



OFFICE OF THE CONTROLLER
CITY AND COUNTY OF SAN FRANCISCO

Ben Rosenfield
 Controller

Todd Rydstrom
 Deputy Controller

September 1, 2020

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

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

Dear Ladies and Gentlemen:

I am submitting herewith an annual resolution which formally adopts those portions of the property tax rate for fiscal year 2020-2021 which the City and County of San Francisco (CCSF) administers. The San Francisco Bay Area Rapid Transit District (BART) also adopts a debt service tax rate factor for their combined three county service areas. The rate shown below includes BART's debt service tax rate factor adopted by their Board on August 27, 2020. The composite property tax rate for fiscal year 2020-2021 is \$1.19846368 for each \$100 of assessed value. The CCSF property tax rate factor for this fiscal year's general obligation bond debt service remains below the CCSF Capital Plan's designated cap of \$0.12012547, established in FY 2005-2006. The respective tax rates by accruing entity are as follows:

	<u>Tax Rate Resolution</u>
San Francisco Community College District (SFCCD) (includes 0.01973594 debt service)	\$0.03418016 ¹
San Francisco Unified School District (SFUSD) (includes 0.04510041 debt service)	0.12208898 ¹
CCSF - General Fund	0.80918319 ¹
CCSF - Library Preservation Fund	0.02500000
CCSF - Children's Fund	0.04000000
CCSF - Open Space Fund	0.02500000
CCSF - General Obligation Bond Debt Service	0.11972733
San Francisco County Office of Education (SFCOE)	0.00097335 ¹
Bay Area Air Quality Management District	0.00208539
San Francisco Bay Area Rapid Transit District (BART) (includes 0.01390000 debt service)	<u>0.02022528</u>
Total Combined Tax Rate	<u>\$1.19846368</u>

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

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State law requires a shift of \$0.25330113 of the CCSF General Fund's \$0.80918319 apportionment into the CCSF's Educational Revenue Augmentation Fund (ERAF). After the State-mandated shift to ERAF, the CCSF General Fund's allocation factor is reduced to \$0.55588206 for each \$100 of assessed value. State law further prescribes how ERAF revenues are allocated among SFCCD, SFUSD, SFCOE, and CCSF.

The property tax rate reflects anticipated debt service requirements pertaining to voter-approved general obligation bonds. Attachment A is a Property Tax Rate History table for the City and County beginning in fiscal year 1996-1997. Attachment B provides the anticipated fiscal year 2020-2021 general obligation bond debt service schedule (principal and interest) relevant to the property tax rate calculations.

For fiscal year 2020-2021, the pass-through rate for residential tenants is \$0.0756 per \$100 of assessed value, or 7.56 cents per \$100 of assessed value. The pass-through rate is comprised of 3 factors as outlined in Chapter 37.3 of the San Francisco Administrative Code: 1) 100% of the City's general obligation bonds approved by voters between November 1, 1996 and November 30, 1998; 2) 50% of the City's general obligation bonds approved by voters after November 14, 2002; and 3) 50% of the San Francisco Unified School District or San Francisco Community College District's general obligation bonds approved by voters after November 1, 2006. Residential tenants may be eligible for relief from the property tax pass-through under Section 37.3(a)(6)(E) of the Administrative Code at a rate of \$0.0168 per \$100 of assessed value, or 1.68 cents per \$100 of assessed value.

Except for a consumer price index adjustment which is capped at the lesser of inflation or 2.00% under Proposition 13, individual assessments increase only when property is sold, transferred, or otherwise improved. For fiscal year 2020-2021, the consumer price index adjustment authorized by the State is 2.00%. The median assessed valuation for a single-family residential parcel at the beginning of fiscal year 2019-2020 in San Francisco was \$590,138. As shown in Attachment C, the combination of a tax rate of \$1.19846368 for each \$100 of assessed value and the 2.00% consumer price index adjustment that increases the assessed value of the example residence from \$590,138 in fiscal year 2019-2020 to \$601,941 in the current fiscal year 2020-2021 results in an approximate \$249 ad valorem property tax increase (see attachment C for calculation).

Sincerely,

DocuSigned by:

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Ben Rosenfield
Controller

Attachments:

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

Attachment A

Property Tax Rate History City and County of San Francisco

<u>Fiscal Year</u>	<u>Prop 13 Tax Rate</u>	<u>San Francisco G.O. Bonds Tax Rate</u>	<u>Schools & Special Districts G.O. Bonds Tax Rate</u>	<u>Combined Secured Property Tax Rate</u>	<u>% Change From Prior Year</u>
1996 - 1997	1.0000	0.1564	0.0266	1.1830	1.64%
1997 - 1998	1.0000	0.1643	0.0257	1.1900	0.59%
1998 - 1999	1.0000	0.1449	0.0201	1.1650	-2.10%
1999 - 2000	1.0000	0.1277	0.0013	1.1290	-3.08%
2000 - 2001	1.0000	0.1348	0.0012	1.1360	0.62%
2001 - 2002	1.0000	0.1236	0.0004	1.1240	-1.05%
2002 - 2003	1.0000	0.1167	0.0003	1.1170	-0.62%
2003 - 2004	1.0000	0.1068	0.0002	1.1070	-0.90%
2004 - 2005	1.0000	0.1284	0.0156	1.1440	3.35%
2005 - 2006	1.0000	0.1201	0.0199	1.1400	-0.35%
2006 - 2007	1.0000	0.0966	0.0384	1.1350	-0.43%
2007 - 2008	1.0000	0.1037	0.0373	1.1410	0.53%
2008 - 2009	1.0000	0.1053	0.0577	1.1630	1.93%
2009 - 2010	1.0000	0.1084	0.0506	1.1590	-0.34%
2010 - 2011	1.0000	0.1121	0.0519	1.1640	0.43%
2011 - 2012	1.0000	0.1147	0.0571	1.1718	0.67%
2012 - 2013	1.0000	0.1083	0.0608	1.1691	-0.23%
2013 - 2014	1.0000	0.1195	0.0685	1.1880	1.38%
2014 - 2015	1.0000	0.1195	0.0548	1.1743	-1.15%
2015 - 2016	1.0000	0.1135	0.0691	1.1826	0.71%
2016 - 2017	1.0000	0.1189	0.0603	1.1792	-0.29%
2017 - 2018	1.0000	0.1074	0.0649	1.1723	-0.59%
2018 - 2019	1.0000	0.1075	0.0555	1.1630	-0.79%
2019 - 2020	1.0000	0.1167	0.0634	1.1801	1.47%
2020 - 2021	1.0000000	0.11972733	0.07873635	1.19846368	1.56%

Attachment B

CITY AND COUNTY OF SAN FRANCISCO
Debt Service Requirements - General Obligation Bonds
Comparative Statement - Fiscal Year 2020-21 and 2019-20

Bond Description	FY 2020-2021	FY 2020-2021	FY 2020-2021	FY 2020-2021	FY 2019-2020	INCREASE/ (DECREASE)
	Principal	Interest	Admin Expense	Total	Total	
GENERAL CITY						
1992 SSLP/2016 PASS Program, Series 2020C (estimated) - \$67.58M	-	-	-	-	1,849,003	(1,849,003)
1992 SSLP/2016 PASS Program, Series 2020F (estimated) - \$102.58M	1,725,000	5,260,074	-	6,985,074	-	6,985,074
1992 UMB Program - Seismic Safety, Series 2007A (1st to 7th draw)	1,580,457	830,296	-	2,410,753	2,410,753	0
2008 Clean and Safe Neighborhood Parks, BAB Series 2010D	2,820,000	1,830,893	-	4,650,893	4,691,703	(40,810)
2008 Clean and Safe Neighborhood Parks, Series 2012B	-	-	-	-	4,353,025	(4,353,025)
2008 Clean and Safe Neighborhood Parks, Series 2016A	355,000	219,750	-	574,750	576,750	(2,000)
2008 General Obligation Bond Refunding, Series 2008 R1	-	-	-	-	1,844,200	(1,844,200)
2008 San Francisco General Hospital Improvement Bonds BAB Series 2010C	13,740,000	8,927,337	-	22,667,337	22,880,977	(213,640)
2008 San Francisco General Hospital Improvement Bonds Series 2012D	8,880,000	6,176,500	-	15,056,500	15,054,250	2,250
2008 San Francisco General Hospital Improvement Bonds, Series 2014A	8,480,000	6,225,863	-	14,705,863	14,704,613	1,250
2010 Earthquake Safety & Emergency Response, Series 2010E	-	-	-	-	4,463,500	(4,463,500)
2010 Earthquake Safety & Emergency Response, Series 2012A	-	-	-	-	11,485,750	(11,485,750)
2010 Earthquake Safety & Emergency Response, Series 2012E	1,705,000	1,186,200	-	2,891,200	2,892,450	(1,250)
2010 Earthquake Safety & Emergency Response, Series 2013B	905,000	720,700	-	1,625,700	1,623,700	2,000
2010 Earthquake Safety & Emergency Response, Series 2014C	2,015,000	1,584,063	-	3,599,063	3,600,063	(1,000)
2010 Earthquake Safety & Emergency Response, Series 2016C	1,035,000	692,325	-	1,727,325	1,726,575	750
2011 General Obligation Bond Refunding, Series 2011 R1	26,635,000	5,833,900	-	32,468,900	35,737,900	(3,269,000)
2011 Road Repaving and Street Safety, Series 2012C	-	-	-	-	4,453,350	(4,453,350)
2011 Road Repaving and Street Safety, Series 2013C	3,770,000	3,007,950	-	6,777,950	6,777,450	500
2011 Road Repaving and Street Safety, Series 2016E	1,805,000	1,211,650	-	3,016,650	3,017,650	(1,000)
2012 Clean and Safe Neighborhood Parks, Series 2013A	2,095,000	1,671,500	-	3,766,500	3,766,250	250
2012 Clean and Safe Neighborhood Parks, Series 2016B	1,155,000	713,400	-	1,868,400	1,868,400	-
2012 Clean and Safe Neighborhood Parks, Series 2018A	1,800,000	1,577,213	-	3,377,213	3,372,713	4,500
2012 Clean and Safe Neighborhood Parks, Series 2019D (estimated) - \$3.1M	-	-	-	-	273,233	(273,233)
2014 Earthquake Safety & Emergency Response Series 2018C	5,100,000	5,051,900	-	10,151,900	10,149,650	2,250
2014 Earthquake Safety & Emergency Response Series 2014D	3,690,000	2,901,313	-	6,591,313	6,592,063	(750)
2014 Earthquake Safety & Emergency Response, Series 2016D	3,485,000	2,335,263	-	5,820,263	5,821,263	(1,000)
2014 Transportation & Road Improvement, Series 2020B (estimated) - \$150M	-	-	-	-	28,600,000	(28,600,000)
2014 Transportation & Road Improvements Series 2018B	4,085,000	3,586,588	-	7,671,588	7,676,338	(4,750)
2014 Transportation & Road Improvements, Series 2015B	1,980,000	1,471,131	-	3,451,131	3,450,381	750
2014 Transportation & Road Improvement, Series 2020B (estimated) - \$140M	25,000,000	6,626,667	-	31,626,667	-	31,626,667
2015 Affordable Housing Series 2018D	4,000,000	3,696,943	-	7,696,943	7,765,443	(68,500)
2015 Affordable Housing, Series 2016F	2,400,000	1,234,180	-	3,634,180	3,636,280	(2,100)
2015 Affordable Housing, Series 2019C	1,105,000	557,655	-	1,662,655	25,759,253	(24,096,598)
2015 General Obligation Bond Refunding, Series 2015 R1	12,030,000	10,401,250	-	22,431,250	24,555,250	(2,124,000)
2016 Affordable Housing Series 2019A	920,000	2,830,543	-	3,750,543	3,748,222	2,321
2016 Public Health and Safety, Series 2020C (estimated) - \$126.8M	25,000,000	6,001,630	-	31,001,630	-	31,001,630
2016 Public Health and Safety, Series 2017A	4,990,000	4,532,550	-	9,522,550	9,520,050	2,500
2016 Public Health and Safety, Series 2018E	1,295,000	1,303,438	-	2,598,438	2,537,188	61,250
2016 Public Health and Safety, Series 2020A (estimated) - \$126.8M	-	-	-	-	37,269,580	(37,269,580)
2018 Seawall Earthquake Safety, Series 2020A	9,475,000	71,063	500	9,546,563	-	9,546,563
2018 Seawall Earthquake Safety, Series 2019B (estimated) - \$50M	-	-	-	-	21,366,667	(21,366,667)
2019 Affordable Housing, Series 2020E (estimated) - \$200M	25,000,000	10,255,556	-	35,255,556	-	35,255,556
2020 General Obligation Bond Refunding, Series 2020 R1	13,305,000	10,505,763	500	23,811,263	-	23,811,263
2020 Earthquake Safety & Emergency Response, Series 2020D (estimated) - \$150M	25,000,000	11,833,333	-	36,833,333	-	36,833,333
SUB-TOTAL GENERAL CITY BEFORE NET PREMIUM & SUBSIDIES	\$ 248,360,457	\$ 132,866,380	\$ 1,000	\$ 381,227,837	\$ 351,871,886	\$ 29,355,951
FEDERAL SUBSIDY, NET BID PREMIUM, SB 1128 REIMBURSEMENT, and TOBACCO SETTLEMENT REVENUE AVAILABLE FOR DEBT SERVICE PAYMENT						
2008 Clean and Safe Neighborhood Parks, BAB 2010D	-	(603,004)	-	(603,004)	(637,592)	34,588
2008 San Francisco General Hospital Improvement Bonds BAB Series 2010C	-	(2,940,218)	-	(2,940,218)	(3,108,927)	168,709
2014 Earthquake Safety & Emergency Response Series 2018C	-	-	-	-	(632,189)	632,189
SB 1128 Reimbursement	-	-	-	-	(1,231,779)	1,231,779
Tobacco Settlement Revenue Reimbursement	(9,225,000)	(6,597,650)	-	(15,822,650)	(17,876,621)	2,053,971
PASS Loan Repayments	(583,861)	-	-	(583,861)	-	(583,861)
TOTAL NET PREMIUM, SB 1128 REIMBURSEMENT, FEDERAL SUBSIDY	(9,808,861)	(10,140,873)	-	(19,949,734)	(23,487,108)	3,537,374
SUB-TOTAL GENERAL CITY NET OF NON-PROPERTY TAX SOURCES	\$ 238,551,596	\$ 122,725,507	\$ 1,000	\$ 361,278,103	\$ 328,384,778	\$ 32,893,325
OUTSIDE CITY ANNUAL BUDGET						
SAN FRANCISCO COMMUNITY COLLEGE DISTRICT (SFCCD)						
2005 Community College District, 2010 Series D	1,510,000	1,425,300	-	2,935,300	2,937,300	(2,000)
2015 Community College District, Refunding Bonds	16,545,000	8,314,350	-	24,859,350	24,836,100	23,250
2020 Community College District, 2020 Series A (estimated)	28,765,000	12,500,000	-	41,265,000	-	41,265,000
SUB-TOTAL SAN FRANCISCO COMMUNITY COLLEGE DISTRICT	\$ 46,820,000	\$ 22,239,650	\$ -	\$ 69,059,650	\$ 27,773,400	\$ 41,286,250
NET PREMIUM AVAILABLE FOR DEBT SERVICE PAYMENT						
2020 Community College District, 2020 Series A (estimated premium)	-	(12,500,000.00)	-	(12,500,000)	-	(12,500,000)
TOTAL NET BID PREMIUM	\$ -	\$ (12,500,000)	\$ -	\$ (12,500,000)	\$ -	\$ (12,500,000)
SUB-TOTAL NET OF NET PREMIUM AVAILABLE FOR DEBT SERVICE	\$ 46,820,000	\$ 9,739,650	\$ -	\$ 56,559,650	\$ 27,773,400	\$ 28,786,250
SAN FRANCISCO UNIFIED SCHOOL DISTRICT (SFUSD)						
2006 Unified School District, Series A (2007)	-	834,600	-	834,600	834,600	-
2006 Unified School District, 2010 Series C (QSCBs) (2)	-	742,969	-	742,969	742,969	-
2006 Unified School District, 2010 Series D (BABs) (2)	-	4,150,420	-	4,150,420	4,150,420	-
2006 Unified School District, 2010 Series E	9,255,000	1,458,750	-	10,713,750	10,714,500	(750)
2006 Unified School District, 2015 Series F	610,000	506,763	-	1,116,763	1,115,763	1,000
2011 Unified School District, Series 2012 Series A	5,330,000	3,452,350	-	8,782,350	8,786,350	(4,000)
2011 Unified School District, Series 2014 Series B	8,890,000	6,524,263	-	15,414,263	15,412,513	1,750
2011 Unified School District, Series 2015 Series C	8,580,000	7,124,063	-	15,704,063	15,702,563	1,500
2012 General Obligation Refunding Bonds	9,740,000	1,968,400	-	11,708,400	11,712,200	(3,800)
2015 General Obligation Refunding Bonds	8,430,000	1,649,050	-	10,079,050	10,075,300	3,750
2016 Unified School District Series A	5,650,000	5,469,813	-	11,119,813	12,890,963	(1,771,150)
2016 Unified School District, Series B (estimated)	22,400,000	7,020,000	-	29,420,000	14,975,000	14,445,000
2017 General Obligation Refunding Bonds	10,110,000	2,164,000	-	12,274,000	12,312,250	(38,250)
SUB-TOTAL SF UNIFIED SCHOOL DISTRICT BEFORE NET PREMIUM	\$ 88,995,000	\$ 43,065,441	\$ -	\$ 132,060,441	\$ 119,425,391	\$ 12,635,050
NET PREMIUM AVAILABLE FOR DEBT SERVICE PAYMENT						
2006 Unified School District, 2010 Series C (QSBs) (2)	-	(660,734)	-	(660,734)	(653,712)	(7,022)
2006 Unified School District, 2010 Series D (BABs) (2)	-	(1,366,941)	-	(1,366,941)	(1,352,414)	(14,527)
TOTAL NET BID PREMIUM	\$ -	\$ (2,027,675)	\$ -	\$ (2,027,675)	\$ (2,006,126)	\$ (21,549)
SUB-TOTAL NET OF NET PREMIUM AVAILABLE FOR DEBT SERVICE	\$ 88,995,000	\$ 41,037,766	\$ -	\$ 130,032,766	\$ 117,419,265	\$ 12,613,501
BAY AREA RAPID TRANSIT DISTRICT (BART)						
2004 BART Earthquake Safety Bonds 2013 Series C	6,188,356	2,640,745	-	8,829,101	9,103,687	(274,586)
2004 BART Gen Obligation Bonds Refunding 2017 Series E	2,084,338	1,103,142	-	3,187,480	2,985,645	201,835
2004 BART Gen Obligation Bonds Refunding 2015 Series D	396,450	4,159,589	-	4,556,039	4,569,263	(13,224)
2016 BART General Obligation Bonds 2017 Series A	1,681,082	3,984,317	-	5,665,399	5,693,443	(28,044)
SUB-TOTAL BAY AREA RAPID TRANSIT DISTRICT	\$ 10,350,226	\$ 11,887,793	\$ -	\$ 22,238,019	\$ 22,352,038	\$ (114,019)
SUB-TOTAL SFCCD, SFUSD AND BART NET OF NON-PROPERTY TAX	\$ 146,165,226	\$ 62,665,209	\$ -	\$ 208,830,435	\$ 167,544,703	\$ 41,285,732
TOTAL GENERAL OBLIGATIONS - GENERAL CITY, SFCCD, SFUSD, AND BART NET OF NON-PROPERTY TAX SOURCES	\$ 384,716,822	\$ 185,390,716	\$ 1,000	\$ 570,108,538	\$ 495,929,481	\$ 74,179,057

Attachment C

COMPARATIVE TAX BILL

A tax bill calculation of a single-family home in San Francisco with an assessed value of \$590,138 in fiscal year 2019-2020 compared with fiscal year 2020-2021 is as follows:

	<u>Assessed Value (100%)</u>	<u>Property Tax Rate per \$100 Value</u>	<u>Tax Bill</u>	<u>% Change</u>
<u>FY 2019-2020</u>				
Assessed Value FY 2019-20	\$590,138			
Less Homeowners' Exemption	<u>(7,000)</u>			
	<u>\$583,138</u>	x \$1.18010000	=	\$6,881.60
<u>FY 2020-2021</u>				
Prior Year Assessed Value	\$590,138			
Add 2.000% California Consumer Price Index (CPI) Increase	<u>11,803</u>			
Assessed Value FY 2020-21	\$601,941			
Less Homeowners' Exemption	<u>(7,000)</u>			
	<u>\$594,941</u>	x \$1.19846368	=	<u>\$7,130.14</u>
Increase / (Decrease)		<u>\$0.0183638</u>		<u>\$ 248.54</u> 3.61%

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