SACRAMENTO CITY UNIFIED SCHOOL DISTRICT BOARD OF EDUCATION

Agenda Item 8.1c

Meeting Date: August 6, 2015
Subject: Resolution No. 2849 - Approving the Sacramento City Unified School District Community Facilities District No. 2 Tax Report for Fiscal Y ear 2015 – 2016 and Levying and Apportioning the Special Tax as Provided Therein
 ☐ Information Item Only ☐ Approval on Consent Agenda ☐ Conference (for discussion only) ☐ Conference/First Reading (Action Anticipated:) ☐ Conference/Action ☐ Action ☐ Public Hearing
Laboration Organization (LLS)/Decomposition of Englishing Organization (Occupancy

<u>Learning Support Unit/Department</u>: Facilities Support Services

<u>Recommendation</u>: Approve Resolution No. 2849 - Sacramento City Unified School District Community Facilities District No. 2 Tax Report for Fiscal Year 2015 – 2016 and Levying and Apportioning the Special Tax.

<u>Background/Rationale</u>: On January 27, 1992, the Sacramento City Unified School District, Board of Education, adopted Resolution 1588 establishing Sacramento City Unified School District Community Facilities District (CFD) No. 2 for the purpose of providing for the financing of certain facilities in and for CFD No. 2 and providing for the levy of a special tax in and for CFD No. 2.

Pursuant to Section 53340 of the Government Code of the State of California, the special tax is levied at the rates specified in the Tax Report and shall be collected by the Tax Collector of the County of Sacramento in the same

Documents Attached:

SACRAMENTO CITY UNIFIED SCHOOL DISTRICT BOARD OF EDUCATION

RESOLUTION NO. 2849

A RESOLUTION APPROVING THE SACRAMENTO CITY UNIFIED SCHOOL DISTRICT COMMUNITY FACILITIES DISTRICT NO. 2 TAX REPORT FOR FISCAL YEAR 2015-16

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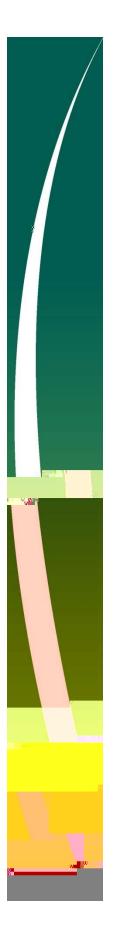
WHEREAS, the Sacrat No. 2 Tax Report, Fiscal Year Board has determined to appro Tax Report and to apportion to

NOW, THEREFORE,

Section 1. The Sacra Year 2015-16, in the form suband adopted.

Section 2. Pursuant t the spanial trap desified by the Rec Section 3. Pursuant t shoping the interpretation is the best section of the sectio

Section 4. In order to and thus available to finace superiletetode of the second control of the second control



SACRAMENTO CITY UNIFIED SCHOOL DISTRICT COMMUNITY FACILITIES DISTRICT No. 2

SPECIAL TAX REPORT

FISCAL YEAR 2015-16

JULY 2015

Pursuant to the Mello-Roos Community Facilities Act of 1982

ENGINEER OF WORK:

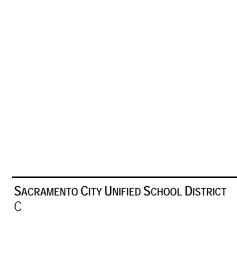
SCIConsultingGroup

4745 Mangels Boulevard Fairfield, California 94534 Phone 707.430.4300 Fax 707.430.4319 www.sci-cg.com (THIS PAGE INTENTIONALLY LEFT BLANK)



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calculate the Mitigation Rate.

- H. "Fiscal Year" means the period starting on July 1 and ending on the following June 30, except that the first Fiscal Year shall commence on the date the Board adopts the Resolution of intention to form CFD No. 2 and shall end on the next succeeding June 30.
- I. "Mitigation Rate" means, for calculations of the Special Tax payable in the first Fiscal Year, with respect to Multifamily Residential Property, \$2.42 per square foot of Assessable Space and, with respect to Single Family Residential Property, \$4.15 per square foot of Assessable Space and, for calculations of the Special Tax payable in each Fiscal Year thereafter, such amounts increased each Fiscal Year by the Escalation Factor and otherwise adjusted as provided in Section (B) hereof.
- J. "Multifamily Residential Property" means Residential Property for which a building permit for multifamily dwelling units is expected to be issued.
- K. "Residential Property" ("Property") means an Assessor's Parcel within CFD No. 2 that is zoned for residential use.
- L. "Single Family Residential Property" means Residential Property for which a building permit for a single family detached dwelling unit is expected to be issued.
- M. "Special Tax" means the special tax or special taxes authorized to be levied within CFD No. 2.
- N. "Superintendent" means the District Superintendent or the Superintendent's designee.

- A. If a public agency owning property including property held in trust for any beneficiary, that is exempt from a special tax pursuant to Government Code Section 53340 grants a leasehold after January 1, 1988, or other possessory interest in the property to a nonexempt person or entity, the Special Tax shall, notwithstanding Government Code Section 53340, be levied in the leasehold or possessory interest and shall be payable by the owner of the leasehold or possessory interest.
- B. If property not otherwise exempt from a special tax is acquired by a public entity

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Year Following		
Issuance of	Installment	Prepayment
Building Permit	Factor	Factor
1	0.07	1.00
2	0.07	1.02
3	0.07	1.04
4	0.07	1.05
5	0.08	1.07
6	0.08	1.09
7	0.08	1.10
8	0.08	1.11
9	0.09	1.12
10	0.09	1.13
11	0.09	1.14
12	0.10	1.14
13	0.10	1.14
14	0.10	1.14
15	0.11	1.13
16	0.11	1.12
17	0.11	1.11
18	0.12	1.09
19	0.12	1.06
20	0.13	1.03
21	0.13	0.99
22	0.14	0.94
23	0.14	0.89
24	0.15	0.82
25	0.15	0.74
26	0.16	0.66
27	0.16	0.56
28	0.17	0.44
29	0.17	0.31
30	0.18	0.17

D. At the beginning of each Fiscal Year, beginning in 1992-93, the Superintendent shall prepare a Tax Collection Schedule that includes the amount of annual installments of Special Taxes to be collected in such Fiscal Year. The

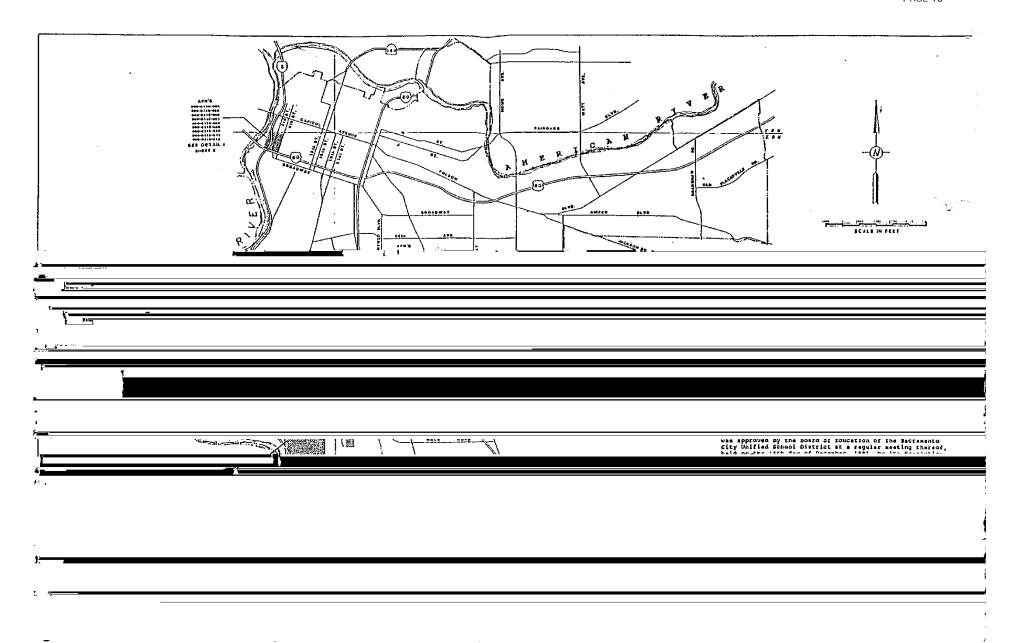


DISTRICT BOUNDARY DIAGRAMS

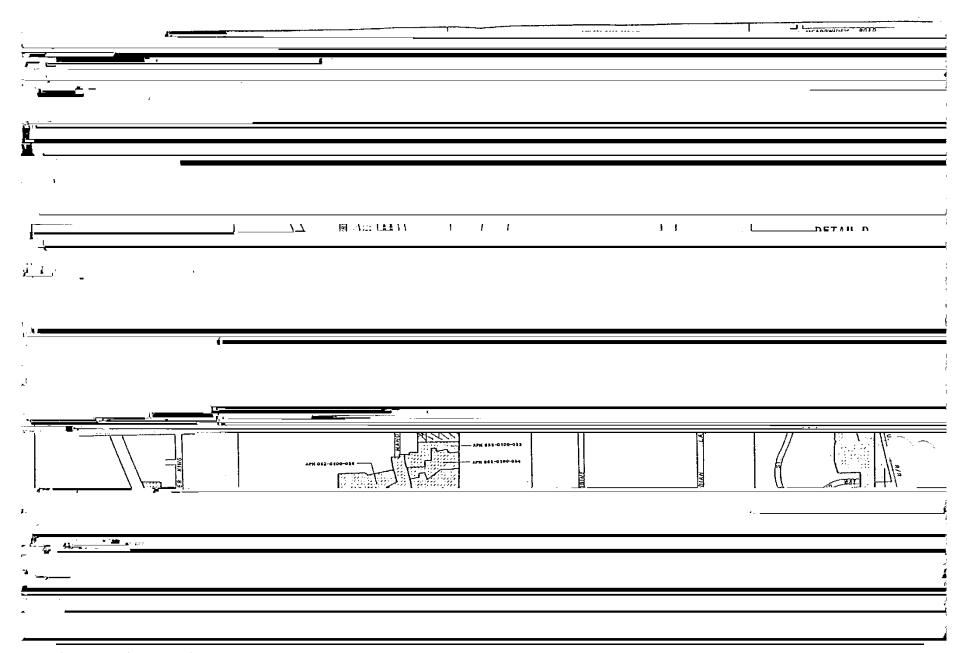




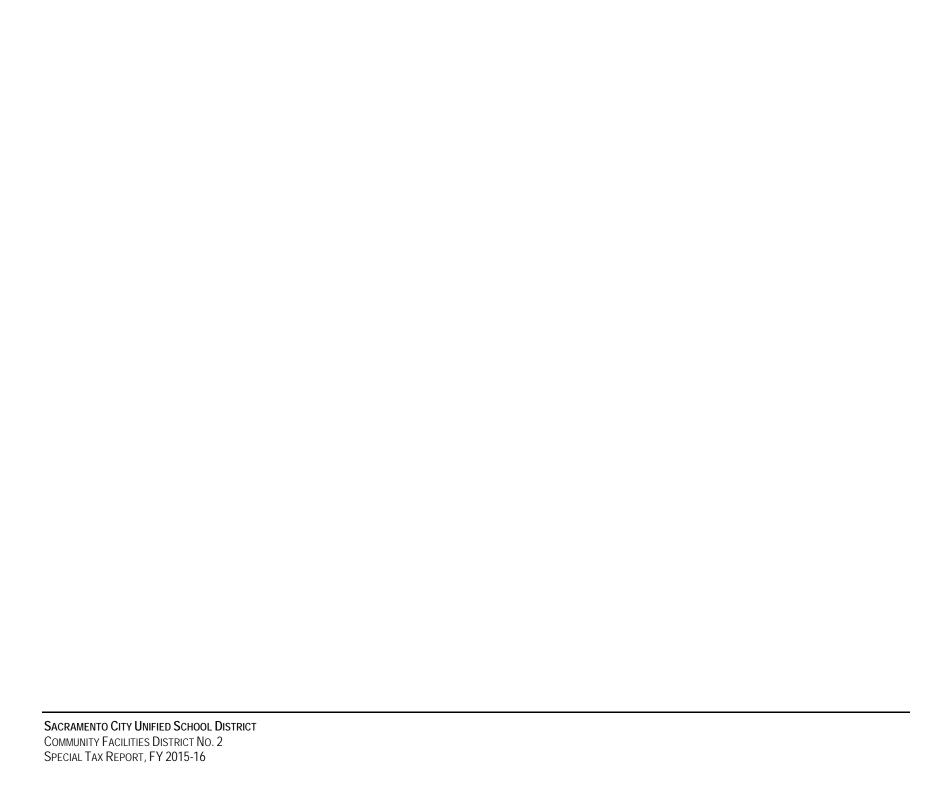












The tax roll listing the fiscal year 2015-16 Special Tax for all Assessor's Parcels of land within the boundaries of the Community Facilities District No. 2 (CFD #2) of the Sacramento City Unified School District has been filed with the District and is included herein by reference. The tax attributed to each parcel was computed in accordance with the Rate and Method of Apportionment of Special Tax summarized beginning on Page 8.

Any parcels within CFD #2 for which building permits for residential construction were not issued as of June 30, 2015 are not taxed for the 2015-16 fiscal year. These parcels are shown with a \$0.00 Annual Special Tax on the Tax Roll. Any governmentally owned parcels are also listed with a \$0.00 Special Tax.

NOTICE OF SPECIAL TAX

COMMUNITY FACILITIES DISTRICT NO. 2 SACRAMENTO CITY UNIFIED SCHOOL DISTRICT COUNTY OF SACRAMENTO, CALIFORNIA

то	: THE PROSPECTIVE PURCHASER OF THE REAL PROPERTY KNOWN AS:	This information is Valid Through June 30, 2016.			
	IS IS A NOTIFICATION TO YOU PRIOR TO YOUR PURCHASING THIS PROPERTY. THI IS NOTICE AND TO OBTAIN A COPY SIGNED BY YOU TO INDICATE THAT YOU HAV				
(1)	This property is subject to a special tax, which is in addition to the regular property taxes and any other charges and benefit assessments on the parcel. This special tax may not be imposed on all parcels within the city or county where the property is located. If you fail to pay this tax when due each year, the property may be foreclosed upon and sold. The tax is used to provide public facilities or services that are likely to particularly benefit the property. YOU SHOULD TAKE THE MAXING THE MAXING THE MAXING THE MAXING THE MAXING THE PUBLIC FACILITIES AND SERVICES FOR WHICH IT PAYS INTO ACCOUNT IN DECIDING In addition, an annual special tax will be charged in fiscal year 2016-17 for building permit				
(2)	The maximum annual special tax which may be levied against this parcel to pay to reduce the special tax will be levied for 30 years and the annual tax levy will increase during the 2015-16 tax year, payable at time of issuance of building permit. In the event that a building permit for residential construction on the property for an increase in the residential				
	as follows: \$0.8841 per square foot of new single family residential area and \$0.5152 per square	re foot of new multi-family residential			
(3)	The authorized facilities which are being paid for by the special taxes, and by the money receive being repaid by the special taxes, to the extent that financing	ed from the sale of bonds which are # red and it is possible that some materials.			
	In addition, the special taxes may be	e used to pay for costs of the following services: None			
	DISTRICT WHICH SPECIFIED M OF THE TAX WILL BE USED,FR	THE RESOLUTION WHICH AUTHORIZED CREATION MORE PRECISELY HOW THE SPECIAL TAX IS APPORT OF THE SACRAMENTO CITY UNIFIED SCHOOL DISTRIBUTION TO EXCEED THE ESTIMATED REAS			
	ENTERING INTO A CONTRACT PROPERTY. I (WE) UNDERSTA RECEIPT WITHIN THREE DAYS	I (WE) HAVE READ THIS NOTICE AND RECEIVED A C TO PURCHASE OR DEPOSIT RECEIPT WITH RESPEC ND THAT I (WE) MAY TERMINATE THE CONTRACT S AFTER RECEIVING THIS NOTICE IN PERSON OR WI GIVING WRITTEN NOTICE OF THAT TERMINATION T IY.			
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