

# **City of San Diego**

## **ADMINISTRATION REPORT FISCAL YEAR 2016-2017**

### **COMMUNITY FACILITIES DISTRICT NO. 2 (SANTALUZ) IMPROVEMENT AREA NO. 3**

**JULY 8, 2016**

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**ADMINISTRATION REPORT  
FISCAL YEAR 2016-2017**

**CITY OF SAN DIEGO  
COMMUNITY FACILITIES DISTRICT NO. 2  
(SANTALUZ)  
IMPROVEMENT AREA NO. 3**

**Prepared for**

**CITY OF SAN DIEGO**  
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San Diego, California 92101

**Prepared by**

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This report was prepared to provide for the Fiscal Year 2016-2017 special tax levy of the City of San Diego Community Facilities District No. 2 (Santaluz) Improvement Area No. 3 (“IA No. 3”). IA No. 3 issued its \$4,350,000 Series B of 2000 Special Tax Bonds (the "Prior Bonds") in October, 2000. The Prior Bonds were refunded by the sale of the \$3,380,000 Series 2015 Special Tax Refunding Bonds (the “2015 Bonds”) issued in June 2015.

CFD 2 is a legally constituted governmental entity established under the Mello-Roos Community Facilities Act of 1982 (the "Act"), as amended. The Act provides an alternative method for the financing of certain public capital facilities and services. The proceeds of the Prior Bonds were used to finance the acquisition and construction of certain road, water, and sewer related facilities necessary to meet increased demands placed on the City of San Diego as a result of the development of IA No. 3.

The bonded indebtedness of IA No. 3 is both secured and repaid through the annual levy and collection of special taxes from all property subject to the tax within IA No. 3. There are currently 94 taxable parcels. In calculating the special tax liability for fiscal year 2016-2017, this report examines the financial obligations of the current fiscal year and analyzes the level of development within IA No. 3.

A map showing the property in IA No. 3 is included in Exhibit A.

The information provided in this report is derived primarily from documents developed at the time IA No. 3 was formed and from data provided by the City or accessed through the City building permit system.

The information sources include the Rate and Method of Apportionment for IA No. 3 (“RMA”) dated January 31, 2000 and approved by the City Council on March 14, 2000, annual budget information for IA No. 3, the debt service schedule, building permit information accessed through the City’s building permit system by Willdan Financial Services and the City’s prior special tax consultant, special tax delinquency data provided by the County of San Diego, builder provided information, and historical development status and special tax payment records maintained by Willdan Financial Services.

This report is organized into the following sections:

**Section I**

Section I provides a review of special tax classifications and the development status of property within IA No. 3 prior to March 1, 2016.

**Section II**

Section II summarizes the Fiscal Year 2015-2016 special tax levy status for IA No. 3.

**Section III**

Section III determines the financial obligations of IA No. 3 for Fiscal Year 2016-2017.

**Section IV**

Section IV reviews the methodology used to apportion the special tax requirement between Developed Property and Undeveloped Property. A table of the 2016-2017 special taxes for each classification of property is included.

**EXHIBITS**

- Exhibit A:** Boundary Map
- Exhibit B:** Debt Service Schedule
- Exhibit C:** Special Tax Roll Fiscal Year 2016-2017

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## ***I. Special Tax Classifications and Development Status***

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### **Special Tax Classifications**

The methodology employed to calculate and apportion the special tax is contained in the Rate and Method of Apportionment for IA 3 dated January 31, 2000. The Rate and Method of Apportionment defines two primary categories of taxable property, namely "Developed Property" and "Undeveloped Property." The category of Developed Property is in turn divided into thirteen separate rate classifications which vary with land use (e.g., residential, non-residential and institutional) and size for residential development. A table of the Developed Property classifications is shown below.

### **Improvement Area No. 3 Developed Property Classifications**

<b>Class</b>	<b>Designation</b>	
1	Residential Property	Less than 2,250 s.f.
2	Residential Property	2,250 - 2,749 s.f.
3	Residential Property	2,750 – 3,149 s.f.
4	Residential Property	3,150 – 3,749 s.f.
5	Residential Property	3,750 – 4,049 s.f.
6	Residential Property	4,050 – 4,499 s.f.
7	Residential Property	4,500 – 4,999 s.f.
8	Residential Property	5,000 – 5,499 s.f.
9	Residential Property	5,500 – 5,999 s.f.
10	Residential Property	6,000 – 6,499 s.f.
11	Residential Property	6,500 s.f. or greater
12	Non-Residential Property	Not Applicable
13	Institutional Property	Not Applicable

Developed Property is distinguished from Undeveloped Property by the issuance of a building permit. Specifically, property for which a building permit was issued prior to March 1 will be classified as Developed Property in the following fiscal year. Therefore, all property in IA No. 3 for which building permits were issued prior to March 1, 2016, will be classified as Developed Property in Fiscal Year 2016-2017. Hence, the development status discussed below reflects development through the time period ending prior to March 1, 2016.

## Development Status

IA No. 3 encompasses the residential development known as “Fairbanks Highlands.” Fairbanks Highlands, which comprises most of IA No. 3, consists of approximately 380 acres situated in northwestern San Diego County, 20 miles north of the City’s downtown area and six miles north of the La Jolla/Golden Triangle area. The community is 100% built-out with 93 dwelling units and a church.

Building permits for all 93 residential lots were issued prior to March 1, 2001. In addition, a building permit for 6.93 acres of Institutional Property was issued prior to March 1, 2006. The table below indicates the cumulative Developed Property, by class, within IA No. 3.

No prepayment of the special tax obligation for IA No. 3 properties has occurred to date.

### Improvement Area No. 3 Cumulative Developed Property

Class	Land Use	Number of Units/Acres
1	Residential Property Less than 2,250 s.f.	0 units
2	Residential Property 2,250 - 2,749 s.f.	0 units
3	Residential Property 2,750 – 3,149 s.f.	0 units
4	Residential Property 3,150 – 3,749 s.f.	0 units
5	Residential Property 3,750 – 4,049 s.f.	12 units
6	Residential Property 4,050 – 4,499 s.f.	34 units
7	Residential Property 4,500 – 4,999 s.f.	12 units
8	Residential Property 5,000 – 5,499 s.f.	30 units
9	Residential Property 5,500 – 5,999 s.f.	2 units
10	Residential Property 6,000 – 6,499 s.f.	3 units
11	Residential Property 6,500 s.f. or greater	0 units
12	Non-Residential Property Not Applicable	0 acres
13	Institutional Property Not Applicable	6.93 acres

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## ***II. Fiscal Year 2015-2016 Special Tax Levy***

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The aggregate special tax levy for fiscal year 2015-2016 equaled \$315,579. As of May 10, 2016, \$310,222 of Fiscal Year 2015-2016 special taxes had been collected by the County. The remaining \$5,357 in special taxes are delinquent, resulting in a delinquency rate of 1.7 percent.

Pursuant to the Bond Indenture dated June 1, 2015, IA No. 3 has covenanted to determine each year whether or not any owners of property within IA No. 3 are delinquent in the payment of their special taxes. If such delinquencies exist IA No. 3 is required to commence judicial foreclosure proceedings no later than October 1, against (i) parcels with delinquent special taxes in excess of \$7,500; and (ii) all properties with delinquent special taxes in any fiscal year in which the City receives special taxes in an amount which is less than 95% of the total special tax levied and the amount in the Reserve Account is less than the Reserve Requirement. Based on the criteria set forth in the foreclosure bond covenant, at this time, IA No. 3 is not required to commence foreclosure proceedings.

As of the date of this report, there were no special tax appeals submitted by property owners within CFD No. 2 IA No. 3 in Fiscal Year 2015-2016.

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### ***III. Fiscal Year 2016-2017 Special Tax Requirement***

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The Rate and Method of Apportionment states that the special tax on Developed Property may be reduced from the assigned special tax if the following three conditions are met: (i) it is not necessary to levy a special tax pursuant to steps two and three described in Section E of the RMA in order to meet the special tax requirement; (ii) all authorized IA No. 3 Bonds have already been issued or the City Council has covenanted that it will not issue any additional IA No. 3 Bonds (except refunding bonds); and (iii) and all facilities identified on Exhibit C to the Purchase and Financing Agreement have been acquired. The City has determined that all three conditions have been met. Therefore, the special tax on Developed Property is reduced from the assigned special tax. The total special tax requirement is equal to \$307,833 and is shown in detail below.

#### **Improvement Area No. 3 Fiscal Year 2016-2017 Special Tax Requirement**

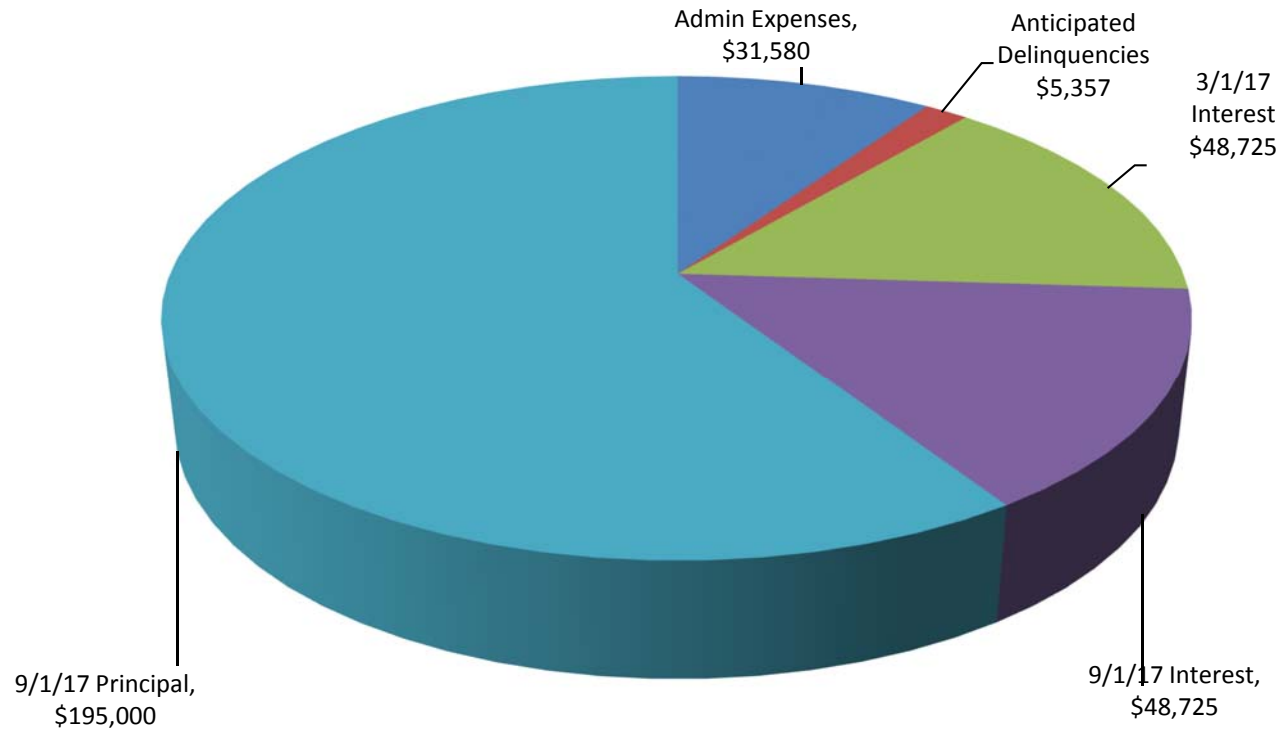
<b>FISCAL YEAR 2016-2017 USES OF FUNDS:</b>	
CFD ADMINISTRATIVE EXPENSES	\$31,580
INTEREST DUE MARCH 1, 2017	\$48,725
INTEREST DUE SEPTEMBER 1, 2017	\$48,725
PRINCIPAL DUE SEPTEMBER 1, 2017	\$195,000
ANTICIPATED DELINQUENCIES/MAINTAIN RESERVE REQUIREMENT	5,357
<b>FISCAL YEAR 2016-2017 GROSS SPECIAL TAX REQUIREMENT:</b>	<b>\$329,387</b>
<b>FISCAL YEAR 2015-2016 SURPLUS APPLIED AS CREDIT:</b>	<b>(21,554)</b>
<b>FISCAL YEAR 2016-2017 SPECIAL TAX REQUIREMENT:</b>	<b>\$307,833</b>

The components of the fiscal year 2016-2017 gross special tax requirement are shown graphically on the following page.



**Community Facilities District No. 2 (Santaluz)  
Improvement Area No. 3  
City of San Diego**

**Fiscal Year 2016-2017 Gross Special Tax Requirement**



**Gross Special Tax Requirement = \$329,387**

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## ***IV. Method of Apportionment***

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### ***Maximum Special Taxes***

The amount of special taxes that IA No. 3 may levy is strictly limited by the maximum special taxes set forth in the Rate and Method of Apportionment.<sup>1</sup>

On each July 1, commencing July 1, 2001 and ending on July 1 of the tenth fiscal year in which special taxes are levied in IA No. 3, the maximum special tax rates shall be increased by two percent (2%) of the amount in effect in the previous fiscal year. On July 1 of the eleventh and twelfth fiscal years in which special taxes are levied in IA No. 3, the maximum special taxes may be increased by up to two percent (2%) of the amount in effect in the previous fiscal year, provided that such increase is necessary to meet the special tax requirement. There will be no increase in the maximum special taxes that may be levied after the twelfth fiscal year in which special taxes are levied in IA No. 3. Fiscal Year 2001-2002 was the first year in which special taxes were levied in IA No. 3. Therefore Fiscal Year 2010-2011 was considered the tenth fiscal year and the last year of mandatory escalation of the maximum special tax. No increase in the maximum special tax rate was needed for Fiscal Years 2011-2012 and 2012-2013. Therefore, the maximum special taxes are equal to the rates established for Fiscal Year 2010-2011. The Fiscal Year 2016-2017 maximum special tax rates for each classification of property are shown in the table in the following section.

### **Apportionment of Special Taxes**

The special tax that is apportioned to each parcel is determined through the application of Section E of the Rate and Method of Apportionment. Section E apportions the special tax requirement in three steps which prioritize the order in which Developed Property, Undeveloped Property and other taxable property are taxed.

The first step states that the special tax shall be levied against each parcel of Developed Property at 100 percent of the assigned special tax. If the special taxes raised pursuant to the first step are less than the special tax requirement, then the second step is applied. The second step states that the special tax shall be levied against each parcel of Undeveloped Property at up to 100 percent of the maximum special tax. The third step is designed to accommodate changes in land use and is intended to be used only as a last resort. Since actual land uses have not substantially deviated from the original projections, these steps are not necessary.

Application of the first step generates special tax revenues of \$479,934 from Developed Property which is more than sufficient to meet all obligations for IA No. 3 for Fiscal Year 2016-2017. *Therefore, the Fiscal Year 2016-2017 special tax for each parcel of Developed Property is reduced to approximately 64.14 percent of the assigned/maximum special tax to provide \$307,833 in special tax revenues.* The Fiscal Year 2016-2017 assigned/maximum and actual special taxes are shown for each classification of Developed Property and Undeveloped Property on the following table.

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<sup>1</sup> Technically, Section C states that the maximum special tax for a parcel of Developed Property is equal to the sum of the Assigned Special Tax plus the Backup Special Tax. The Backup Special Tax was established for the contingency of a shortfall in revenues resulting from significant changes in development densities. The contingency for which the Backup Special Tax was established does not exist and hence, all discussion of maximum tax rates focuses on the assigned special taxes set forth for each classification of Developed Property in Section C of the Rate and Method of Apportionment.

**Improvement Area No. 3  
Fiscal Year 2016-2017 Special Taxes  
for Developed Property and Undeveloped Property**

<b>Class</b>	<b>Land Use</b>		<b>FY 2016-2017 Assigned/Maximum Special Tax</b>	<b>FY 2016-2017 Actual Special Tax</b>
1	Residential Property	Less than 2,250 s.f.	\$2,914.59/unit	\$0.00/unit
2	Residential Property	2,250 - 2,749 s.f.	\$3,524.33/unit	\$0.00/unit
3	Residential Property	2,750 – 3,149 s.f.	\$3,755.48/unit	\$0.00/unit
4	Residential Property	3,150 – 3,749 s.f.	\$4,217.65/unit	\$0.00/unit
5	Residential Property	3,750 – 4,049 s.f.	\$4,622.09/unit	\$2,964.64 /unit
6	Residential Property	4,050 – 4,499 s.f.	\$4,910.98/unit	\$3,149.94/unit
7	Residential Property	4,500 – 4,999 s.f.	\$5,199.86/unit	\$3,335.22/unit
8	Residential Property	5,000 – 5,499 s.f.	\$5,430.97/unit	\$3,483.46/unit
9	Residential Property	5,500 – 5,999 s.f.	\$5,951.19/unit	\$3,817.14/unit
10	Residential Property	6,000 – 6,499 s.f.	\$6,468.11/unit	\$4,148.70/unit
11	Residential Property	6,500 s.f. or greater	\$6,988.35/unit	\$0.00/unit
12	Non-Residential Property	Not Applicable	\$6,176.10/acre	\$0.00/acre
13	Institutional Property	Not Applicable	\$124.33/acre	\$79.75/acre
NA	Undeveloped Property	Not Applicable	\$5,275.21/acre	\$0.00/acre

A list of the actual special tax levied against each parcel in IA No. 3 is included in Exhibit C.

# **EXHIBIT A**

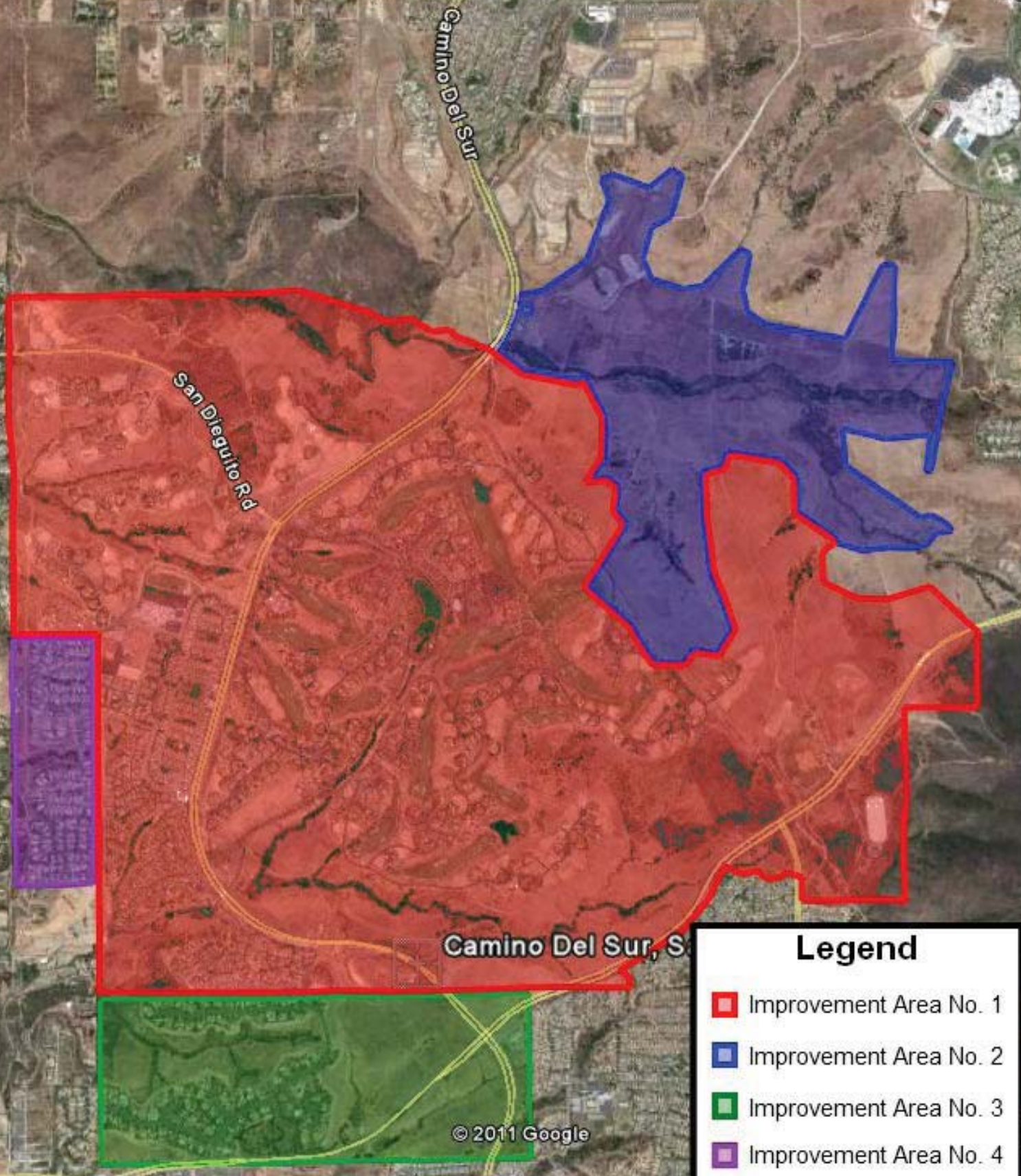
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*City of San Diego CFD No. 2  
(Santaluz)*

*Boundary Map*

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**City of San Diego  
Community Facilities District No. 2  
(Santaluz)**



**Legend**

- Improvement Area No. 1
- Improvement Area No. 2
- Improvement Area No. 3
- Improvement Area No. 4

# **EXHIBIT B**

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*City of San Diego CFD No. 2  
(Santaluz)  
Improvement Area No. 3  
  
Debt Service Schedule*

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**City of San Diego**  
**Community Facilities District No. 2 (Santaluz)**  
**Improvement Area No. 3**  
**Special Tax Refunding Bonds, Series 2015**  
**DEBT SERVICE SCHEDULE**

**Dated Date:** 06/16/15

**First Coupon:** 03/01/16

**First Maturity:** 09/01/16

PAYMENT DUE	INTEREST RATE	PRINCIPAL	INTEREST	SEMI-ANNUAL PAYMENT	TOTAL ANNUAL PAYMENT
03/01/16			\$71,435.42	\$71,435.42	
09/01/16	2.00000%	\$170,000.00	\$50,425.00	\$220,425.00	\$291,860.42
<b>Outstanding Debt</b>					
03/01/17			\$48,725.00	\$48,725.00	
09/01/17	2.00000%	\$195,000.00	\$48,725.00	\$243,725.00	\$292,450.00
03/01/18			\$46,775.00	\$46,775.00	
09/01/18	2.00000%	\$200,000.00	\$46,775.00	\$246,775.00	\$293,550.00
03/01/19			\$44,775.00	\$44,775.00	
09/01/19	2.00000%	\$205,000.00	\$44,775.00	\$249,775.00	\$294,550.00
03/01/20			\$42,725.00	\$42,725.00	
09/01/20	2.25000%	\$205,000.00	\$42,725.00	\$247,725.00	\$290,450.00
03/01/21			\$40,418.75	\$40,418.75	
09/01/21	2.50000%	\$210,000.00	\$40,418.75	\$250,418.75	\$290,837.50
03/01/22			\$37,793.75	\$37,793.75	
09/01/22	2.50000%	\$220,000.00	\$37,793.75	\$257,793.75	\$295,587.50
03/01/23			\$35,043.75	\$35,043.75	
09/01/23	3.00000%	\$225,000.00	\$35,043.75	\$260,043.75	\$295,087.50
03/01/24			\$31,668.75	\$31,668.75	
09/01/24	3.00000%	\$225,000.00	\$31,668.75	\$256,668.75	\$288,337.50
03/01/25			\$28,293.75	\$28,293.75	
09/01/25	3.12500%	\$230,000.00	\$28,293.75	\$258,293.75	\$286,587.50
03/01/26			\$24,700.00	\$24,700.00	
09/01/26	3.37500%	\$240,000.00	\$24,700.00	\$264,700.00	\$289,400.00
03/01/27			\$20,650.00	\$20,650.00	
09/01/27	5.00000%	\$245,000.00	\$20,650.00	\$265,650.00	\$286,300.00
03/01/28			\$14,525.00	\$14,525.00	
09/01/28	3.50000%	\$260,000.00	\$14,525.00	\$274,525.00	\$289,050.00
03/01/29			\$9,975.00	\$9,975.00	
09/01/29	3.50000%	\$270,000.00	\$9,975.00	\$279,975.00	\$289,950.00
03/01/30			\$5,250.00	\$5,250.00	
09/01/30	3.75000%	\$280,000.00	\$5,250.00	\$285,250.00	\$290,500.00
<b>Total for Outstanding Debt</b>		<b>\$3,210,000.00</b>	<b>\$862,637.50</b>	<b>\$4,072,637.50</b>	<b>\$4,072,637.50</b>

Note: Total for Outstanding Debt reflects amounts after September 1, 2016.

Total Bond Issue	\$3,380,000.00
Less: Principal Maturing 9/1/2016	170,000.00
Total Outstanding Principal after 9/1/2016	\$3,210,000.00

# **EXHIBIT C**

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*City of San Diego CFD No. 2  
(Santaluz)  
Improvement Area No. 3*

*Special Tax Roll  
Fiscal Year 2016-2017*

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Exhibit C

City of San Diego CFD No. 2  
Improvement Area No. 3  
FY 2016-17 Special Tax Levy

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	Fiscal Year 2016-17
APN	SPECIAL TAX
306-020-39-00	\$552.66
306-240-01-00	3,149.94
306-240-02-00	2,964.64
306-240-03-00	3,335.22
306-240-04-00	3,483.46
306-240-05-00	3,149.94
306-240-06-00	2,964.64
306-240-07-00	3,149.94
306-240-08-00	3,483.46
306-240-09-00	3,335.22
306-240-10-00	2,964.64
306-240-11-00	3,483.46
306-240-12-00	3,149.94
306-240-13-00	3,483.46
306-240-14-00	3,149.94
306-240-15-00	3,483.46
306-240-16-00	3,483.46
306-240-17-00	2,964.64
306-240-18-00	3,149.94
306-240-19-00	3,149.94
306-240-20-00	3,149.94
306-240-21-00	3,149.94
306-240-22-00	3,483.46
306-240-23-00	3,149.94
306-240-24-00	3,149.94
306-240-25-00	3,149.94
306-240-28-00	3,483.46
306-240-29-00	3,149.94
306-240-30-00	3,149.94
306-240-31-00	3,483.46
306-240-32-00	2,964.64
306-240-33-00	3,817.14
306-240-34-00	3,149.94
306-240-35-00	3,335.22
306-240-36-00	3,483.46
306-240-37-00	3,483.46
306-240-38-00	3,149.94
306-240-39-00	4,148.70
306-240-40-00	3,483.46
306-240-41-00	3,335.22
306-240-42-00	3,149.94
306-240-49-00	3,483.46
306-240-53-00	3,483.46
306-241-01-00	3,483.46
306-241-02-00	3,335.22
306-241-03-00	3,149.94
306-241-04-00	3,483.46
306-241-05-00	2,964.64
306-241-06-00	3,149.94
306-241-07-00	3,149.94
306-241-08-00	3,483.46
306-241-09-00	2,964.64
306-241-10-00	3,483.46
306-241-11-00	3,149.94
306-241-12-00	3,149.94
306-241-13-00	3,149.94
306-241-14-00	3,483.46
306-241-15-00	3,149.94
306-241-16-00	3,483.46

Fiscal Year 2016-17

<u>APN</u>	<u>SPECIAL TAX</u>
306-241-17-00	3,335.22
306-241-18-00	3,149.94
306-241-19-00	2,964.64
306-241-20-00	4,148.70
306-241-21-00	3,335.22
306-241-22-00	3,483.46
306-241-23-00	3,483.46
306-242-01-00	3,483.46
306-242-02-00	3,335.22
306-242-03-00	3,335.22
306-242-04-00	3,483.46
306-242-05-00	3,483.46
306-242-06-00	2,964.64
306-242-07-00	3,149.94
306-242-08-00	3,483.46
306-242-09-00	4,148.70
306-242-10-00	3,149.94
306-242-11-00	3,335.22
306-242-12-00	3,483.46
306-242-13-00	3,149.94
306-242-14-00	3,483.46
306-242-15-00	3,149.94
306-242-16-00	2,964.64
306-242-17-00	3,149.94
306-242-18-00	3,335.22
306-242-19-00	3,149.94
306-242-20-00	3,149.94
306-242-21-00	3,817.14
306-242-22-00	3,149.94
306-242-23-00	2,964.64
306-242-24-00	3,483.46
306-242-25-00	3,149.94
306-242-26-00	3,335.22
306-242-27-00	2,964.64
306-242-28-00	3,483.46

**Total Number of Parcels Taxed 94**

**Total FY 2016-17 Special Tax \$307,833.12**