



**OFFICE OF THE CONTROLLER**  
CITY AND COUNTY OF SAN FRANCISCO

Greg Wagner  
Controller  
ChiaYu Ma  
Deputy Controller

Mr. John Arntz  
Department of Elections  
City Hall 1 Dr. Carlton B. Goodlett Place Room 48  
San Francisco, CA 94102-4689

August 8, 2024

RE: Proposition X – Schools Improvement and Safety Bond

Dear Mr. Arntz,

Should the proposed \$790 million in bonds be authorized and sold under current assumptions, the approximate costs will be as follows:

- a) In Fiscal Year (FY) 2025-2026, following issuance of the first series of bonds, the best estimate of the tax required to fund this bond issue would result in a property tax rate of \$0.00904 per \$100 (\$9.04 per \$100,000) of assessed valuation.
- b) In FY 2030-2031, the year with the highest estimated tax rate following the issuance of the last series of bonds, the best estimate of the tax required to fund this bond issue would result in a property tax rate of \$0.01870 per \$100 (\$18.70 per \$100,000) of assessed valuation.
- c) The best estimate of the average tax rate for these bonds over the entire projected duration of the bond debt service from FY 2025-2026 through FY 2047-2048 is \$0.01295 per \$100 (\$12.95 per \$100,000) of assessed valuation.
- d) Based on these estimates, the highest estimated annual property tax cost for these bonds for the owner of a home with an assessed value of \$700,000 would be approximately \$129.45.

The best estimate of total debt service, including principal and interest, that would be required to be repaid if all proposed \$790 million in bonds are issued and sold, would be approximately \$1.298 billion.

Under current law, landlords may be able to pass through a portion of general obligation bond repayment costs to tenants. The amount of any permissible passthrough is determined by tenancy start date among other factors. The Rent Board publishes information on passthroughs each year.

These estimates are based on projections only, which are not binding. Projections and estimates may vary due to the timing of bond sales, the amount of bonds sold at each sale, and actual assessed valuation over the term of repayment of the bonds. Hence, the actual tax rate and the years in which such rates are applicable may vary from those estimated above.

Sincerely,

Greg Wagner

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

Controller