

# Petition for the Andersen Village Community Facilities District and County of Tulare Local Mello- Roos Community Facilities Goals and Policies



Board of Supervisors

May 21, 2019

Presented by the  
Tulare County Resource Management Agency



# Overview

- Request: Receive the Petitions from Steve Hash (Hash / Shafer Trust) and San Joaquin Valley Homes (JRR Management Services Inc.) for a CFD over the Andersen Village Specific Plan Area
- Approve the Goals and Policies for Countywide CFD
- Based on Planning Commission Recommendation for approval of the CFD (Reso No.) 9468, the approval of the Specific Plan and the MOU with City of Kingsburg
- CEQA was satisfied with the Environmental Impact Report approval June 28, 2018
- Staff will come back after 30 days with a Resolution for the adoption of the Countywide CFD and Andersen Village CFD

# Andersen Village Specific Plan Approved June 26, 2018

The project is located one-half mile east of State Route 99 and approximately one-tenth of a mile south of State Route 201

At the corner of Road 16 and Avenue 396



# Petition

- Receive the Petitions - Hash 33.26 Acres and San Joaquin Valley Homes 15.94 - Acres for a CFD over the Andersen Village Specific Plan Area
- Description of Services to be financed 2019-01 (Public Services – Roadways, Parks, Parking, Landscaped Parkways and Medians, Trails, Maintenance / Operating / Administrative Reserve
- Cost to be covered
  - Authorized Services, including the establishment of reserves for future costs of Authorized Services,
  - Administrative Expenses,
  - An amount to cover anticipated delinquencies for the payment of the Special Tax, based on the delinquency rate for the preceding Fiscal Year; Less
  - A credit for funds available to reduce the annual Special Tax levy, if any, as determined by the CFD Administrator.

# Andersen Village CFD No. 2018- (Services)

## Maximum Annual Special Tax - Base Year of FY 2018-19

CFD Phasing and Maximum Annual Tax by Phase						
		Total	Phase 1	Phase 2	Phase 3	Total
		Dwelling Units	85	59	38	182
		SF	61	51	38	150
		MF	24	8	-	32
		Parks/Landscaping (SF)	14,000	110,444	14,000	138,444
	Unit Cost/Year	Streets (SF)	122,040	104,616	81,468	308,124
Subdivision Maintenance						
Public Streets	\$ 0.125	\$ 38,516	\$ 15,255.00	\$ 13,077.00	\$ 10,183.50	\$ 38,515.50
Street Lighting	\$ 15.00	\$ 5,135	\$ 2,034.00	\$ 1,743.60	\$ 1,357.80	\$ 5,135.40
Parks and Landscaping (onsite)	\$ 0.35	\$ 48,455	\$ 4,900.00	\$ 38,655.40	\$ 4,900.00	\$ 48,455.40
Storm Drainage (onsite)		\$ 10,000	\$ 7,500.00	\$ 2,500.00	\$ -	\$ 10,000.00
Capital/Debt Service		\$ 15,000	\$ 7,005.49	\$ 4,862.64	\$ 3,131.87	\$ 15,000.00
Fire Services		\$ 23,000	\$ 10,741.84	\$ 7,456.10	\$ 4,802.23	\$ 23,000.17
Police		\$ 70,308	\$ 32,835.98	\$ 22,792.03	\$ 14,679.61	\$ 70,307.62
General Government and Admin		\$ -				\$ -
CFD Administration @ 5%		\$ 10,521	\$ 4,013.62	\$ 4,554.34	\$ 1,952.75	\$ 10,520.70
CFD Contingency and Reserve @ 10%		\$ 21,041	\$ 8,027.23	\$ 9,108.68	\$ 3,905.50	\$ 21,041.41
General Contingency		\$ 12,486	\$ 5,831.37	\$ 4,047.66	\$ 2,606.97	\$ 12,486.00
<b>Total-Phase</b>		<b>\$ 254,462</b>	<b>\$ 98,144.53</b>	<b>\$ 108,797.44</b>	<b>\$ 47,520.23</b>	<b>\$ 254,462.20</b>
<b>Cumulative Total</b>			<b>\$ 98,144.53</b>	<b>\$ 206,941.97</b>	<b>\$ 254,462.20</b>	
Per Year/Unit		\$ 1,398.14	\$ 1,154.64	\$ 1,437.10	\$ 1,398.14	
Per Month/Unit		\$ 116.51	\$ 96.22	\$ 119.76	\$ 116.51	
Estimated Assessed Valuation		\$ 51,300,000	25,530,000	18,630,000	12,540,000	56,700,000
Supplemental Tax Rate		0.496%	0.384%	0.469%	0.449%	

# Goals and Policies

Section 53312.7(a) of the California Government Code requires that the County of Tulare (the “County”) consider and adopt local goals and policies concerning the use of the Mello-Roos Community Facilities Act of 1982 (the “Act”) prior to the initiation of proceedings ...

# Goals and Policies

## ■ Financing Priorities

*The Bond Financing and Credit Quality requires that CFD bond issues have a four to one (4:1) property value to public lien ratio as provided in Section 53345.8(b) or (c)*

## ■ Bond Financings / Credit Quality

*Land use approvals necessary for development of land in the CFD to be substantially in place before bonds may be issued. A reserve fund will be required for all bond issues.*

## ■ Disclosures

*In regards to disclosure, the County shall provide a notice of special taxes to sellers of property (other than developers) which will enable them to comply with their notice requirements*

## ■ Equity or Special Tax Formulas / Max. Special Taxes

*Special tax formulas shall provide for minimum special tax levels and may provide amounts requiring the accumulation of funds reasonably required for future debt service equal to projected delinquencies of special tax payments, and the costs of remarketing, credit enhancement, and liquidity facility fees.*

# Goals and Policies

## ■ Appraisals

*All costs associated with the preparation of the appraisal report shall be paid. For new development projects, a petition (subject to waiver) meeting the requirements of the applicable authorizing law will be required.*

## ■ County Proceedings

*Time schedules will (unless specific exceptions are allowed) observe established Board meeting schedules and agenda deadlines.*

## ■ Financing Terms

*To the extent possible, financing will be scheduled to allow debt service to be placed on the tax rolls with a minimum of capitalized interest.*

## ■ Exceptions to Policies

*The County may find in limited and exceptional instances that a waiver to any of the above stated Policies is reasonable given identified special benefits to be derived from such waiver. Such waivers only will be granted by action of the Board.*

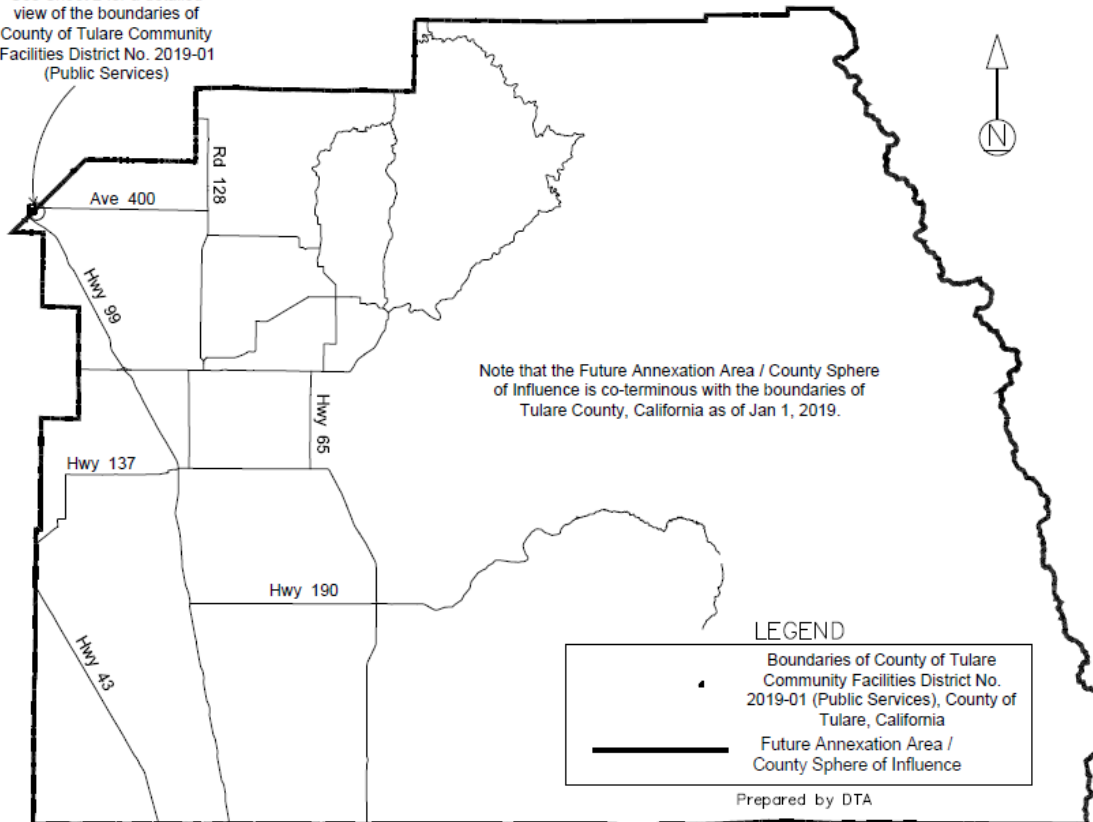


# CFD District 2019-01

SHEET 1 OF 2

## COUNTY OF TULARE COMMUNITY FACILITIES DISTRICT NO. 2019-01 (PUBLIC SERVICES) COUNTY OF TULARE STATE OF CALIFORNIA

See Sheet 2 for a detailed view of the boundaries of County of Tulare Community Facilities District No. 2019-01 (Public Services)



Note that the Future Annexation Area / County Sphere of Influence is co-terminous with the boundaries of Tulare County, California as of Jan 1, 2019.

(1) Filed in the office of the Clerk of the Board of Supervisors of Tulare County this \_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Jason T. Britt,  
Clerk of the Board of Supervisors  
Tulare County, California

(2) I hereby certify that the within map showing the proposed boundaries of County of Tulare Community Facilities District No. 2019-01 (Public Services), County of Tulare, State of California, was approved by the Clerk of the Board of Supervisors at a regular meeting thereof, held on this \_\_\_\_ day of \_\_\_\_\_, 2019, by its Resolution No. \_\_\_\_\_.

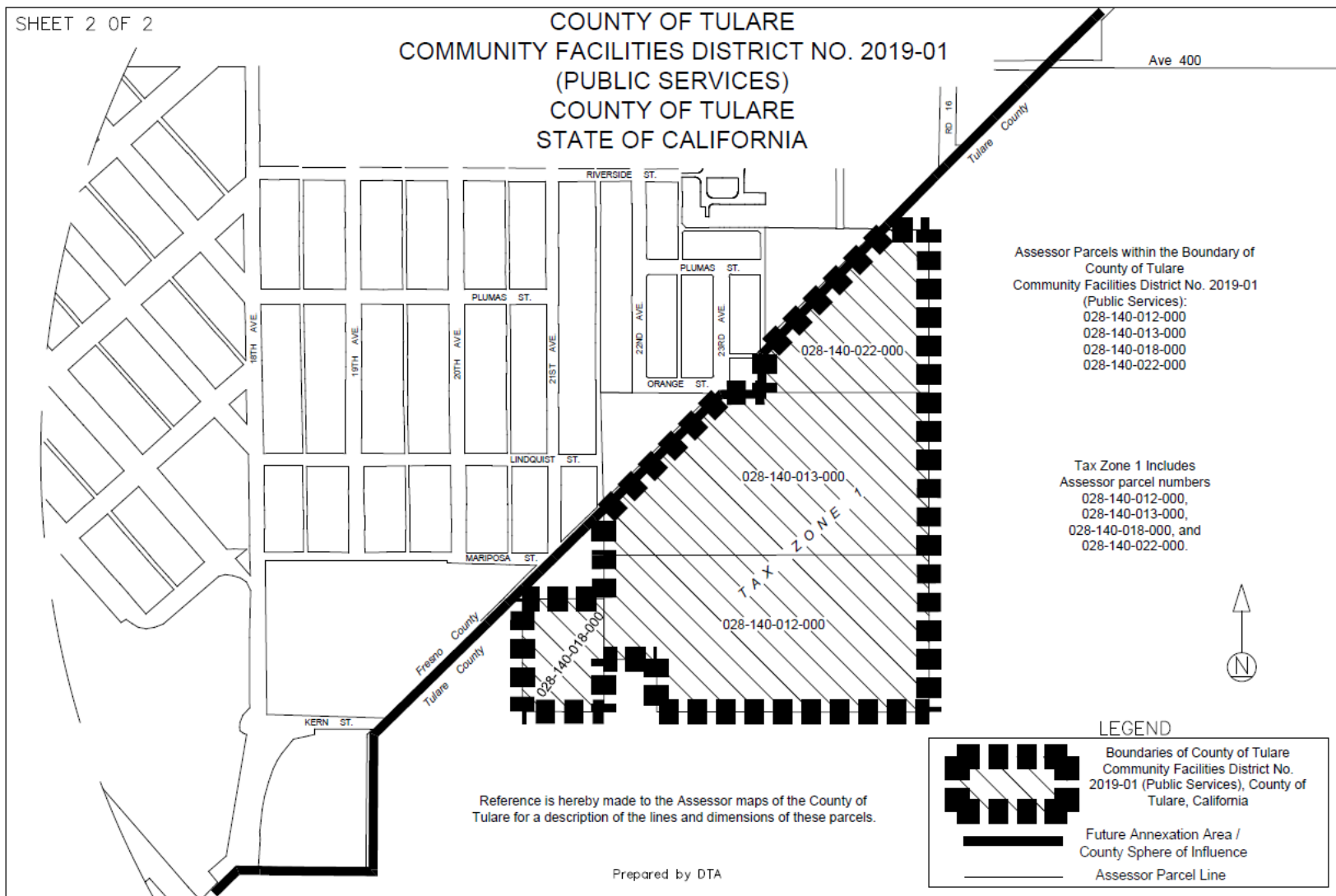
\_\_\_\_\_  
Jason T. Britt,  
Clerk of the Board of Supervisors  
Tulare County, California

(3) Filed this \_\_\_\_ day of \_\_\_\_\_, 2019, at the hour of \_\_\_\_ o'clock \_\_m, in Book \_\_\_\_\_ of Maps of Assessment and Community Facilities Districts at Page \_\_\_\_\_ and as Instrument No. \_\_\_\_\_ in the office of the County Recorder in the County of Fresno, State of California.

\_\_\_\_\_  
Roland Hill  
Assessor / Clerk - Recorder, County of Tulare  
By \_\_\_\_\_  
Deputy  
Fee \_\_\_\_\_

Exempt recording requested,  
per CA Government Code §6103

# CFD District 2019-01



SHEET 2 OF 2

## COUNTY OF TULARE COMMUNITY FACILITIES DISTRICT NO. 2019-01 (PUBLIC SERVICES) COUNTY OF TULARE STATE OF CALIFORNIA

Assessor Parcels within the Boundary of  
County of Tulare  
Community Facilities District No. 2019-01  
(Public Services):  
028-140-012-000  
028-140-013-000  
028-140-018-000  
028-140-022-000

Tax Zone 1 Includes  
Assessor parcel numbers  
028-140-012-000,  
028-140-013-000,  
028-140-018-000, and  
028-140-022-000.

Reference is hereby made to the Assessor maps of the County of  
Tulare for a description of the lines and dimensions of these parcels.

Prepared by DTA

### LEGEND

- Boundaries of County of Tulare  
Community Facilities District No.  
2019-01 (Public Services), County of  
Tulare, California
- Future Annexation Area /  
County Sphere of Influence
- Assessor Parcel Line

# Requests

## *That the Board of Supervisors:*

1. Hold a Public Hearing at 9:30 a.m. or shortly thereafter;  
and
2. Receive the petition(s) for the proposed Andersen Village  
Community Facilities District; and
3. Authorize and approve the County of Tulare Local Goals  
and Policies concerning the use of the Mello-Roos  
Community Facilities Act of 1982.
4. Approve Resolution of Intent for Community Finance  
District 2019-01