

Report 2

Successor to the Redevelopment Agency of the City and County of San Francisco

Continuing Disclosure Annual Report

Pursuant to the Continuing Disclosure Certificates dated March 17, 2011, we hereby submit the Continuing Disclosure Annual Report for fiscal year ended June 30, 2019, in connection with the following bonds issued by the Redevelopment Agency of the City and County of San Francisco.

Bonds

\$43,780,000 Redevelopment Agency of the City and County of San Francisco Hotel Occupancy Tax Revenue Refunding Bonds Series 2011.

The information provided below is submitted pursuant to Section 4 of the Continuing Disclosure Certificate for the Reporting Period ended June 30, 2019.

Section 4(a): Audited financial statements of the Agency (now the Successor Agency).

See the audited annual financial statement of the Successor Agency for FY 2018-19, which is attached hereto and incorporated herein by this reference.

Section 4(b): Additional required information.

1. The Hotel Tax Revenues for the fiscal year to which the Annual Report pertains.
See Report II, Attachment 1 for updated Summary of Hotel Tax Revenues for the Levy Area Hotels, attached hereto and incorporated herein by this reference.
2. Estimated annual debt service coverage for the Bonds and any Parity Debt for the fiscal year to which the Annual Report pertains.
See Report II, Attachment 2 “Debt Coverage Analysis” for an update of debt service coverage, attached hereto and incorporated herein by this reference.
3. (i) Description of any Parity Debt issued by the Agency in the fiscal year to which the Annual Report pertains and (ii) the amount of all Agency debt outstanding payable with tax increment revenue from the Project Areas as of the end of the fiscal year to which the Annual Report pertains.

(i) **No Parity Debt was issued by the Agency for the fiscal year ended June 30, 2019.**
(ii) **See “Long Term Obligations” in Table 4a in the Notes of the Audited Financial Statement for FY 2018-19 for all debt outstanding as of June 30, 2019.**
4. If known to the Agency, a list of Hotels in the Levy Area which commenced operations during the fiscal year to which the Annual Report pertains.
The Agency is not aware of Hotels in the Levy Area that commenced operations during the fiscal year ended June 30, 2019.
5. If known to the Agency, a list of Hotels in the Levy Area generating at least 10% of the Hotel Tax Revenues for the fiscal year to which the Annual Report relates which ceased operations

for more than 60 days during the fiscal year to which the Annual Report pertains, and the reason, if known to the Agency, for such cessation.

The Agency is not aware of any Hotel in the Levy Area generating at least 10% of the Hotel Tax Revenues that ceased operations for more than 60 days during the fiscal year ended June 30, 2019.

Report II, Attachment #1
Table Related to Disclosure Item 4(b)1
Summary of Hotel Tax Revenues for the Levy Area Hotels
San Francisco Redevelopment Agency
Project Area Hotels
Historical Hotel Tax Revenues

Fiscal Year Ended June 30,	Hotel Tax Receipts	Tax Rate	Room Revenues	Yr-to-Yr %Chg
1990	\$10,957,887	11.00%	\$99,617,155	
1991	\$13,110,194	11.00%	\$119,183,582	19.6%
1992	\$13,192,639	11.00%	\$119,933,082	0.6%
1993(1)	\$12,653,614	11.00%	\$115,032,855	-4.1%
1994	\$15,817,345	11.88%	\$133,198,695	15.8%
1995	\$16,768,351	12.00%	\$139,736,258	4.9%
1996	\$17,556,127	12.00%	\$146,301,058	4.7%
1997	\$20,747,091	12.00%	\$172,892,425	18.2%
1998	\$22,167,275	12.00%	\$184,727,292	6.8%
1999	\$23,528,737	12.00%	\$196,072,808	6.1%
2000(2)	\$28,422,379	12.00%	\$236,853,158	20.8%
2001	\$30,469,617	12.00%	\$253,913,475	7.2%
2002(3)	\$23,531,417	12.00%	\$196,095,142	-22.8%
2003	\$22,939,617	12.00%	\$191,163,475	-2.5%
2004	\$23,139,855	12.00%	\$192,832,123	0.9%
2005	\$27,698,389	12.00%	\$230,819,906	19.7%
2006(4)	\$29,894,762	12.00%	\$249,123,014	7.9%
2007	\$35,054,799	12.00%	\$292,123,325	17.3%
2008	\$41,139,190	12.00%	\$342,826,583	17.4%
2009	\$37,904,408	12.00%	\$315,870,067	-7.9%
2010	\$33,670,174	12.00%	\$280,584,783	-11.2%
2011	\$44,859,169	12.00%	\$373,826,408	33.2%
2012	\$46,345,121	12.00%	\$386,209,344	3.3%
2013	\$53,782,530	12.00%	\$448,187,747	16.0%
2014	\$62,744,420	12.00%	\$522,870,167	16.7%
2015	\$64,554,023	12.00%	\$537,950,191	2.9%
2016	\$71,157,996	12.00%	\$592,983,298	10.2%
2017	\$66,303,038	12.00%	\$552,525,317	-6.8%
2018	\$69,521,100	12.00%	\$579,342,503	4.9%
2019	\$71,599,081	12.00%	\$596,659,009	3.0%

(1) The Hyatt Regency was closed for renovations for three months in 1993.

Effective August 15, 1993, the tax rate was raised to 12%.

(2) The W San Francisco Hotel opened for business in May 1999.

(3) The Four Seasons Hotel opened for business in October 2001.

(4) The St. Regis Hotel opened for business in November 2005.

(5) Tax Receipts switch to cash basis in 2017

Source: Tax Collector, City and County of San Francisco

Notes:

(a) Tax rate of 9.75% from FY 1982/83 thru 12/31/1988.

(b) Tax rate of 11.0% as of 01/01/88.

(c) Tax rate of 12.0% as of 8/15/93.

(d) Tax rate of 14.0% as of 8/1/96 but the amount available to the Agency is 12.0%

Report II, Attachment #2
Table Related to Disclosure Item 4(b)2
San Francisco Redevelopment Agency
Project Area Hotels
Debt Coverage Analysis

Fiscal Year Ended June 30,	Agency Hotel Tax Revenue	Maximum Annual Debt Service(1)	Coverage
1998	\$22,167,275	\$6,642,935	3.34
1999	\$23,528,737	\$6,094,210	3.86
2000	\$28,422,379	\$6,267,714	4.53
2001	\$30,469,617	\$6,268,832	4.86
2002	\$23,531,417	\$6,206,010	3.79
2003	\$22,939,617	\$6,180,955	3.71
2004	\$25,012,828	\$6,642,935	3.77
2005	\$27,698,389	\$5,951,650	4.65
2006	\$29,801,003	\$5,880,173	5.07
2007	\$35,054,799	\$5,809,163	6.03
2008	\$41,139,190	\$5,724,363	7.19
2009	\$37,904,408	\$5,647,838	6.71
2010	\$33,670,174	\$5,564,988	6.05
2011	\$44,859,169	\$5,995,750	7.48
2012	\$46,345,121	\$5,995,750	7.73
2013	\$53,782,530	\$5,995,750	8.97
2014	\$62,744,420	\$5,995,750	10.46
2015	\$64,554,023	\$5,995,750	10.77
2016	\$71,157,996	\$5,995,750	11.87
2017(2)	\$66,303,038	\$5,995,750	11.06
2018	\$69,521,100	\$5,995,750	11.60
2019	\$71,599,081	\$5,995,750	11.94

(1) Maximum debt service on all parity debt.

(2) Tax Receipts on Cash basis from 2017 forward.