



# Community Facilities District Goals and Policies

**Presented by**

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# Community Facilities District Goals and Policies

## Background

### The Mello-Roos Community Facilities Act

- Address funding limitations for public infrastructure
- Objective: Community Facilities District (CFD) Formation to assist in the financing of public infrastructure and services needed to spur development





# Community Facilities District Goals and Policies

## **CFD Policy**

- City required under the Mello-Roos Act to adopt Goals and Policies for the formation of CFDs
- The city's CFD Goals and Policies were originally adopted in 2003 and amended in 2016

## **Policy Objective**

- Provide uniform guidelines, criteria, and requirements for the formation of CFDs
- Establish Priorities for financing the Acquisition and Construction of Public Infrastructure and providing services
- Establish criteria for the issuance of bonds



# Community Facilities District Goals and Policies

## Significant Proposed Changes

- Increase deposit from \$10,000 to at least \$50,000 to cover city costs associated with the CFD formation.
- Establish a maximum of two percent (2%) of the greater of the assessed value or appraised value of such property, which is increased from 1.8%.
- Allow annual escalators of the special tax by 2% per year for facilities, as determined by the City.





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## Significant Proposed Changes

- Special taxes for services may escalate in any manner determined by the City as necessary to cover annual estimated increases in the costs of providing such services;
- Include the Development Impact Fee as an eligible cost to be financed by the district;
- Include a list of eligible facilities and services that can be financed with CFD bonds;



# Community Facilities District Goals and Policies

## **Recommended Actions**

*Adopt a Resolution adopting an amended and restated Community Facilities District Goals and Policies.*