \$0.6M**

Design  
Completed

Permitting  
In Progress

Bid/Award  
Feb 2026

Construction  
Apr 2026

Substantial Completion  
Nov 2027



## Health, Recovery and Connection Center

- **Creates a Centralized Hub for Care:** co-locates key behavioral health programs, including OBIC, BHAC, Office of Coordinated Care, a full-service pharmacy, and administrative functions into one accessible, purpose-built facility to streamline services and improve client experience
- **Maximizes Value Through Co-Location:** Consolidating services under one roof increases coordination of care, reduces long-term operating costs, and enhances system efficiency
- **Leverages Diverse and Time-Sensitive Funding:** Project is also supported by Prop C, BHCIP state grant funding, and DPH capital investments, totaling \$33.4M in project funds
- **Proposed New Location for City Clinic:** With a signed Letter of Intent for 1660 Mission St, the building's size and layout allow for the long-overdue relocation of City Clinic, ensuring continuity of high-quality sexual health services in a modern, ADA-accessible space

Total Bond Budget: \$1M

Amount in Current Issuance: \$1M

Amount Spent To-Date: \$0



# **Financing Information & Proposed Amendment**

**Vishal Trivedi  
OPF**



# 2020 Health and Recovery Bond

## Series 2025G – Proposed Amendment to Appropriation

### Current Appropriation

<u>Estimated Sources:</u>	<u>Series 2025G</u>
<u>Not-to-Exceed Par Amount</u>	\$150,000,000
Estimated Par	\$144,730,000
Reserve for Market Uncertainty	5,270,000
<b>Total Sources</b>	<b>\$150,000,000</b>

### Estimated Uses:

#### Project Fund Deposit

##### Public Health

Treasure Island Behavioral Health	\$42,082,246
<u>Mental Health Services Center</u>	<u>\$1,000,086</u>
<b>Subtotal Public Health</b>	<b>\$43,082,332</b>

##### Housing

835 Turk	\$23,000,000
685 Ellis	\$30,000,000
1633 Valencia	\$41,036,048
<u>1035 Van Ness</u>	<u>\$5,800,000</u>
<b>Subtotal Housing</b>	<b>\$99,836,048</b>

<b><u>Total Project Funds</u></b>	<b><u>\$142,918,380</u></b>
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#### Transaction Costs & Oversight

Cost of Issuance	\$831,423
City Services Auditor	\$285,837
CGOBOC Fee	\$144,730
Underwriter's Discount	<u>\$549,630</u>
<b>Total Transaction Costs &amp; Oversight</b>	<b>\$1,811,620</b>

Reserve for Market Uncertainty	\$5,270,000
<b>Total Uses</b>	<b>\$150,000,000</b>

### Proposed Amendment

<u>Estimated Sources:</u>	<u>Series 2025G</u>
<u>Not-to-Exceed Par Amount</u>	\$150,000,000
Estimated Par	\$144,845,000
Reserve for Market Uncertainty	5,155,000
<b>Total Sources</b>	<b>\$150,000,000</b>

### Estimated Uses:

#### Project Fund Deposit

##### Public Health

Treasure Island Behavioral Health	\$42,082,444
<u>Mental Health Services Center</u>	<u>\$1,000,086</u>
<b>Subtotal Public Health</b>	<b>\$43,082,530</b>

##### Housing

835 Turk	\$23,000,000
685 Ellis	\$30,000,000
1633 Valencia	\$41,036,048
<u>1035 Van Ness</u>	<u>\$5,912,794</u>
<b>Subtotal Housing</b>	<b>\$99,948,842</b>

<b><u>Total Project Funds</u></b>	<b><u>\$143,031,372</u></b>
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#### Transaction Costs & Oversight

Cost of Issuance	\$832,515
City Services Auditor	\$286,063
CGOBOC Fee	\$144,845
Underwriter's Discount	<u>\$550,205</u>
<b>Total Transaction Costs &amp; Oversight</b>	<b>\$1,813,628</b>

Reserve for Market Uncertainty	\$5,155,000
<b>Total Uses</b>	<b>\$150,000,000</b>

# 2020 Health and Recovery Bond



## Series 2025G - Fiscal Impact

### Estimated Financing Costs\*

- Projected par: **\$144,845,000** (not-to-exceed \$150,000,000)
- Estimated interest rate (blend of tax-exempt and taxable): **5.89%**
  - Estimated total interest cost: \$101.15 million
  - Estimated total debt service: \$246 million (average \$12.3M annually)
  - Estimated Annual Property Tax Impact: \$3.50 per \$100,000 (\$20.76 for a \$600K home)
  - Anticipated final maturity: 6/15/2045

### Debt Capacity

- Certified Net Assessed Valuation for FY24-25 (Net AV): \$351.3 billion
  - 3% GO Debt Capacity: \$10.5 billion
- GO debt outstanding as of 6/1/25: \$2.80 billion (**0.80%** of Net AV)
- GO debt outstanding including proposed 2025G Bonds: \$2.95 billion (**0.84%** of Net AV)

### Capital Planning Constraint

Issuance of Series 2025G bonds is consistent with FY2006 property tax rate cap policy.

*\* Interest rate and cost estimates provided by Fieldman, Rolapp & Associates, an MSRB-registered municipal advisory firm.*

# 2020 Health and Recovery Bond

## Series 2025G – Financing Schedule

Tentative Financing Schedule	
June 23	<b>Capital Planning Committee</b>
July 9	<b>Board of Supervisors</b> Budget & Finance Committee
July 15	<b>Board of Supervisors</b> Adoption of Sale Resolution 1 <sup>st</sup> Reading of Appropriation/De-Appropriation
July 22	<b>Board of Supervisors</b> 2 <sup>nd</sup> Reading of Appropriation/De-Appropriation
Aug/Sep 2025	Tentative Bond Issuance and Closing

City & County of San Francisco  
Daniel Lurie, Mayor



Office of the City Administrator  
Carmen Chu, City Administrator  
Brian Strong, Chief Resilience Officer  
Office of Resilience & Capital Planning

*QAR*

RECEIVED  
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SAN FRANCISCO  
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## MEMORANDUM

June 25, 2025

**To:** Members of the Board of Supervisors  
**From:** Carmen Chu, City Administrator & Capital Planning Committee Chair  
**Copy:** Angela Calvillo, Clerk of the Board  
Capital Planning Committee  
**Regarding:** (1) Sale of GO Bonds (Health and Recovery 2020) NTE \$150,000,000

In accordance with Section 3.21 of the Administrative Code, on June 23, 2025, the Capital Planning Committee (CPC) approved the following action item to be considered by the Board of Supervisors. The CPC's recommendation is set forth below.

**1. Board File Number: 250677**

**APPROVAL OF THE RESOLUTION  
AUTHORIZING THE SALE OF GENERAL  
OBLIGATION BONDS (HEALTH AND RECOVERY  
2020), IN AN AMOUNT NOT TO EXCEED  
\$150,000,000**

CPC Recommendation: The CPC recommends approval of this resolution.

Comments: The CPC approves this item by a vote of 8-0.

Committee members or representatives in favor:

Brian Strong, Office of the City Administrator; Bruce Robertson, Public Works; Greg Wagner, Controller; Tiffany Young, Mayor's Budget Office; Bree Mawhorter, SFMTA; Stephen Robinson, Public Utilities Commission; Phil Ginsburg, Recreation and Parks Department General Manager; Judi Mosqueda, San Francisco International Airport.



**OFFICE OF THE CONTROLLER**  
**CITY AND COUNTY OF SAN FRANCISCO**

Greg Wagner  
Controller  
ChiaYu Ma  
Deputy Controller

Anna Van Degna  
Director of Public Finance

## MEMORANDUM

**TO:** Honorable Members, Board of Supervisors

**FROM:** Anna Van Degna, Director of the Office of Public Finance  
Vishal Trivedi, Office of Public Finance

**DATE:** July 9, 2025

**SUBJECT:** Resolution Authorizing the Issuance and Sale of General Obligation Bonds (Health and Recovery, 2020), Series 2025G in an amount not to exceed \$150,000,000

Ordinance Appropriating \$150,000,000 of proceeds from General Obligation Bonds (Health and Recovery, 2020), Series 2025G

Ordinance De-appropriating \$160,467,200 of proceeds from General Obligation Bonds (Health and Recovery, 2020) Series 2021D

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### Recommended Action

We respectfully request that the Board of Supervisors (the "Board") consider for review and adoption the resolution authorizing the issuance and approving the sale of general obligation bonds for the 2020 Health and Recovery bond program, a third issuance in an amount not to exceed \$150,000,000.

In connection with this request, a supplemental appropriation ordinance to appropriate the bond proceeds, and related supporting documents were introduced at the Board of Supervisors meeting on June 17, 2025.

Additionally, a supplemental appropriation ordinance de-appropriating a portion of a prior appropriation of general obligation ("GO") bond proceeds for the 2020 Health and Recovery bond program was introduced at the Board of Supervisors meeting on June 17, 2025. On April 13, 2021, the Board approved Resolution No. 235-21, authorizing the issuance of not-to-exceed \$425,000,000 of Series 2021D GO bonds and on June 8, 2021, the Board approved Ordinance No. 082-21, appropriating

\$425,000,000 of Series 2021D GO bond proceeds for the 2020 Health and Recovery bond program. On August 5, 2021, the City issued its Series 2021D-1 and Series 2021D-2 (Health and Recovery, 2020) GO bonds in the aggregate principal amount of \$258,505,000. The supplemental appropriation ordinance to de-appropriate \$160,467,200.00 of Series 2021D GO bonds (Health and Recovery, 2020) from Ordinance No. 082-21 reflects the unissued balance of the 2021D GO bonds.

We will request that these items be heard at the scheduled Budget and Finance Committee meeting on July 9, 2025.

### **Background**

On November 3, 2020, a two-thirds majority of voters of the City approved Proposition A, a San Francisco Health and Recovery General Obligation Bond. Proposition A authorizes the sale of up to \$487,500,000 in general obligation bonds to (i) stabilize, improve, and make permanent investments in supportive housing facilities, shelters, and/or facilities that deliver services to persons experiencing mental health challenges, substance use disorder, and/or homelessness; (ii) improve the accessibility, safety and quality of parks, open spaces and recreation facilities; and (iii) improve the accessibility, safety and condition of the City's streets and other public right-of-way and related assets. From this authorization, \$287,290,000 of bonds have been issued to date, and \$200,210,000 remains unissued.

### **Financing Parameters**

The proposed legislation would approve the issuance and sale of the City's General Obligation Bonds, Series 2025G (the "Series 2025G Bonds") under 2020 Proposition A, and appropriation of the Series 2025G Bond proceeds from the sale.

Table 1 below outlines the sources and uses for the Series 2025G Bonds, based on an estimate provided by Fieldman, Rolapp & Associates, a municipal advisory firm registered with the Municipal Securities Rulemaking Board (MSRB). The information below is intended to advise the Board regarding the proposed financing in accordance with Section 5852.1 of the California Government Code.

**Table 1: Estimated Sources & Uses of the Series 2025G Bonds**

<b>Estimated Sources:</b>	<b>Series 2025G</b>
<u>Not-to-Exceed Par Amount</u>	\$150,000,000
Estimated Par	\$144,845,000
Reserve for Market Uncertainty	5,155,000
<b>Total Sources</b>	<b>\$150,000,000</b>
<b>Estimated Uses:</b>	
<u>Project Fund Deposit</u>	
Project Fund	\$143,031,372
CSA Audit Fee	286,063
<b>Total Project Fund Deposits</b>	<b>\$143,317,435</b>
<u>Delivery Date Expenses</u>	
Cost of Issuance	\$832,515
CGOBOC Fee	144,845
Underwriter's Discount	550,205
<b>Total Delivery Date Expenses</b>	<b>\$1,527,565</b>
Reserve for Market Uncertainty	\$5,155,000
<b>Total Uses</b>	<b>\$150,000,000</b>

Source: Fieldman, Rolapp & Associates, Inc.

Based upon an estimated blended tax-exempt and taxable true interest cost of 5.89% for the Series 2025G Bonds, the Office of Public Finance estimates that this would result in an average annual debt service cost of about \$12,300,000. The anticipated par amount of \$144,845,000 is estimated to generate about \$101,150,000 in interest payments, resulting in approximately \$246,000,000 in total debt service over the anticipated 20-year term of the bonds.

Detailed descriptions of the projects to be financed with proceeds of the Series 2025G Bonds are included in the Bond Accountability Report to be prepared by Department of Public Health and Homeless and Supportive Housing. In addition, a portion of the bond proceeds will be used to pay certain expenses incurred in connection with the issuance and delivery of the bonds, and the periodic oversight and review of the projects by City Services Auditor ("CSA Audit") and the Citizens' General Obligation Bond Oversight Committee ("CGOBOC").

### **Property Tax Impact**

Repayment of annual debt service on the Series 2025G Bonds will be recovered through increases in annual property taxes, the rate of which is estimated to average \$0.00350 per \$100 of assessed value or \$3.50 per \$100,000 of assessed value over the anticipated 20-year term of the bonds. The owner of a residence with an assessed value of \$600,000, assuming a homeowner's exemption of \$7,000, would pay average additional property taxes to the City of approximately \$20.76 per year if the proposed amount of \$144,730,000 of Series 2025G Bonds are sold.

## **Debt Limit**

The City Charter imposes a limit on the amount of general obligation bonds the City can have outstanding at any given time. That limit is 3.00% of the assessed value of property in the City. For purposes of this provision of the Charter, the City calculates its debt limit based on total assessed valuation net of non-reimbursable and homeowner exemptions. On this basis, the City's general obligation debt limit for fiscal year 2024-25 is approximately \$10.54 billion, based on a net assessed valuation of approximately \$351.3 billion. As of June 1, 2025, the City had \$2.80 billion of general obligation bonds outstanding, which equals approximately 0.80% of the net assessed valuation for fiscal year 2024-25. If all the City's voter-authorized and unissued general obligation bonds were issued, the total debt burden would be 1.19% of the net assessed value of property in the City. If the Board approves the issuance of the Series 2025G Bonds and they are issued, the debt ratio would increase by approximately 0.04%, to 0.84% — within the 3.00% legal debt limit.

## **Capital Plan**

The City's adopted Capital Plan includes a financial constraint regarding the City's planned use of general obligation bonds, such that debt service on approved and issued general obligation bonds would not increase property owners' long-term property tax rates associated with repayment of debt service in any given year above fiscal year 2006 levels. The fiscal year 2006 property tax rate for the general obligation bond fund was \$0.1201 per \$100 of assessed value. If the Board approves the issuance of the Series 2025G Bonds, the property tax rate for general obligation bonds for fiscal year 2025-26 would be maintained below the fiscal year 2006 rate and within the Capital Planning Committee's approved financial constraint.

## **Additional Information**

The appropriation and de-appropriation ordinances and resolution were introduced at the Board meeting on Tuesday, June 17, 2025. The forms of the related financing documents — including the Bond Purchase Contract, Official Notice of Sale, Notice of Intention to Sell, Preliminary Official Statement, Appendix A, Continuing Disclosure Certificate and related documents — will also be submitted at that time.

*Bond Purchase Contract:* The City intends to pursue a competitive sale of the Series 2025G Bonds; however, should bond structure or market conditions indicate the preferability of a negotiated transaction, the Bond Purchase Contract details the terms, covenants, and conditions for the sale of the Series 2025G Bonds through selected underwriter(s), as well as agreements regarding expenses, closing and disclosure documents.

*Official Notice of Sale:* The Official Notice of Sale announces the date and time for a competitive bond sale, including the terms relating to sale of the Series 2025G Bonds; form of bids, and delivery of bids; and closing procedures and documents. Exhibit A to the Official Notice of Sale is the form of the official bid for the purchase of the Series 2025G Bonds. Pursuant to the resolution, in a competitive sale the Controller's Office is authorized to award the bonds to the bidder whose bid represents the lowest true interest cost to the City in accordance with the procedures described in the Official Notice of Sale.

*Notice of Intention to Sell:* The Notice of Intention to Sell provides legal notice to prospective bidders of the



City's intention to sell the Series 2025G Bonds. Such Notice of Intention to Sell would be published once in "The Bond Buyer" or another financial publication generally circulated throughout the State of California.

*Official Statement:* The Official Statement provides information for prospective bidders and investors in connection with the public offering by the City of the Series 2025G Bonds. The Official Statement describes the Series 2025G Bonds, including sources and uses of funds; security for the Series 2025G Bonds; risk factors; and tax and other legal matters, among other information. The Official Statement also includes the City's Appendix A, the most recent Annual Comprehensive Financial Report of the City, the City's Investment Policy, and other forms of legal documents for the benefit of investors, holders and owners of the Series 2025G Bonds.

A *Preliminary Official Statement* is distributed to prospective bidders prior to the sale of the Series 2025G Bonds. Within seven days of the public offering, the *Final Official Statement* (adding certain sale results including the offering prices, interest rates, selling compensation, principal amounts, and aggregate principal amounts) is distributed to the initial purchasers of the Series 2025G Bonds.

Prior to the distribution of the Preliminary and Final Official Statements, the documents will be thoroughly and critically reviewed by City staff (in consultation with the City's professional advisors, including the City's co-disclosure counsel) to provide the most current financial and other material information available.

Board members have a responsibility under federal securities laws to ensure that staff are aware of relevant information that Board members may uniquely have by virtue of their capacity as board members that would have a material bearing of the capacity of the City to repay the bonds. Board members cannot approve a Preliminary Official Statement if they are aware that it contains material misstatements or omissions. The Board of Supervisors and the Mayor, in adopting and approving the resolution, approve and authorize the use and distribution of the Official Statement by the financial advisor with respect to the Series 2025G Bonds. For purposes of the Securities and Exchange Act of 1934, the Controller certifies, on behalf of the City, that the Preliminary and Final Official Statements are final as of their dates.

*Appendix A:* The City prepares the Appendix A: "City and County of San Francisco—Organization and Finances" (the "Appendix A") for inclusion in the Official Statement. Appendix A describes the City's government and organization, the budget, property taxation, other City tax revenues and other revenue sources, general fund programs and expenditures, employment costs and post-retirement obligations, investment of City funds, capital financing and bonds, constitutional and statutory limitations on taxes and expenditures, and litigation and risk management. Pursuant to the resolution, City staff will revise the Official Statement, including Appendix A.

*Continuing Disclosure Certificate:* The City covenants to provide certain financial information and operating data relating to the City (the "Annual Report") not later than 270 days after the end of the fiscal year and to provide notices of the occurrence of certain enumerated events, if material. The Continuing Disclosure Certificate describes the nature of the information to be contained in the Annual Report or the notices of material events. These covenants have been made to assist initial purchasers of the Series 2025G Bonds in complying with the Securities and Exchange Commission Rule 15c2-12(b)(5).

## **Financing Timeline**

### Milestones

Board of Supervisors ("BoS") Introduction  
Capital Planning Committee Hearing of Resolution  
Budget & Finance Committee Hearing  
BoS Consideration of Resolution and First Reading of Ordinances  
BoS Second Reading of Ordinances  
Estimated Sale & Closing

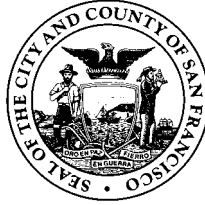
### Dates\*

June 17, 2025  
June 23, 2025  
July 9, 2025  
July 16, 2025  
July 22, 2025  
Summer/Fall 2025

*\*Please note that dates are preliminary and may change.*

Your consideration of this matter is greatly appreciated. Please contact Anna Van Degna ([anna.vandegna@sfgov.org](mailto:anna.vandegna@sfgov.org)) or Vishal Trivedi ([vishal.trivedi@sfgov.org](mailto:vishal.trivedi@sfgov.org)) if you have any questions.

OFFICE OF THE MAYOR  
SAN FRANCISCO



DANIEL LURIE  
MAYOR

TO: Angela Calvillo, Clerk of the Board of Supervisors  
FROM: Adam Thongsavat, Liaison to the Board of Supervisors  
RE: Sale of General Obligation Bonds (Health and Recovery, 2020), Series 2025G, - Not to Exceed  
\$150,000,000  
DATE: June 17, 2025

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Resolution authorizing the issuance and sale of not to exceed \$150,000,000 aggregate principal amount of one or more series of bonds on a tax-exempt or taxable basis of City and County of San Francisco General Obligation Bonds (Health and Recovery, 2020), Series 2025G; prescribing the form and terms of such bonds and any subseries designation; providing for the appointment of depositories and other agents for such bonds; providing for the establishment of accounts and/or subaccounts related to such bonds; authorizing the sale of such bonds by competitive or negotiated sale; approving the forms of the Official Notice of Sale and Notice of Intention to Sell Bonds and directing the publication of the Notice of Intention to Sell Bonds; approving the form of the Purchase Contract; approving the form of the Preliminary Official Statement and the execution of the Official Statement relating to the sale of such bonds; approving the form of the Continuing Disclosure Certificate; authorizing and approving modifications to such documents; ratifying certain actions previously taken, as defined herein; and granting general authority to City officials to take necessary actions in connection with the authorization, issuance, sale, and delivery of such bonds, as defined herein.

Should you have any questions, please contact Adam Thongsavat at [adam.thongsavat@sfgov.org](mailto:adam.thongsavat@sfgov.org)