



# DAVIS JOINT UNIFIED SCHOOL DISTRICT

MELLO-ROOS COMMUNITY FACILITIES DISTRICT  
No. 1

## SPECIAL TAX REPORT - PRELIMINARY

FISCAL YEAR 2016-17

AUGUST, 2016

PURSUANT TO  
MELLO-ROOS COMMUNITY FACILITIES ACT OF 1982

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**DAVIS JOINT UNIFIED SCHOOL DISTRICT**

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## EXECUTIVE SUMMARY

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The Davis Joint Unified School District formed Davis Joint Unified School District Community Facilities District Number 1 (CFD #1) on June 1, 1990 for the purpose of financing new and improved school facilities within the District. CFD #1 was formed after receiving over two-thirds support from registered voters in a special election held on November 7, 1989.

This Report summarizes the fiscal year 2016-17 Special Tax, Method of Apportionment and other related data.

There are currently 18,620 total parcels in CFD #1, which includes both subdivided, non-subdivided parcels and tax-exempt parcels in both Yolo and Solano Counties. The total annual special tax to be collected within CFD #1 for fiscal year 2016-17 is \$4,897,322.47. Figure 1, on the following page, summarizes the current Special Tax data.

FIGURE 1 – SUMMARY OF SPECIAL TAX LEVIES BY YEAR

| <i>Fiscal Year</i>     | <i>Adjusted Special</i> |                    | <i>Total Tax *</i> | <i>Annual Change</i> |                  |
|------------------------|-------------------------|--------------------|--------------------|----------------------|------------------|
|                        | <i>Tax Units</i>        | <i>Tax per STU</i> |                    | <i>Tax Units</i>     | <i>Total Tax</i> |
| 1995-96                | 19,506.75               | \$84.00            | \$1,638,567.00     |                      |                  |
| 1996-97                | 19,571.50               | \$87.90            | \$1,717,453.18     | 64.75                | \$78,886.18      |
| 1997-98                | 19,762.50               | \$91.96            | \$1,815,704.22     | 191.00               | \$98,251.04      |
| 1998-99                | 20,376.50               | \$96.22            | \$1,958,411.44     | 614.00               | \$142,707.22     |
| 1999-00                | 21,002.00               | \$100.68           | \$2,114,481.36     | 625.50               | \$156,069.92     |
| 2000-01                | 22,301.02               | \$105.34           | \$2,341,600.28     | 1,299.02             | \$227,118.92     |
| 2001-02                | 22,268.02               | \$110.22           | \$2,454,378.39     | (33.00)              | \$112,778.11     |
| 2002-03                | 22,243.52               | \$115.32           | \$2,565,122.73     | (24.50)              | \$110,744.34     |
| 2003-04                | 22,602.52               | \$120.66           | \$2,727,156.98     | 359.00               | \$162,034.25     |
| 2004-05                | 22,782.52               | \$126.25           | \$2,876,144.64     | 180.00               | \$148,987.66     |
| 2005-06                | 22,814.02               | \$132.09           | \$3,013,355.03     | 31.50                | \$137,210.39     |
| 2006-07                | 22,921.52               | \$138.21           | \$3,167,833.80     | 107.50               | \$154,478.77     |
| 2007-08 <sup>[1]</sup> | 22,422.52               | \$144.61           | \$3,242,369.98     | (499.00)             | \$74,536.18      |
| 2008-09 <sup>[2]</sup> | 22,346.02               | \$151.30           | \$3,380,950.02     | (76.50)              | \$138,580.04     |
| 2009-10                | 22,571.75               | \$158.31           | \$3,573,190.94     | 225.73               | \$192,240.92     |
| 2010-11 <sup>[2]</sup> | 22,528.25               | \$165.64           | \$3,731,578.83     | (43.50)              | \$158,387.89     |
| 2011-12 <sup>[2]</sup> | 22,401.75               | \$173.31           | \$3,882,306.41     | (126.50)             | \$150,727.58     |
| 2012-13 <sup>[2]</sup> | 22,345.50               | \$181.34           | \$4,051,889.72     | (56.25)              | \$169,583.31     |
| 2013-14 <sup>[2]</sup> | 22,273.25               | \$189.74           | \$4,226,109.42     | (72.25)              | \$174,219.70     |
| 2014-15                | 22,296.75               | \$198.52           | \$4,426,350.81     | 23.50                | \$200,241.39     |
| 2015-16 <sup>[2]</sup> | 23,251.50               | \$207.72           | \$4,641,087.36     | 954.75               | \$214,736.55     |
| 2016-17                | 23,467.00               | \$217.33           | \$4,897,322.47     | 215.50               | \$256,235.11     |

\*The total tax and number of special tax units listed are the amounts submitted to the County Auditors (after any revisions for property changes). The total tax amounts reflect senior citizen and low income tax reductions. In order to comply with County Auditor levy submission requirements, all taxes are rounded down to the even penny. Therefore, due to this rounding, the total tax listed above does not generally equal the tax units times the tax per STU.

[1] The decrease in Special Tax Units was due to parcel usecode changes by the County, as well as adjustments made to the Wild Horse Golf Course property.

[2] The decrease in Special Tax Units for 2008-09, 2010-11 through 2013-14, and again in 2015-16, was largely due to greater numbers of senior citizen reductions awarded than in the respective previous years, as well as additional parcels classified as nontaxable by the County.

## TAX DETAIL BY PROPERTY TYPE

The following table summarizes the 2016-17 special tax levies by property type. In addition to presenting an analysis of levies collected from various types of property, this information is provided to bond-holders and is used for disclosure purposes. (The totals shown are not adjusted for senior citizen or low income reductions. The total given for exempt parcels includes nontaxable mobile home parcels in mobile home parks.)

FIGURE 2 – SUMMARY OF SPECIAL TAX LEVIES BY PROPERTY TYPE

| <i>Property Type</i>                               | <i>Total<br/>Parcels</i> | <i>Taxed<br/>Parcels</i> | <i>Senior<br/>Reductions</i> | <i>Low-Inc.<br/>Housing<br/>Exemptions</i> | <i>Unadjusted<br/>Taxable<br/>Units</i> | <i>Tax Levy</i>       |
|--|--------------------------|--------------------------|------------------------------|--|---|-----------------------|
| Single Family Residential                          | 13,774                   | 13,773                   | 1,507                        | 1  | 13,796                                  | 2,834,179             |
| Multi-Family Residential (2-4 units)               | 648                      | 647                      | 17                           | 1  | 767                                     | 164,405               |
| Condominium  | 1,195                    | 1,184                    | 59                           | 11   | 1,184                                   | 250,896               |
| Mobile Home, separate parcel                       | 235                      | 235                      | 51                           | -  | 118                                     | 22,764                |
| Commercial/industrial                              | 258                      | 258                      | -                            | -  | 1,669                                   | 362,722               |
| Office   | 244                      | 244                      | 2                            | -  | 600                                     | 130,179               |
| Vacant, mapped                                     | 244                      | 243                      | -                            | 1  | 244                                     | 52,809                |
| Other, pcl that is not in other class              | 16                       | 1                        | -                            | -  | 1                                       | 217                   |
| Parking lot/self storage                           | 66                       | 66                       | -                            | -  | 94                                      | 20,428                |
| Multi-Family Residential (5+ units)                | 233                      | 211                      | 1                            | 22   | 4,825                                   | 1,021,885             |
| Agricultural                                       | 299                      | -                        | -                            | -  | -                                       | -                     |
| Golf course  | 4                        | 4                        | -                            | -  | 60                                      | 13,040                |
| Mobile Home Park                                   | 4                        | 4                        | -                            | -  | 109                                     | 23,580                |
| Joined   | 10                       | -                        | -                            | -  | -                                       | -                     |
| Exempt from CFD1 (not exempt from pcl tax or CFD2) | 1,681                    | 1                        | -                            | 2  | 1                                       | 217                   |
| <b>TOTALS</b>                                      | <b>18,911</b>            | <b>16,871</b>            | <b>1,637</b>                 | <b>38</b>                                  | <b>23,467.00</b>                        | <b>\$4,897,322.47</b> |

*Notes: Property types as defined by Assessor usecodes.*

The following figure presents a summary of fiscal year 2016-17 special tax levies by County. (Totals shown are adjusted to account for senior and low income reductions.)

FIGURE 3 – SUMMARY OF SPECIAL TAX LEVIES BY COUNTY

| <i>County</i> | <i>Total<br/>Parcels</i> | <i>Taxed<br/>Parcels</i> | <i>Special<br/>Tax Units</i> | <i>Total Tax</i> | <i>Percent<br/>of Total</i> |
|---------------|--------------------------|--------------------------|------------------------------|------------------|-----------------------------|
| Yolo          | 18,867                   | 16,859                   | 21,711.00                    | \$4,894,823.29   | 99.95%                      |
| Solano        | 44                       | 12                       | 11.00                        | \$2,499.18       | 0.05%                       |
| Totals        | 18,911                   | 16,871                   | 21,722.00                    | \$4,897,322.47   | 100.00%                     |

## FISCAL YEAR 2016-17 SPECIAL TAX

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### SPECIAL TAX COSTS AND EXPENDITURES

Figure 4 provides the Special Tax levy expenditures for Fiscal Year 2016-17.

FIGURE 4 – SUMMARY OF SPECIAL TAX EXPENDITURES

|                                       | Fiscal Year<br>2016-2017 |             |
|---------------------------------------|--------------------------|-------------|
| Beginning Balance, July 1, 2016       | \$4,673,126              |             |
| Contribution To / From CFD No. 1 Fund | \$4,897,322              |             |
| Interest Income                       | \$16,880                 |             |
|                                       |                          | \$9,587,328 |
| Bond Requirements                     |                          |             |
| Principal Repayment                   | \$1,888,560              |             |
| Interest Expense                      | \$1,111,440              |             |
| Administrative Expenses               | \$18,407                 |             |
| Less: Credits                         | \$0                      |             |
|                                       |                          | \$3,018,407 |
| Ending Balance                        |                          | \$6,568,921 |
| Total Annual Special Tax:             |                          | \$4,897,322 |

## OUTSTANDING BONDS AND CERTIFICATES OF PARTICIPATION

Nine series of Mello-Roos bonds, with a total original principal of \$81,633,630, have been issued to date. Figure 5 below summarizes the bond issuance and outstanding principal balances as of August 31, 2015, and reflects the redemption of the Series 2006 and 2007 bonds in February, 2016. All outstanding bonds have been redeemed.

FIGURE 5 – BOND ISSUANCES AND PRINCIPAL BALANCES

| <i>Bond Series</i>             | <i>Original Principal</i> | <i>Outstanding Balance</i> |
|--------------------------------|---------------------------|----------------------------|
| Series 1990 <sup>[1]</sup>     | \$3,915,000               | \$0                        |
| Series 1991 <sup>[1]</sup>     | \$12,430,000              | \$0                        |
| Series 1993 <sup>[2]</sup>     | \$5,130,000               | \$0                        |
| Series 1995 <sup>[2]</sup>     | \$1,880,000               | \$0                        |
| Series 1996 <sup>[1],[3]</sup> | \$21,000,000              | \$0                        |
| Series 1997 <sup>[3]</sup>     | \$2,780,000               | \$0                        |
| Series 2001 <sup>[4]</sup>     | \$4,943,630               | \$0                        |
| Series 2006 <sup>[2],[5]</sup> | \$7,370,000               | \$0                        |
| Series 2007 <sup>[3],[5]</sup> | \$22,185,000              | \$0                        |
| Total, CFD No. 1               | \$81,633,630              | \$0                        |

<sup>[1]</sup> Refunded by Series 1996 bonds

<sup>[2]</sup> Refunded by Series 2006 bonds

<sup>[3]</sup> Refunded by Series 2007 bonds

<sup>[4]</sup> Redeemed in February 2012

<sup>[5]</sup> Redeemed in February 2016

In addition, the District has three Certificates of Participation outstanding for which the capital appreciation component is paid by CFD #1 tax revenue. As shown in Figure 6 below, the outstanding balances for the 2005, 2009 and 2014 COPs total \$20,103,334.

FIGURE 6 – COP ISSUANCES AND PRINCIPAL BALANCES

| <i>Bond Series</i> | <i>Original Principal</i> | <i>Outstanding Balance</i> |
|--------------------|---------------------------|----------------------------|
| 2005 COP           | \$7,706,960               | \$7,706,960                |
| 2009 COP           | \$2,564,311               | \$2,564,311                |
| 2014 COP           | \$9,832,063               | \$9,832,063                |
| Total, CFD No. 1   | \$20,103,334              | \$20,103,334               |

## DELINQUENCIES

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As shown in Figure 6 below, delinquencies for CFD No. 1 were 0.58% of total special taxes levied for 2015-16 special taxes levied for parcels in Yolo and Solano Counties, combined. The District participates in the "Teeter Plan" with the Counties of Yolo and Solano whereby the Counties pay all delinquent special taxes to the District and in return the Counties institute collection proceedings and, when collected, keep all delinquent payments with interest and penalties. This plan allows the District to maintain reliable special tax revenues and reduces the cost of collection.

The District reviews the Counties of Yolo and Solano Tax Collector's public records annually by June 30 to determine the amount of special tax revenues and delinquencies during the fiscal year. If the amount of collections is less than 95% of the amount of special tax levy in such fiscal year, the School District has covenanted with bondholders to institute foreclosure proceedings not later than October 31 to enforce the lien against delinquent installments. The District is also obligated to institute foreclosure proceedings in the case of a single property owner who is delinquent by more than \$25,000.

**FIGURE 7 – COMBINED DELINQUENCY DATA – YOLO & SOLANO COUNTIES**

|                                   | <i>FY 2015-16<br/>Levies</i> |
|-----------------------------------|------------------------------|
| Total Developed Parcels           | 16,671                       |
| Number of Delinquent Parcels      | 121                          |
| Percent of Parcels Delinquent     | 0.73%                        |
| Total Special Tax Levied          | \$4,641,087.36               |
| Total Special Taxes Delinquent    | \$27,029.55                  |
| Percent of Special Tax Delinquent | 0.58%                        |

## ADMINISTRATION OF COMMUNITY FACILITIES DISTRICT

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### GENERAL ADMINISTRATIVE REQUIREMENTS

The Mello-Roos Community Facilities District Act of 1982 (the Act) requires that a Special Tax Report be prepared annually to identify the Special Tax Rate for all parcels to be assessed in the upcoming fiscal year. The levy data must subsequently be filed with the County Auditor prior to the second Tuesday in August for inclusion on property tax bills.

After submission of the Special Tax levies, the final levies should be confirmed with the County Auditor prior to the preparation of tax bills, which typically occurs in October. The Special Tax is collected in two equal installments on the tax bills that are due on December 10 and April 10.

### DELINQUENCY PROCEDURES

As noted, the District is participating in the County of Solano and County of Yolo Teeter Plan, so the delinquent revenues are prepaid by the Counties. The delinquency rate for the 2015-16 special tax levies was 0.58% for Yolo and Solano Counties, combined. Since no property owner is currently delinquent by an amount in excess of \$25,000, and the delinquency rate on the special taxes is below the 5% threshold the bond covenants, there is no requirement to commence foreclosure proceedings at this time. Moreover, the special taxes are anticipated to remain on the Teeter Plan.

### NOTICES OF SPECIAL TAX LIEN

The Act states "For purposes of enabling sellers of real property subject to the levy of special taxes to satisfy the notice requirements of subdivision (b) of Section 1102.6 of the Civil Code, the designated office, department, or bureau shall furnish a Notice of Special Tax to any individual requesting the notice or any owner of property subject to a special tax levied by the local agency within five working days so receiving a request for such notice. The local agency may charge a reasonable fee for this service not to exceed ten dollars." A copy of this notice is included in Appendix B of this Report.

In addition, any developer, subdivider or his or her agent or representative shall not sell, or lease any property subject to the Special Tax until the prospective purchaser or lessee has been furnished with and signed a written notice of special tax lien similar to that shown in Appendix B of this Report.

This notice is designed to clearly and accurately provide information about the special tax and the levy for the subject property.

SCI Consulting Group has developed a custom software system that will look up any property in the District and, among other functions, prints customized notices of special tax lien. This software is included as a standard component of our administrative services.

## REPORTING REQUIREMENTS

### PUBLIC INFORMATION

Property owners and other interested persons can obtain information regarding special tax levies and other information by contacting the District or SCI Consulting Group at telephone number (800) 273-5167. The telephone number for SCI Consulting Group is also included with property tax bills.

### ASSESSOR AND AUDITOR FILING AND REPORTING

Pursuant to the Act, all special tax levies for the upcoming fiscal year must be filed with the County Auditor by August 10. In addition, the Mello-Roos Community Facilities Annual Report must be filed within 120 days after the last day of the fiscal year. The report and special tax levies will be submitted and confirmed for the fiscal year 2016-17.

### CDIAC REPORTING

Article 53359.5 of the Act stipulates that any bonds sold on or after January 1, 1993 must provide the California Debt and Investment Advisory Commission (CDIAC) with annual reports not later than October 30, including the following information:

1. The principal amount of any bonds outstanding.
2. The balance in the bond reserve fund.
3. The balance in the capitalized interest fund, if any.
4. The number of parcels which are delinquent with respect to their special tax payments, the amount that each parcel is delinquent, the length of time that each has been delinquent, and when foreclosure was commenced for each delinquent parcel.
5. The balance in any construction funds.
6. The assessed value of all parcels subject to the special tax to repay the bonds as shown on the most recent equalized roll.

As noted, CDIAC reports are prepared annually.

## RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

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The tax listed for each parcel on the tax roll was computed at the following rates per Special Tax Unit for each parcel in CFD #1 existing as of July 1, 2016:

Tax per STU: \$217.33

The Special Tax Units were assigned as follows:

- A. Single Family Homes: a single-family detached house on a single parcel was assigned 1 STU.
- B. Mobile Homes: a mobile home on a separate parcel, or in a mobile home park or in a mobile home subdivision was assigned 0.5 STU.
- C. Multi-Family Units: all multi-family units, including duplex and halfplex, were assigned 0.5 STU per unit.
- D. Commercial Property: property zoned for commercial use was assigned 1 STU per each 1/4 acre or portion thereof.
- E. Industrial Property: property zoned for industrial use was assigned 1 STU per 1/4 acre or portion thereof.
- F. Agricultural: property zoned for agricultural use was assigned 1 STU for each residence. Agricultural property with no residences was not taxed.
- G. Vacant, undeveloped, non-agricultural property was assigned 1 STU per parcel.
- H. Senior Citizen Reductions: a property owner over the age of 65 obtains a 50% reduction in the special tax for his primary residence by filing an application between May 15 and June 15.
- I. Low Income Housing Exemption: A qualifying low income/rent housing project shall obtain an exemption from the special tax by filing an application between May 15 and June 15.
- J. Any governmentally owned parcels are listed with zero Special Tax.

The full text of the Rate and Method of Apportionment follows.

## DAVIS JOINT UNIFIED SCHOOL DISTRICT

COMMUNITY FACILITIES DISTRICT No. 1

## (DISTRICT-WIDE SCHOOL FINANCING)

## RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

A Special Tax, determined as shown below, shall be levied each year by the Board of Education of the Davis Joint Unified School District (the "District") within the boundaries of Community Facilities District No. 1 (the "CFD"):

- I. **DEFINITIONS.** The terms hereinafter set forth have the following meanings:
- A. "Undeveloped property" means all Taxable Property in the District for which no residential, commercial or industrial improvements or use exist and no building permit has been issued as of June 1 of the preceding Fiscal Year from the year for which the tax is to be levied.
  - B. "Developed Property" means all Taxable Property in the District which has improvements or for which a building permit has been issued as of June 1 of the preceding Fiscal Year from the year for which the tax is to be levied, or where there is a use for a purpose that does not require a building permit as of June 1 of the preceding Fiscal Year from the year for which the tax is to be levied.
  - C. "Special Tax Units" or "STU" are assigned to each parcel of land, based on the category of the property (Developed or Undeveloped) within the CFD.
  - D. "Maximum Special Tax" means the maximum amount of special tax which may be levied annually against any parcel (which may be stated as a maximum amount per STU) within the CFD as set forth herein.
  - E. "District" means the geographic area of the Davis Joint Unified School District.
  - F. "Fiscal Year" means the period starting on July 1 and ending on the following June 30.
  - G. "Board" means the Board of Education of the Davis Joint Unified School District.
  - H. "Taxable Property" means all of the area within the boundaries of the CFD which is not exempt from the special tax.

II. DESCRIPTION OF TAXABLE UNITS AND ASSIGNMENT OF STU'S.

DEVELOPED PROPERTY:

- A. Single Family Homes: a single-family detached house on a single parcel is assigned 1 STU.
- B. Mobile Homes: a mobile home on a separate parcel, or in a mobile home park or in a mobile home subdivision is assigned .5 STU.
- C. Multi-Family Units: all multi-family units, including duplex and halplex, are assigned .5 STU per unit.
- D. Commercial Property: property zoned for commercial use is assigned 1 STU per each 1/4 acre or portion thereof.
- E. Industrial Property: property zoned for industrial use is assigned 1 STU per each 1/4 acre or portion thereof.
- F. Agricultural: property zoned for agricultural use is assigned 1 STU for each residence.

UNDEVELOPED PROPERTY:

- G. Vacant, Undeveloped, non-agricultural property is assigned 1 STU for each parcel.
- H. Agricultural property zoned for agricultural use which contains no residence will not be taxed.

EXEMPT PROPERTY AND REDUCTIONS:

- I. Governmental: property owned by the state, federal or other local government will not be taxed except:

(1) If a public agency owning property, including property held in trust for any beneficiary, which is exempt from a special tax pursuant to 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 Section 53340, be levied on the leasehold or possessory interest and shall be payable by the owner of the leasehold or possessory interest.

(2) If property not otherwise exempt from a special tax levied pursuant to this chapter is acquired by a public entity through a negotiated transaction, or by gift or devise, the special tax shall, notwithstanding Section 53340, continue to be levied on the property acquired and shall be enforceable against the public entity that acquired the property.

(3) If property subject to a special tax levied pursuant to this chapter is acquired by a public entity through eminent domain proceedings, the obligation to pay the special tax shall be treated as if it were a special annual assessment. For this purpose, the present value of the obligation to pay a special tax to pay the principal and interest on any indebtedness incurred by the district prior to the date of apportionment determined pursuant to Section 5082 of the Revenue and Taxation Code shall be treated the same as a fixed lien special assessment.

- J. Non-Governmental tax exempt uses: property which is exempt by law from ad valorem taxes will not be taxed except as otherwise provided herein.
- K. Unbuildable: parcels defined by the Assessor as unbuildable will not be taxed.
- L. Senior Citizen Reductions. A property owner has the option of annually applying for a senior citizen tax reduction which will exempt the property from fifty percent (50%) of the special tax if all of the following conditions exist:
  - (1) The property owner provides evidence that the dwelling unit is occupied by a head of household or spouse, either of whom is at least 65 years of age.
  - (2) The property owner provides evidence of ownership of the property.
  - (3) The property owner's application is filed and qualifies annually. Filing of the application shall be made between May 15 and June 15 annually.
  - (4) The exemption is only for the primary residence of the applicant property owner. All other residences owned by the property owner are subject to the full tax.
- M. Low Income Housing Tax Exemptions. A property owner has the option of applying for a low income housing tax exemption from the special tax if all of the following conditions exist.
  - (1) The property owner provides evidence that the dwelling unit(s) constitute(s) low income housing under either of the following categories.
    - (a) A low-rent housing project within the meaning of Section 214 (g) of the California Revenue and Taxation Code owned by a non-profit tax exempt corporation that qualified under Sections 501 (c) (3) or 501 (c) (4), of the

Internal Revenue Code of 1986, as amended or a non-profit corporation organized under Section 7110 of California Corporations Code, or

- (b) A limited equity cooperative defined by California Health & Safety Code Section 33007.5.
- (2) The property owner provides evidence of ownership of the property.
- (3) The application is filed and qualifies annually. Filing of the application shall be made between May 15 and June 15 annually.

### III. MAXIMUM SPECIAL RATES.

- A. Maximum Rate: the Maximum Special Tax Rate for all Taxable Property is \$67 per STU per year in Fiscal Year 1990-91.
- B. Annual Escalation: the Maximum Rate shall be subject to annual increases of, not to exceed, a maximum of 4.63% per year, compounded.

### IV. METHOD OF APPORTIONMENT.

No later than the first Board meeting in July of each year, all Taxable Property in the District shall be categorized and assigned its appropriate number of STU and shall be subject to levy of the special tax according to the rate and method of apportionment contained herein. The School District shall determine the total amount of special tax required for the fiscal year to pay for the authorized costs and expenses of the CFD. The authorized costs and expenses of the CFD include all those set forth in the Act, and all costs necessary to administer the bonds, collect and administer the special taxes, and administer the CFD. They include funds not only to pay current debt service on the bonds, but also to accumulate funds for future debt service, to pay amounts delinquent on the bonds (or to become delinquent based upon past special tax delinquencies), to replenish the reserve fund to its proper level (or to reimburse payment to be made from the reserve fund based upon past special tax delinquencies), to pay directly for any authorized facilities or to accumulate funds for that purpose. Special tax proceeds are managed in such a fashion as not to cause the bonds to become arbitrage bonds under the Tax Reform Act of 1986.

The tax levy on each parcel within the CFD shall be the same percentage of its maximum tax. The percentage shall be calculated to be the percentage which will just raise the amount of special tax required.

V. LIMITATIONS AND REDUCTIONS.

The Board shall not impose a special tax on exempt property as determined to be exempt by the Board. In the event that exempt status should change for any property, the property would then be classified as Taxable Property. (Once a property has been classified as Developed Property, it may not be reclassified as any other property.)

VI. APPEALS AND INTERPRETATION PROCEDURE.

Any Taxpayer claiming that the amount or application of the special tax is in error may file a notice with the District appealing the levy of the special tax. The Superintendent or designee will promptly review the appeal and, if necessary, meet with the applicant and decide the appeal. If the findings of the Superintendent or designee verify that the tax should be modified or changed, the special tax levy shall be corrected and, if applicable, a refund shall be granted. Any dispute over the decision of the Superintendent or designee shall be referred to the Board and the decision of the Board shall be final.

Interpretations may be made by Resolution of the Board for purposes of clarifying any vagueness or uncertainty as it relates to the application of the special tax rate, or application of the method of apportionment, or the classification of properties or any definition applicable to the CFD.

VIII. COLLECTION OF SPECIAL TAX.

The special tax shall be collected each year upon the applicable assessor's parcels in the CFD in the same manner as ordinary ad valorem property taxes are collected and shall be subject to the same penalties, procedures, and lien priorities in the case of delinquency as is provided for ad valorem taxes. The School District shall cause the actions required above to be done for each Fiscal Year in a timely manner to assure that the schedule of the special taxes to be collected are received by the Auditors of the Counties of Yolo and Solano for inclusion with billings for such ad valorem taxes for the applicable Fiscal Year. The special tax shall be levied and collected only so long as it is needed to pay the principal and interest on debt incurred in order to acquire and/or construct the facilities of the CFD, or so long as it is needed to pay the costs and incidental expenses of the construction of facilities authorized.

IX. CLAIMS FOR REFUND.

All claims for refund of special taxes collected by Yolo or Solano Counties on behalf of C.F.D. No. 1 shall be filed with the Superintendent of the District no later than one year after the date of the special tax has been paid to the County. The claimant shall file the claim within this time period and the claim shall be finally acted upon by the Board as a prerequisite to the claimant bringing suit

thereon. Pursuant to Government Code Section 935(b) the claim shall be subject to the provisions of Govt. Code §§945.6 and 946.

The governing board of the District acting on its own behalf and on behalf of C.F.D. No. 1 shall act on a timely claim within the time period required by Govt. Code §912.4.

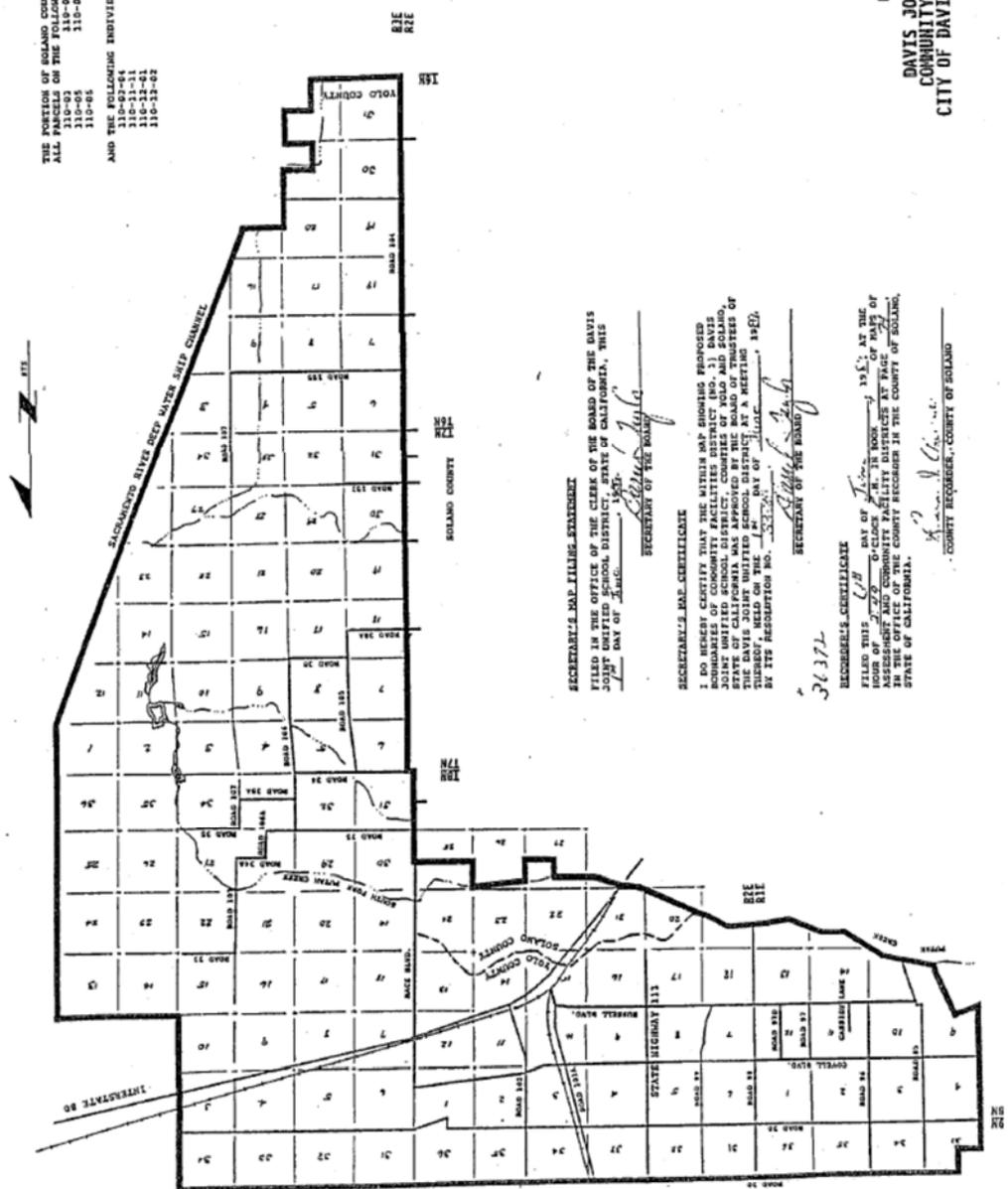
The procedure described in this ordinance shall be the exclusive claims procedure for claims seeking a refund of special taxes. The decision of the governing board of the District in response to the claim for refund of taxes shall be final and shall not be appealable.

## DISTRICT BOUNDARY DIAGRAM

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The boundaries of CFD #1 are shown on the following diagram.

THE PORTION OF SOLANO COUNTY INCLUDES  
ALL THE FOLLOWING PARCELS:  
110-05  
110-06  
110-07  
110-08  
AND THE FOLLOWING INDIVIDUAL PARCELS:  
110-09  
110-10  
110-11  
110-12-01  
110-12-02



## APPENDIX A – SPECIAL TAX ROLL, FY 2016-17

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The tax roll listing the fiscal year 2016-17 Special Tax for all Assessor's Parcels of land within the boundaries of the Community Facilities District Number 1 (CFD #1) of the Davis Joint 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 included in the Section of this Report titled RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX.

## **APPENDIX B – NOTICE OF SPECIAL TAX LIEN**

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The Notice of Special Tax Lien for the Community Facilities District No. 1 is presented on the following page.

**NOTICE OF SPECIAL TAX - UNDEVELOPED PARCEL**

**COMMUNITY FACILITIES DISTRICT NO. 2  
DAVIS JOINT UNIFIED SCHOOL DISTRICT  
COUNTY OF YOLO, CALIFORNIA**

TO: THE PROSPECTIVE PURCHASER OF THE REAL PROPERTY KNOWN AS:

\_\_\_\_\_  
\_\_\_\_\_

**This information is Valid  
Through June 30, 2017.**

THIS IS A NOTIFICATION TO YOU PRIOR TO YOUR PURCHASING THIS PROPERTY. THE SELLER IS REQUIRED TO GIVE YOU THIS NOTICE AND TO OBTAIN A COPY SIGNED BY YOU TO INDICATE THAT YOU HAVE RECEIVED AND READ THIS NOTICE.

- (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 THIS TAX AND THE BENEFITS FROM THE PUBLIC FACILITIES AND SERVICES FOR WHICH IT PAYS INTO ACCOUNT IN DECIDING WHETHER TO BUY THIS PROPERTY.
- (2) The maximum annual special tax which may be levied against this parcel to pay for public facilities is estimated to be \$.6487 per square foot of residential construction if a building permit is issued for the construction of a residence on the property by June 1, 2016. This amount will be charged on an annual basis commencing during the 2016-17 tax year and will remain constant until all of the authorized facilities are built and all special tax bonds are repaid, but in any case not after the 30th year. In the event a building permit is issued for a residence on the property after June 1, 2016 but on or before June 1, 2017, it is estimated that the maximum annual special tax to be levied on this parcel, commencing during the 2017-18 tax year will be \$.6788 per square foot of residential construction. This amount will be charged on an annual basis and will remain constant until all of the authorized facilities are built and all special tax bonds are repaid, but in any case not after the 30th year. The maximum annual tax in fiscal year 2016-17 for commercial/industrial construction with a building permit issued prior to June 1, 2016 is \$.0973 per square foot of commercial/industrial construction.
- (3) The authorized facilities which are being paid for by the special taxes, and by the money received from the sale of bonds which are being repaid by the special taxes, to the extent that financing is available, are:
  - 1) The repair, rehabilitation, modification and expansion of existing elementary and secondary school facilities;
  - 2) The acquisition of sites and the construction of elementary and secondary school facilities with related appurtenances and support structures;
  - 3) The acquisition of sites and the construction of non-school facilities to support District operations; and
  - 4) The acquisition of related equipment and furnishings; all necessary to meet student population demands.

These facilities may not yet have all been constructed or acquired and it is possible that some may never be constructed or acquired.

In addition, the special taxes may be used to pay for costs of the following services: None

YOU MAY OBTAIN A COPY OF THE RESOLUTION WHICH AUTHORIZED CREATION OF THE COMMUNITY FACILITIES DISTRICT, AND WHICH SPECIFIED MORE PRECISELY HOW THE SPECIAL TAX IS APPORTIONED AND HOW THE PROCEEDS OF THE TAX WILL BE USED, FROM THE DAVIS JOINT UNIFIED SCHOOL DISTRICT BY CALLING 757-5300 ext. 122. THERE MAY BE A CHARGE FOR THIS DOCUMENT NOT TO EXCEED THE ESTIMATED REASONABLE COST OF PROVIDING THE DOCUMENT.

I (WE) ACKNOWLEDGE THAT I (WE) HAVE READ THIS NOTICE AND RECEIVED A COPY OF THIS NOTICE PRIOR TO ENTERING INTO A CONTRACT TO PURCHASE OR DEPOSIT RECEIPT WITH RESPECT TO THE ABOVE REFERENCED PROPERTY. I (WE) UNDERSTAND THAT I (WE) MAY TERMINATE THE CONTRACT TO PURCHASE OR DEPOSIT RECEIPT WITHIN THREE DAYS AFTER RECEIVING THIS NOTICE IN PERSON OR WITHIN FIVE DAYS AFTER IT WAS DEPOSITED IN THE MAIL BY GIVING WRITTEN NOTICE OF THAT TERMINATION TO THE OWNER, SUBDIVIDER, OR AGENT SELLING THE PROPERTY.

DATE \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_