



GOODWIN CONSULTING GROUP

**City and County of San Francisco
Special Tax District No. 2020-1
(Mission Rock Facilities and Services)
Continuing Disclosure Annual Report for
Fiscal Year 2021-22
(per SEC Rule 15c2-12(b)(5))**

**\$43,300,000 Development Special Tax Bonds, Series 2021A
\$54,280,000 Development Special Tax Bonds,
Series 2021B (Federally Taxable)
\$10,000,000 Development Special Tax Bonds, Series 2021C**

March 22, 2023

CUSIP Numbers

Series 2021A

<u>Maturity Date</u>	<u>CUSIP</u>
9/1/2021	79771HAA1
9/1/2026	79771HAB9
9/1/2031	79771HAG8
9/1/2036	79771HAC7
9/1/2041	79771HAD5
9/1/2046	79771HAE3
9/1/2051	79771HAF0

Series 2021B (Federally Taxable)

<u>Maturity Date</u>	<u>CUSIP</u>
9/1/2031	79771HAH6
9/1/2033	79771HAJ2
9/1/2049	79771HAL7

Series 2021C

<u>Maturity Date</u>	<u>CUSIP</u>
9/1/2051	79771HAM5

***Continuing Disclosure Annual Report
for the City and County of San Francisco
Special Tax District No. 2020-1
(Mission Rock Facilities and Services)
Fiscal Year 2021-22***

The Continuing Disclosure Annual Report (the “Annual Report”) contains certain information required to be filed annually per SEC rule 15c2-12(b)(5) (the “Rule”) by the City and County of San Francisco (the “City”) Special Tax District No. 2020-1 (Mission Rock Facilities and Services) (the “District”). The Rule is applicable to following:

- The Development Special Tax Bonds, Series 2021A (the “Series 2021A Bonds”) issued in the aggregate principal amount of \$43,300,000 by the City on behalf of the District on May 27, 2021.
- The Development Special Tax Bonds, Series 2021B (Federally Taxable) (the “Series 2021B Bonds”) issued in the aggregate principal amount of \$54,280,000 by the City on behalf of the District on November 10, 2021.
- The Development Special Tax Bonds, Series 2021C (the “Series 2021C Bonds”) issued in the aggregate principal amount of \$10,000,000 by the City on behalf of the District on November 10, 2021.

The Series 2021A Bonds, Series 2021B Bonds, and Series 2021C Bonds are collectively referred to as the “Bonds” in this report. The Rule requires that an issuer undertake in a written agreement or contract, for the benefit of holders of the securities issued, to file with national and state repositories the following:

1. Certain financial information as presented in the Continuing Disclosure Certificates
2. Audited financial statements of the City
3. Notice of certain enumerated significant events
4. Notice of any failure to provide such annual financial information as agreed

In compliance with the Rule, the City signed the Continuing Disclosure Certificates requiring the District to provide annually, or as they occur, the aforementioned enumerated information or events.

Per the Continuing Disclosure Certificates, the City is required to file an annual report with the Municipal Securities Rulemaking Board which includes:

- a) The audited general purpose financial statements of the City prepared in accordance with generally accepted accounting principles applicable to governmental entities.

→ **See Appendix A**

- b) (1) The principal amount of the outstanding Bonds as of September 2 preceding the date of the Annual Report and total debt service of the outstanding Bonds that was due in the Bond Year preceding the date of the Annual Report, and (2) the debt service of the outstanding Bonds by series and in total that was due or is scheduled to be due in the then-current Bond Year, and in each Bond Year thereafter through the final maturity date of the outstanding Bonds.

Bond	Principal Outstanding*	Debt Service Due in 2022	Debt Service Due in 2023
Series 2021A	\$41,950,000	\$1,678,000	\$1,678,000
Series 2021B	\$54,280,000	\$2,234,051	\$2,763,775
Series 2021C	\$10,000,000	\$323,333	\$400,000

*As of September 2, 2022.

→ **Please see Appendix B for the debt service schedules for the Bonds.**

- c) The balance in the Improvement Fund as of June 30 preceding the date of the Annual Report (until such fund has been closed).

<u>Account</u>	<u>Balance⁽¹⁾</u>
2021A Improvement Fund:	\$1,335
2021B Improvement Fund:	\$948
2021C Improvement Fund:	\$198

⁽¹⁾ As of June 30, 2022. Balances shown above may include interest earnings.

- d) The balance in the 2021A Reserve Fund and any reserve for any 2021A Related Parity Bonds and the then-current reserve requirement amount for the Bonds and any 2021A Related Parity Bonds as of June 30 preceding the date of the Annual Report and the balance in the 2021B Reserve Fund and any reserve for any 2021B Related Parity Bonds and the then-current reserve requirement amount of the Bonds and any 2021B Related Parity Bonds as of June 30 preceding the date of the Annual Report.

Account	Reserve Fund Balance⁽¹⁾	Reserve Requirement⁽¹⁾
2021A Reserve Fund	\$4,163,397	\$4,160,025
2021B Reserve Fund	\$4,665,805	\$4,661,673

⁽¹⁾ As of June 30, 2022.

- e) The balance in the IFD Payment Account Fund as of June 30 preceding the date of the Annual Report.

→ **The IFD Payment Account balance as of June 30, 2022 is \$0.**

- f) For the fiscal year for which the Annual Report is being issued, identify planning parcels for which a Parcel Lease was fully executed and will be subject to special taxes.

Planning Parcel	Parcel Lease Execution Date	FY Parcel Becomes Developed Property
Parcel G	6/25/2020	2022-23
Parcel A	10/6/2020	2023-24
Parcel F	10/6/2020	2023-24
Parcel B	10/6/2020	2023-24

- g) A completed table for the then current fiscal year, as detailed in the Continuing Disclosure Certificates, and footnote any parcel which has met the definition of “Assessed Parcel” under the Rate and Method.

→ **See Appendix C**

→ **As of fiscal year 2022-23, no parcel has met the definition of Assessed Parcel under the Rate and Method.**

- h) For the most recently concluded fiscal year, provide: (i) the Development Special Tax levied, (ii) the Development Special Tax collections, (iii) the number of parcels delinquent in payment of the Development Special Tax, and (iv) the amount of total delinquency and delinquency as a percentage of total Development Special Tax.

Fiscal Year	Development Special Tax Levy	Development Special Tax Collections*	Parcels Delinquent*	Total Delinquent*	Percentage Delinquent*
2021-22	\$1,679,560	\$1,679,560	0	\$0	0.0%

**As of July 21, 2022.*

- i) For any delinquent parcels, provide the status of the City’s actions to pursue foreclosure proceedings upon delinquent properties pursuant to the Fiscal Agent Agreement.

→ **N/A**

- j) Any changes to the Rate and Method since the filing of the prior Annual Report.

→ **None**

- k) To the extent not otherwise provided pursuant to the preceding items (a) through (j), annual information required to be filed with respect to the District since the last Annual Report with the California Debt and Investment Advisory Commission pursuant to Sections 50075.1, 50075.3, 53359.5(b), 53410(d) or 53411 of the California Government Code.

→ **See Appendix D**

1) **Reporting of Significant Events.** Pursuant to the provisions of the Continuing Disclosure Certificates, the City shall give, or cause to be given, notice of the occurrence of any of the following events 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, of 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 City
- (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 which reflect financial difficulties.
- (11) Unless described in paragraph (5)(a)(5) of the Continuing Disclosure Certificates, 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, if material
- (12) Modifications to rights of Bond holders, if material
- (13) Unscheduled or contingent Bond calls, if material
- (14) Release, substitution, or sale of property securing repayment of the Bonds, if material
- (15) Non-payment related defaults, if material
- (16) The consummation of a merger, consolidation, or acquisition involving the City 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, if material
- (17) Appointment of a successor or additional trustee, or the change of name of the trustee, if material
- (18) Incurrence of a Financial Obligation of the City, or agreement to covenants, events of default, remedies, priority rights or similar terms of Financial Obligation of the City, any of which affect security holders.

The following notices were reported by the City to the MSRB EMMA website in relation to the Bonds:

- **A Notice of Listed Event dated May 20, 2022 was filed with the Municipal Securities Rulemaking Board on May 20, 2022. The notice was filed with respect to a Revolving Credit Agreement in connection with the City and County of San Francisco Lease Revenue Commercial Paper Certificates of Participation, Series 3 & 3-T (Taxable).**
- **A Notice of Listed Event dated June 8, 2022 was filed with the Municipal Securities**

Rulemaking Board on June 8, 2022. The notice was file with respect to a Substitution of Letters of Credit in connection with the City and County of San Francisco Finance Corporation Lease Revenue Refunding Bonds, Series 2008-1 and 2008-2 (Moscone Center Expansion Project).

APPENDIX A

City's Audited Financial Statements for the Fiscal Year Ending June 30, 2022

(Filed Under a Separate Cover)

The City's annual financial statement is provided solely to comply with the Securities Exchange Commission staff's interpretation of Rule 15c2-12. The bonds are limited obligations of the City, secured by and payable solely from the Development Special Tax Revenues and the funds pledged therefor under the Fiscal Agent Agreement. The Bonds are not payable from any other source of funds other than Development Special Tax Revenues and the funds pledged therefor under the Fiscal Agent Agreement. Neither the General Fund of the City nor the enterprise funds of the Port are liable for the payment of the principal of or interest on the Bonds, and neither the faith and credit of the City, the Port, the State of California or any political subdivision thereof, nor the taxing power of the City (except to the limited extent set forth in the Fiscal Agent Agreement), the State of California or any political subdivision thereof is pledged to the payment of the Bonds.

APPENDIX B

City and County of San Francisco
STD No. 2020-1 (Mission Rock Facilities and Services)

Debt Service Schedules

City and County of San Francisco
 STD No. 2020-1 (Mission Rock Facilities and Services)

Development Special Tax Bonds Debt Service Schedules

Interest Payment Date	Development Special Tax Bonds Series 2021A					Development Special Tax Bonds Series 2021B					Development Special Tax Bonds Series 2021C					Combined Total Annual Debt Service
	Principal	Interest	Debt Service	Annual Debt Service	Annual Debt Service	Principal	Interest	Debt Service	Annual Debt Service	Annual Debt Service	Principal	Interest	Debt Service	Annual Debt Service	Annual Debt Service	
9/1/2021	\$1,350,000	\$448,719	\$1,798,719	\$1,798,719	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,798,719	
3/1/2022	\$839,000	\$839,000	\$839,000	\$839,000	\$852,164	\$852,164	\$852,164	\$852,164	\$852,164	\$0	\$0	\$0	\$0	\$0	\$1,798,719	
9/1/2022	\$0	\$839,000	\$839,000	\$1,678,000	\$1,381,888	\$1,381,888	\$1,381,888	\$2,234,051	\$2,234,051	\$0	\$0	\$0	\$0	\$0	\$4,235,385	
3/1/2023	\$839,000	\$839,000	\$839,000	\$1,678,000	\$1,381,888	\$1,381,888	\$1,381,888	\$2,763,775	\$2,763,775	\$0	\$0	\$0	\$0	\$0	\$4,841,775	
9/1/2023	\$0	\$839,000	\$839,000	\$1,678,000	\$1,381,888	\$1,381,888	\$1,381,888	\$3,118,775	\$3,118,775	\$0	\$0	\$0	\$0	\$0	\$5,521,775	
3/1/2024	\$839,000	\$839,000	\$839,000	\$2,003,000	\$1,381,888	\$1,381,888	\$1,381,888	\$3,118,775	\$3,118,775	\$0	\$0	\$0	\$0	\$0	\$5,624,575	
9/1/2024	\$325,000	\$1,164,000	\$1,489,000	\$2,003,000	\$1,381,888	\$1,381,888	\$1,381,888	\$3,118,775	\$3,118,775	\$0	\$0	\$0	\$0	\$0	\$5,727,175	
3/1/2025	\$375,000	\$832,500	\$1,207,500	\$2,040,000	\$1,374,788	\$1,374,788	\$1,374,788	\$3,184,575	\$3,184,575	\$0	\$0	\$0	\$0	\$0	\$5,834,375	
9/1/2025	\$0	\$825,000	\$825,000	\$2,080,000	\$1,366,088	\$1,366,088	\$1,366,088	\$3,247,175	\$3,247,175	\$0	\$0	\$0	\$0	\$0	\$5,940,775	
3/1/2026	\$430,000	\$816,400	\$1,246,400	\$2,080,000	\$1,355,788	\$1,355,788	\$1,355,788	\$3,311,575	\$3,311,575	\$0	\$0	\$0	\$0	\$0	\$6,051,175	
9/1/2026	\$0	\$806,600	\$806,600	\$2,122,800	\$1,343,788	\$1,343,788	\$1,343,788	\$3,377,575	\$3,377,575	\$0	\$0	\$0	\$0	\$0	\$6,165,175	
3/1/2027	\$490,000	\$806,600	\$1,306,600	\$2,122,800	\$1,343,788	\$1,343,788	\$1,343,788	\$3,439,975	\$3,439,975	\$0	\$0	\$0	\$0	\$0	\$6,282,375	
9/1/2027	\$0	\$795,600	\$795,600	\$2,163,200	\$1,329,988	\$1,329,988	\$1,329,988	\$3,513,775	\$3,513,775	\$0	\$0	\$0	\$0	\$0	\$6,400,000	
3/1/2028	\$550,000	\$795,600	\$1,345,600	\$2,163,200	\$1,329,988	\$1,329,988	\$1,329,988	\$3,583,375	\$3,583,375	\$0	\$0	\$0	\$0	\$0	\$6,525,375	
9/1/2028	\$0	\$783,200	\$783,200	\$2,211,200	\$1,314,388	\$1,314,388	\$1,314,388	\$3,661,100	\$3,661,100	\$0	\$0	\$0	\$0	\$0	\$6,651,100	
3/1/2029	\$620,000	\$783,200	\$1,403,200	\$2,211,200	\$1,296,688	\$1,296,688	\$1,296,688	\$3,743,963	\$3,743,963	\$0	\$0	\$0	\$0	\$0	\$6,789,963	
9/1/2029	\$0	\$769,500	\$769,500	\$2,299,000	\$1,276,888	\$1,276,888	\$1,276,888	\$3,833,350	\$3,833,350	\$0	\$0	\$0	\$0	\$0	\$6,927,350	
3/1/2030	\$760,000	\$769,500	\$1,539,500	\$2,299,000	\$1,256,488	\$1,256,488	\$1,256,488	\$3,932,975	\$3,932,975	\$0	\$0	\$0	\$0	\$0	\$7,072,213	
9/1/2030	\$0	\$754,300	\$754,300	\$2,343,600	\$1,233,750	\$1,233,750	\$1,233,750	\$4,044,413	\$4,044,413	\$0	\$0	\$0	\$0	\$0	\$7,208,625	
3/1/2031	\$835,000	\$737,600	\$1,572,600	\$2,343,600	\$1,212,594	\$1,212,594	\$1,212,594	\$4,176,188	\$4,176,188	\$0	\$0	\$0	\$0	\$0	\$7,356,388	
9/1/2031	\$0	\$737,600	\$737,600	\$2,390,200	\$1,198,181	\$1,198,181	\$1,198,181	\$4,325,594	\$4,325,594	\$0	\$0	\$0	\$0	\$0	\$7,499,188	
3/1/2032	\$915,000	\$737,600	\$1,652,600	\$2,390,200	\$1,174,706	\$1,174,706	\$1,174,706	\$4,489,225	\$4,489,225	\$0	\$0	\$0	\$0	\$0	\$7,651,625	
9/1/2032	\$0	\$719,300	\$719,300	\$2,438,600	\$1,166,013	\$1,166,013	\$1,166,013	\$4,658,588	\$4,658,588	\$0	\$0	\$0	\$0	\$0	\$7,812,450	
3/1/2033	\$1,000,000	\$719,300	\$1,719,300	\$2,438,600	\$1,158,675	\$1,158,675	\$1,158,675	\$4,839,975	\$4,839,975	\$0	\$0	\$0	\$0	\$0	\$7,980,938	
9/1/2033	\$0	\$699,300	\$699,300	\$2,488,600	\$1,147,006	\$1,147,006	\$1,147,006	\$5,025,100	\$5,025,100	\$0	\$0	\$0	\$0	\$0	\$8,160,838	
3/1/2034	\$1,090,000	\$699,300	\$1,789,300	\$2,488,600	\$1,137,500	\$1,137,500	\$1,137,500	\$5,218,188	\$5,218,188	\$0	\$0	\$0	\$0	\$0	\$8,353,350	
9/1/2034	\$0	\$677,500	\$677,500	\$2,535,000	\$1,127,688	\$1,127,688	\$1,127,688	\$5,419,975	\$5,419,975	\$0	\$0	\$0	\$0	\$0	\$8,558,938	
3/1/2035	\$1,180,000	\$677,500	\$1,857,500	\$2,535,000	\$1,118,794	\$1,118,794	\$1,118,794	\$5,635,588	\$5,635,588	\$0	\$0	\$0	\$0	\$0	\$8,779,188	
9/1/2035	\$0	\$653,900	\$653,900	\$2,587,800	\$1,111,706	\$1,111,706	\$1,111,706	\$5,868,225	\$5,868,225	\$0	\$0	\$0	\$0	\$0	\$9,012,413	
3/1/2036	\$1,280,000	\$653,900	\$1,933,900	\$2,587,800	\$1,104,131	\$1,104,131	\$1,104,131	\$6,111,013	\$6,111,013	\$0	\$0	\$0	\$0	\$0	\$9,265,188	
9/1/2036	\$0	\$628,300	\$628,300	\$2,641,600	\$1,097,994	\$1,097,994	\$1,097,994	\$6,376,594	\$6,376,594	\$0	\$0	\$0	\$0	\$0	\$9,545,188	
3/1/2037	\$1,385,000	\$628,300	\$2,013,300	\$2,641,600	\$1,092,794	\$1,092,794	\$1,092,794	\$6,653,975	\$6,653,975	\$0	\$0	\$0	\$0	\$0	\$9,845,188	
9/1/2037	\$0	\$600,600	\$600,600	\$2,691,200	\$1,088,675	\$1,088,675	\$1,088,675	\$6,958,588	\$6,958,588	\$0	\$0	\$0	\$0	\$0	\$10,169,188	
3/1/2038	\$1,490,000	\$600,600	\$2,090,600	\$2,691,200	\$1,085,794	\$1,085,794	\$1,085,794	\$7,285,975	\$7,285,975	\$0	\$0	\$0	\$0	\$0	\$10,525,188	
9/1/2038	\$0	\$570,800	\$570,800	\$2,746,600	\$1,083,994	\$1,083,994	\$1,083,994	\$7,639,975	\$7,639,975	\$0	\$0	\$0	\$0	\$0	\$10,925,188	
3/1/2039	\$1,605,000	\$570,800	\$2,175,800	\$2,746,600	\$1,083,194	\$1,083,194	\$1,083,194	\$8,015,588	\$8,015,588	\$0	\$0	\$0	\$0	\$0	\$11,369,188	
9/1/2039	\$0	\$538,700	\$538,700	\$2,802,400	\$1,081,613	\$1,081,613	\$1,081,613	\$8,419,225	\$8,419,225	\$0	\$0	\$0	\$0	\$0	\$11,855,188	
3/1/2040	\$1,725,000	\$538,700	\$2,263,700	\$2,802,400	\$1,080,525	\$1,080,525	\$1,080,525	\$8,842,594	\$8,842,594	\$0	\$0	\$0	\$0	\$0	\$12,385,188	
9/1/2040	\$0	\$504,200	\$504,200	\$2,858,400	\$1,080,013	\$1,080,013	\$1,080,013	\$9,295,975	\$9,295,975	\$0	\$0	\$0	\$0	\$0	\$12,960,938	
3/1/2041	\$1,850,000	\$504,200	\$2,354,200	\$2,858,400	\$1,079,525	\$1,079,525	\$1,079,525	\$9,780,588	\$9,780,588	\$0	\$0	\$0	\$0	\$0	\$13,585,188	
9/1/2041	\$0	\$467,200	\$467,200	\$2,914,400	\$1,079,269	\$1,079,269	\$1,079,269	\$10,300,975	\$10,300,975	\$0	\$0	\$0	\$0	\$0	\$14,265,188	
3/1/2042	\$1,980,000	\$467,200	\$2,447,200	\$2,914,400	\$1,078,894	\$1,078,894	\$1,078,894	\$10,853,975	\$10,853,975	\$0	\$0	\$0	\$0	\$0	\$14,999,188	
9/1/2042	\$0	\$427,600	\$427,600	\$2,970,200	\$1,078,631	\$1,078,631	\$1,078,631	\$11,449,588	\$11,449,588	\$0	\$0	\$0	\$0	\$0	\$15,789,188	
3/1/2043	\$2,115,000	\$427,600	\$2,542,600	\$2,970,200	\$1,078,281	\$1,078,281	\$1,078,281	\$12,085,975	\$12,085,975	\$0	\$0	\$0	\$0	\$0	\$16,635,188	
9/1/2043	\$0	\$385,300	\$385,300	\$3,030,600	\$1,078,021	\$1,078,021	\$1,078,021	\$12,768,588	\$12,768,588	\$0	\$0	\$0	\$0	\$0	\$17,545,188	
3/1/2044	\$2,260,000	\$385,300	\$2,645,300	\$3,030,600	\$1,077,894	\$1,077,894	\$1,077,894	\$13,495,975	\$13,495,975	\$0	\$0	\$0	\$0	\$0	\$18,545,188	
9/1/2044	\$0	\$340,100	\$340,100	\$3,095,200	\$1,077,631	\$1,077,631	\$1,077,631	\$14,278,588	\$14,278,588	\$0	\$0	\$0	\$0	\$0	\$19,689,188	
3/1/2045	\$2,415,000	\$340,100	\$2,755,100	\$3,095,200	\$1,077,394	\$1,077,394	\$1,077,394	\$15,115,975	\$15,115,975	\$0	\$0	\$0	\$0	\$0	\$20,989,188	
9/1/2045	\$0	\$291,800	\$291,800	\$3,153,600	\$1,077,164	\$1,077,164	\$1,077,164	\$16,005,588	\$16,005,588	\$0	\$0	\$0	\$0	\$0	\$22,405,188	
3/1/2046	\$2,570,000	\$291,800	\$2,861,800	\$3,153,600	\$1,077,013	\$1,077,013	\$1,077,013	\$16,955,975	\$16,955,975	\$0	\$0	\$0	\$0	\$0	\$23,955,188	
9/1/2046	\$0	\$240,400	\$240,400	\$3,215,800	\$1,076,975	\$1,076,975	\$1,076,975	\$17,975,588	\$17,975,588	\$0	\$0	\$0	\$0	\$0	\$25,689,188	
3/1/2047	\$2,735,000	\$240,400	\$2,975,400	\$3,215,800	\$1,076,844	\$1,076,844	\$1,076,844	\$18,115,975	\$18,115,975	\$0	\$0	\$0	\$0	\$0	\$27,589,188	
9/1/2047	\$0	\$185,700	\$185,700	\$3,281,400	\$1,076,800	\$1,076,800	\$1,076,800	\$19,315,588	\$19,315,588	\$0	\$0	\$0	\$0	\$0	\$29,689,188	
3/1/2048	\$2,910,000	\$185,700	\$3,095,700	\$3,281,400	\$1,076,644	\$1,076,644	\$1,076,644	\$20,605,975	\$20,605,975	\$0	\$0	\$0	\$0	\$0	\$31,989,188	
9/1/2048	\$0	\$127,500	\$127,500	\$3,345,000	\$1,076,600	\$1,076,600	\$1,076,600	\$22,005,588	\$22,005,588	\$0	\$0	\$0	\$0	\$0	\$34,405,188	
3/1/2049	\$3,090,000	\$127,500	\$3,217,500	\$3,345,000	\$1,076,500	\$1,076,500	\$1,076,500	\$23,525,975	\$23,525,975	\$0	\$0	\$0	\$0	\$0	\$37,089,188	
9/1/2049	\$0	\$65,700	\$65,700	\$3,416,400	\$1,076,400	\$1,076,400	\$1,076,400	\$25,195,588	\$25,195,588	\$0	\$0	\$0	\$0	\$0	\$40,005,188	
3/1/2050	\$3,285,000	\$65,700	\$3,350,700	\$3,416,400	\$1,076,351	\$1,076,351	\$1,076,351	\$27,015,975	\$27,015,975	\$0	\$0	\$0	\$0	\$0	\$43,305,188	
9/1/2050	\$0	\$0	\$0	\$3,464,000	\$1,076,300	\$1,076,300	\$1,076,300	\$29,105,588	\$29,105,588	\$0	\$0	\$0	\$0	\$0	\$46,505,188	
3/1/2051	\$3,500,000	\$0	\$3,500,000	\$3,464,000	\$1,076,251	\$1,076,251	\$1,076,251	\$31,405,975	\$31,405,975	\$0	\$0	\$0	\$0	\$0	\$50,005,188	
9/1/2051	\$0	\$0	\$0	\$3,531,000	\$1,076,200	\$1,076,20										

APPENDIX C

*City and County of San Francisco
STD No. 2020-1 (Mission Rock Facilities and Services)*

*Maximum Development Special Tax Revenue
and Summary of Value-to-Lien Ratios*

City and County of San Francisco
Special Tax District No. 2020-1
(Mission Rock Facilities and Services)

Maximum Development Special Tax Revenue and Summary of Value-to-Lien Ratios

Planning Parcel	Market-Rate Residential Square Footage /1	Office Square Footage /1	FY 2022-23 Assessed Value /2	Current FY 2022-23 Development Special Tax Levy	Tax Increment Applied to		FY 2022-23 Maximum Development Special Tax Revenues	Allocated Bond Debt /4	Average Value-to-Lien
					Development Special Tax Levy /3	Reduce Development Special Tax Levy /3			
Parcel A	140,659	49,000	\$925,623	\$404,434	\$0	\$0	\$1,618,718	\$12,651,785	0.07
Parcel B	0	255,008	\$1,194,860	\$439,485	\$0	\$0	\$1,759,007	\$13,748,276	0.09
Parcel F	110,548	0	\$553,641	\$251,487	\$0	\$0	\$1,006,558	\$7,867,183	0.07
Parcel G	0	283,323	\$728,774	\$1,954,320	\$0	\$0	\$1,954,320	\$15,274,826	0.05
Subtotal	251,207	587,331	\$3,402,898	\$3,049,726	\$0	\$0	\$6,338,603	\$49,542,070	0.07
Parcel C	0	324,548	--	\$559,332	\$0	\$0	\$2,238,684	\$17,497,394	--
Parcel D	104,650	0	--	\$238,069	\$0	\$0	\$952,855	\$7,447,450	--
Parcel E	0	125,275	--	\$215,901	\$0	\$0	\$864,128	\$6,753,966	--
Parcel H	54,079	49,999	--	\$209,194	\$0	\$0	\$837,284	\$6,544,151	--
Parcel I	0	129,733	--	\$223,584	\$0	\$0	\$894,879	\$6,994,310	--
Parcel J	0	129,458	--	\$223,110	\$0	\$0	\$892,982	\$6,979,484	--
Subtotal	158,729	759,013	\$8,854,241	\$1,669,191	\$0	\$0	\$6,680,813	\$52,216,756	0.17
Parcel K	62,828	0	\$0	\$142,928	\$0	\$0	\$572,059	\$4,471,174	0.00
Subtotal	62,828	0	\$0	\$142,928	\$0	\$0	\$572,059	\$4,471,174	0.00
Total	472,764	1,346,344	\$12,257,139	\$4,861,845	\$0	\$0	\$13,591,476	\$106,230,000	0.12

/1 Based on Attachment 3 of the Rate and Method.
/2 Based on the January 1, 2022 lien date. Per the Assessor's Tax Roll, Planning Parcels C, D, E, H, I and J make up one assessor's parcel for fiscal year 2022-23.
/3 Application of Parcel Increment, as such term is defined in the Rate and Method.
/4 Allocated based on the fiscal year 2022-23 maximum development special tax revenue. Represents the debt lien of \$41,950,000 in Series 2021A Bonds, \$54,280,000 for the Series 2021B Bonds, and \$10,000,000 for the Series 2021C Bonds.

Sources: San Francisco County Assessor's Office; Goodwin Consulting Group, Inc.

APPENDIX D

*City and County of San Francisco
STD No. 2020-1 (Mission Rock Facilities and Services)*

*CDIAC Mello-Roos Yearly Fiscal Status Reports
For the Fiscal Year Ended June 30, 2022*



MELLO ROOS REPORT

California Debt and Investment Advisory Commission, 915 Capitol Mall,
Room 400, Sacramento, CA 95814 P.O. Box 942809, Sacramento, CA
94209-0001 Tel.: (916) 653-3269 Fax: (916) 654-7440

CDIAC # : 2021-0126
10/28/2022

Information as of Reporting Year End: 06/30/2022

Issuance

Issuer Name: San Francisco City & County
Issue Name: 2021 Development Special Tax Bonds
Project Name: District No 2020-1 Mission Rock Facs & Svcs Series A
Actual Sale Date: 05/06/2021
Settlement Date: 05/27/2021
Original Principal Amount: \$43,300,000.00
Date of Filing: 10/28/2022
Reserve Fund Minimum Balance: Yes
Reserve Fund Minimum Balance Amount: \$4,160,025.18

Credit Rating from Report of Final Sale

Credit Rating: Not Rated
Standard & Poor:
Fitch:
Moody's:
Other:

Credit Rating from Mello-Roos Last Yearly Fiscal Status Report

Credit Rating: Not Rated
Standard & Poor:
Fitch:
Moody's:
Other:

Credit Rating for This Reporting Period

Credit Rating: Not Rated
Standard & Poor:



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Room 400, Sacramento, CA 95814 P.O. Box 942809, Sacramento, CA
94209-0001 Tel.: (916) 653-3269 Fax: (916) 654-7440

CDIAC # : 2021-0126
10/28/2022

Fitch:

Moody's:

Other:

Fund Balance

Principal Amount of Bonds Outstanding:	\$41,950,000.00
Bond Reserve Fund:	\$4,163,396.58
Capitalized Interest Fund:	\$0.00
Construction Fund(s):	\$1,334.80

Assessed Value

Assessed or Appraised Value Reported as of:	07/01/2022
Use Appraised Value only in first year or before annual tax roll billing commences:	From Equalized Tax Roll
Total Assessed Value of All Parcels:	\$12,257,139.00

Tax Collection

Total Amount of Special Taxes Due Annually:	\$1,679,560.00
Total Amount of Unpaid Special Taxes Annually:	\$0.00
Does this agency participate in the County's Teeter Plan?	No

Delinquent Reporting

Delinquent Parcel Information Reported as of Equalized Tax Roll of:	07/08/2022
Total Number of Delinquent Parcels:	0
Total Amount of Special Taxes Due on Delinquent Parcels:	\$0.00

Foreclosure

Date Foreclosure Commenced	Total Number of Foreclosure Parcels	Total Amount of Tax on Foreclosure Parcels
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Retired Issues



MELLO ROOS REPORT

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94209-0001 Tel.: (916) 653-3269 Fax: (916) 654-7440

CDIAC # : 2021-0126
10/28/2022

Indicate Reason for Retirement:

Not Retired

Filing Contact

Filing Contact Name:

Valerie Mariana

Agency/Organization Name:

Goodwin Consulting Group Inc

Address:

333 University Ave

City:

Sacramento

State:

CA

Zip Code:

95825

Telephone:

916-561-0890

Fax Number:

E-mail:

valeriem@goodwinconsultinggroup.net

Comments

Issuer Comments:

The Reserve Fund is shared between CDIAC #2021-0126, and #2021-1935.



MELLO ROOS REPORT

California Debt and Investment Advisory Commission, 915 Capitol Mall,
Room 400, Sacramento, CA 95814 P.O. Box 942809, Sacramento, CA
94209-0001 Tel.: (916) 653-3269 Fax: (916) 654-7440

CDIAC # : 2021-1934
10/28/2022

Information as of Reporting Year End: 06/30/2022

Issuance

Issuer Name: San Francisco City & County

Issue Name: Special Tax District No. 2020-1 (Mission Rock Facilities and Services) Devlpmt
STBs, Series 2021B (Federally Taxable)

Project Name: Special Tax District No 2020-1 Mission Rock Fac & Services Series B

Actual Sale Date: 10/21/2021

Settlement Date: 11/10/2021

Original Principal Amount: \$54,280,000.00

Date of Filing: 10/28/2022

Reserve Fund Minimum Balance: Yes

Reserve Fund Minimum Balance Amount: \$4,661,672.55

Credit Rating from Report of Final Sale

Credit Rating: Not Rated

Standard & Poor:

Fitch:

Moody's:

Other:

Credit Rating from Mello-Roos Last Yearly Fiscal Status Report

Credit Rating: --

Standard & Poor:

Fitch:

Moody's:

Other:

Credit Rating for This Reporting Period



MELLO ROOS REPORT

California Debt and Investment Advisory Commission, 915 Capitol Mall,
Room 400, Sacramento, CA 95814 P.O. Box 942809, Sacramento, CA
94209-0001 Tel.: (916) 653-3269 Fax: (916) 654-7440

CDIAC # : 2021-1934
10/28/2022

Credit Rating:	Not Rated
Standard & Poor:	
Fitch:	
Moody's:	
Other:	

Fund Balance

Principal Amount of Bonds Outstanding:	\$54,280,000.00
Bond Reserve Fund:	\$4,665,805.31
Capitalized Interest Fund:	\$1,383,173.99
Construction Fund(s):	\$947.67

Assessed Value

Assessed or Appraised Value Reported as of:	07/01/2022
Use Appraised Value only in first year or before annual tax roll billing commences:	From Equalized Tax Roll
Total Assessed Value of All Parcels:	\$12,257,139.00

Tax Collection

Total Amount of Special Taxes Due Annually:	\$1,679,560.00
Total Amount of Unpaid Special Taxes Annually:	\$0.00
Does this agency participate in the County's Teeter Plan?	No

Delinquent Reporting

Delinquent Parcel Information Reported as of Equalized Tax Roll of:	07/08/2022
Total Number of Delinquent Parcels:	0
Total Amount of Special Taxes Due on Delinquent Parcels:	\$0.00

Foreclosure

Date Foreclosure Commenced	Total Number of Foreclosure Parcels	Total Amount of Tax on Foreclosure Parcels
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CDIAC # : 2021-1934
10/28/2022

Retired Issues

Indicate Reason for Retirement:

Not Retired

Filing Contact

Filing Contact Name:

Valerie Mariana

Agency/Organization Name:

Goodwin Consulting Group Inc

Address:

333 University Ave

City:

Sacramento

State:

CA

Zip Code:

95825

Telephone:

916-561-0890

Fax Number:

E-mail:

valeriem@goodwinconsultinggroup.net

Comments

Issuer Comments:



MELLO ROOS REPORT

California Debt and Investment Advisory Commission, 915 Capitol Mall,
Room 400, Sacramento, CA 95814 P.O. Box 942809, Sacramento, CA
94209-0001 Tel.: (916) 653-3269 Fax: (916) 654-7440

CDIAC # : 2021-1935
10/28/2022

Information as of Reporting Year End: 06/30/2022

Issuance

Issuer Name: San Francisco City & County

Issue Name: Special Tax District No. 2020-1 (Mission Rock Facilities and Services) Development
Special Tax Bonds, Series 2021C

Project Name: Special Tax District No 2020-1 Mission Rock Fac & Services Series C

Actual Sale Date: 10/21/2021

Settlement Date: 11/10/2021

Original Principal Amount: \$10,000,000.00

Date of Filing: 10/28/2022

Reserve Fund Minimum Balance: Yes

Reserve Fund Minimum Balance Amount: \$4,160,025.18

Credit Rating from Report of Final Sale

Credit Rating: Not Rated

Standard & Poor:

Fitch:

Moody's:

Other:

Credit Rating from Mello-Roos Last Yearly Fiscal Status Report

Credit Rating: --

Standard & Poor:

Fitch:

Moody's:

Other:

Credit Rating for This Reporting Period



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CDIAC # : 2021-1935
10/28/2022

Credit Rating:	Not Rated
Standard & Poor:	
Fitch:	
Moody's:	
Other:	

Fund Balance

Principal Amount of Bonds Outstanding:	\$10,000,000.00
Bond Reserve Fund:	\$4,163,396.58
Capitalized Interest Fund:	\$200,186.18
Construction Fund(s):	\$197.81

Assessed Value

Assessed or Appraised Value Reported as of:	07/01/2022
Use Appraised Value only in first year or before annual tax roll billing commences:	From Equalized Tax Roll
Total Assessed Value of All Parcels:	\$12,257,139.00

Tax Collection

Total Amount of Special Taxes Due Annually:	\$1,679,560.00
Total Amount of Unpaid Special Taxes Annually:	\$0.00
Does this agency participate in the County's Teeter Plan?	No

Delinquent Reporting

Delinquent Parcel Information Reported as of Equalized Tax Roll of:	07/08/2022
Total Number of Delinquent Parcels:	0
Total Amount of Special Taxes Due on Delinquent Parcels:	\$0.00

Foreclosure

Date Foreclosure Commenced	Total Number of Foreclosure Parcels	Total Amount of Tax on Foreclosure Parcels
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94209-0001 Tel.: (916) 653-3269 Fax: (916) 654-7440

CDIAC # : 2021-1935
10/28/2022

Retired Issues

Indicate Reason for Retirement:

Not Retired

Filing Contact

Filing Contact Name:

Valerie Mariana

Agency/Organization Name:

Goodwin Consulting Group Inc

Address:

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City:

Sacramento

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E-mail:

valeriem@goodwinconsultinggroup.net

Comments

Issuer Comments:

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