

# **Mountain View Whisman School District**

## **CFD Overview**

**August 2021**



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# CFD Overview

- Mountain View Whisman School District has worked with TBWBH Props & Measures and Koppel & Gruber to evaluate potential approaches for a Community Facilities District (CFD)
- The formation of a CFD would provide revenue to offset the impacts of proposed residential development on local schools
- The following presentation outlines potential options for structuring a CFD special tax and potential CFD boundaries

# Presentation Outline

1. CFD Financial Planning
2. Potential CFD Boundaries
3. Next Steps

# I. CFD Financial Planning



# Limitations

- ▶ Special Tax should be calculated on reasonable basis to the facilities (Govt Code 53325.3)
- ▶ May have different rate structure based on development status

# Process Summary

- ▶ Existing Units – Determined by County data
- ▶ Special Taxes – Determined based on student generation factors (SGF) as set forth in the 2020 Fee Justification Study (FJS).
- ▶ Reviewed 2020 FJS and City of Mountain View Planning – determined for other areas
  - 1,141 new Multi-Family Units
  - 740 Condominiums

# Process Summary, Cont.

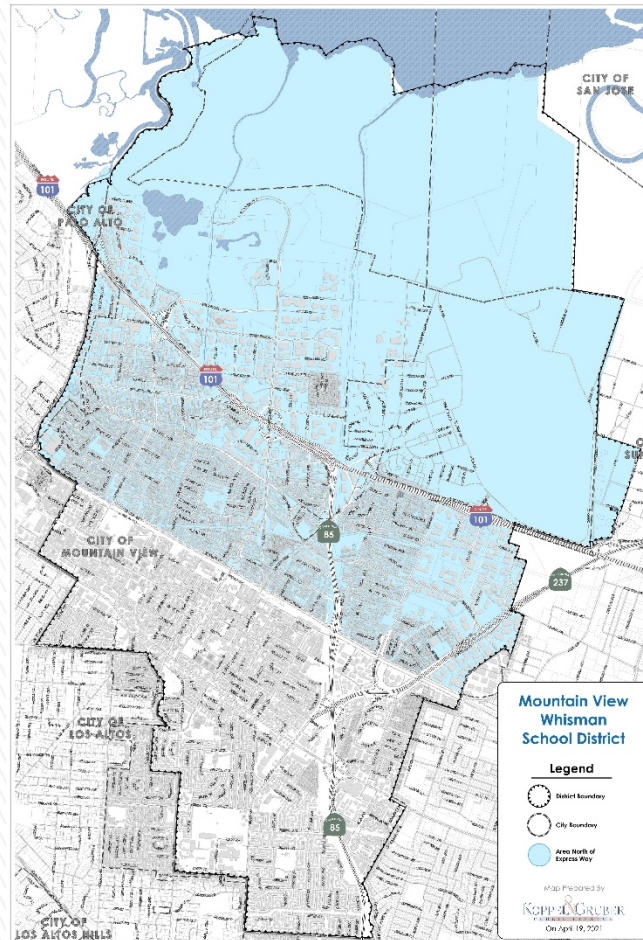
- ▶ Created two Study Areas
  - District Wide CFD
  - North of Expressway
- ▶ Special Taxes
  - Existing Units – Single Family Residential tax of \$49 or \$99. Other Special Taxes based on SGR by unit type
  - New Units – Rates calculated to fund remaining facility needs

# Districtwide Possible Rate Structures

Unit Type	Units	Annual Special Tax	Annual Special Tax
<b>Existing Units</b>			
Single Family Unattached	7,348	\$49	\$99
Single Family Unattached with Accessory Dwelling	1,269	\$49	\$99
Townhome/Condo (Single Family Attached)	6,261	\$12	\$24
Multi-Family	15,189	\$30	\$61
<b>New Units</b>			
Market Rate Apartment	3,488	\$2,045	\$1,998
Market Rate Condo/Townhome	1,941	\$3,067	\$2,997
Market Rate 1-3 Bdrm Apartment	4,698	\$4,498	\$4,396
Market Rate 1-3 Bdrm Condo/Townhome	3,125	\$5,725	\$5,595
Below Market Rate Apartment	608	\$644	\$629
Below Market Rate Condo/Townhome	279	\$902	\$881
Below Market Rate 1-3 Bdrm Apartment	1,297	\$1,288	\$1,259
Below Market Rate 1-3 Bdrm Condo/Townhome	659	\$1,546	\$1,511
<b>Total Units Districtwide</b>	<b>46,162</b>		



# North of Expressway



# North of Expressway District Possible Rate Structures

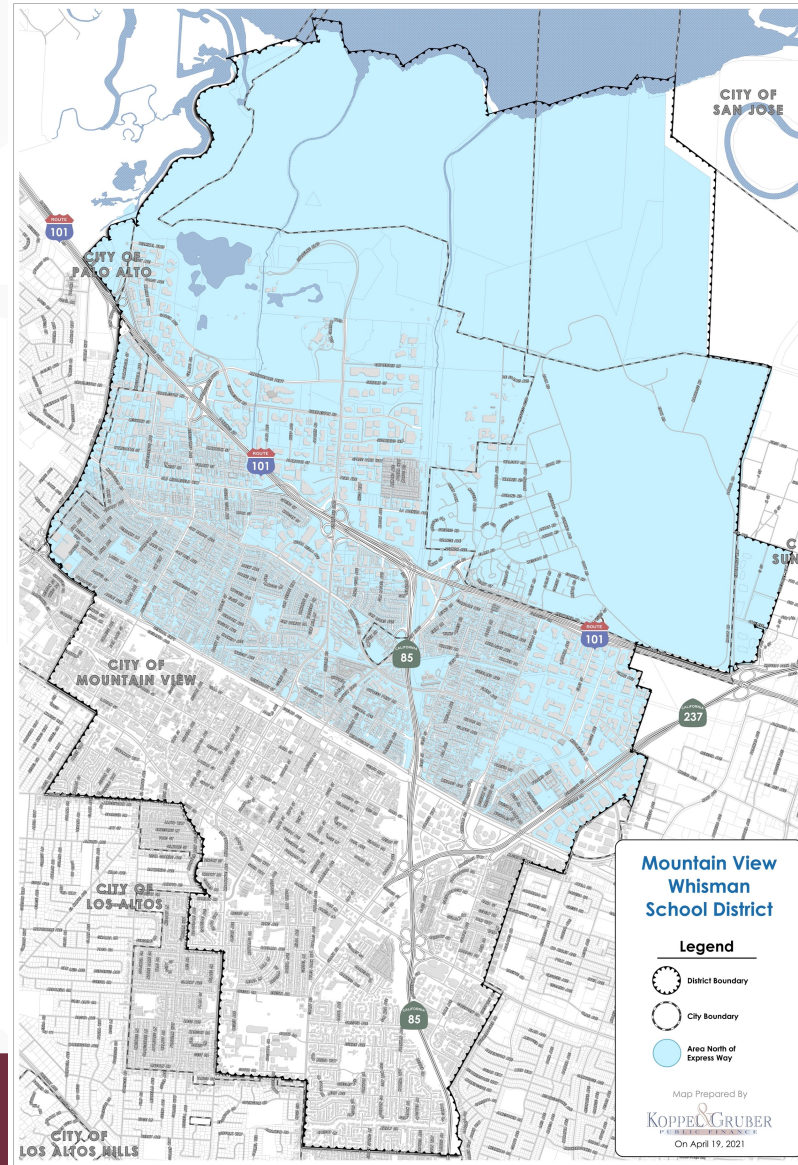
Unit Type	Units	Annual Special Tax	Annual Special Tax
<b>Existing Units</b>			
Single Family Unattached	2,665	\$49	\$99
Single Family Unattached with Accessory Dwelling	446	\$49	\$99
Townhome/Condo (Single Family Attached)	4,472	\$12	\$24
Multi-Family	5,325	\$30	\$61
<b>New Units</b>			
Market Rate Apartment	3,488	\$2,070	\$2,048
Market Rate Condo/Townhome	1,941	\$3,104	\$3,072
Market Rate 1-3 Bdrm Apartment	4,698	\$4,553	\$4,505
Market Rate 1-3 Bdrm Condo/Townhome	3,125	\$5,795	\$5,734
Below Market Rate Apartment	608	\$652	\$645
Below Market Rate Condo/Townhome	279	\$913	\$903
Below Market Rate 1-3 Bdrm Apartment	1,297	\$1,304	\$1,290
Below Market Rate 1-3 Bdrm Condo/Townhome	659	\$1,565	\$1,548
<b>Total Units North of Expressway</b>	<b>29,003</b>		

## II. Potential CFD Boundaries



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# North of Expressway Area



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# Voters in North of Expressway Area

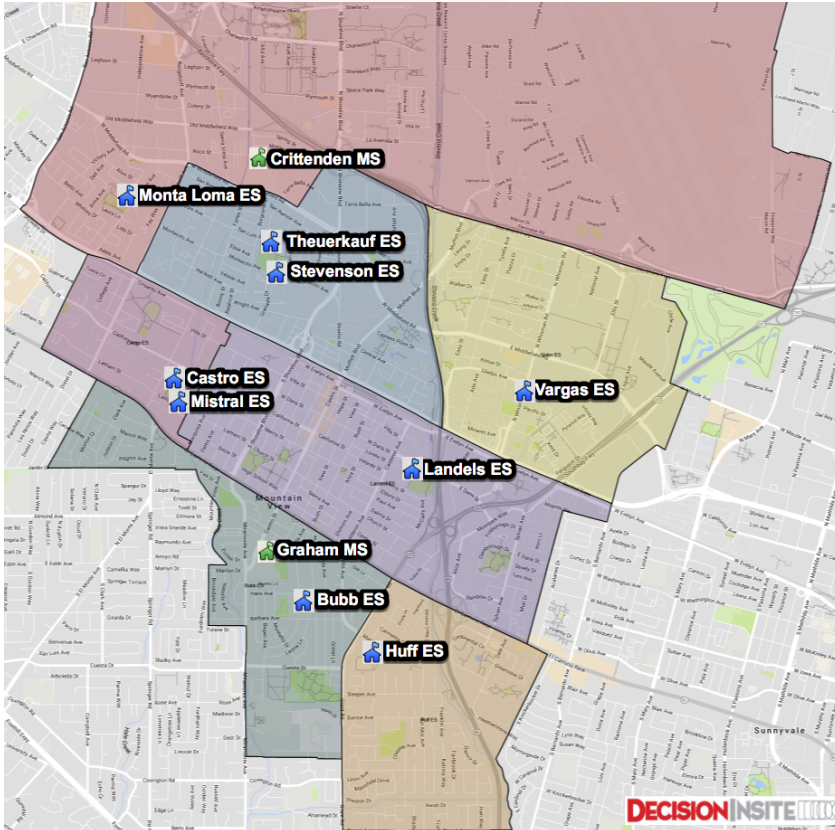
Overview	
Voters	14,891
Households	8,892
Voted in Nov. 2020	12,957
Turnout	87.0%

# Voters in North of Expressway Area

Demographic	Total	% of Area
Dem	8,282	55.6%
Rep	1,482	10.0%
Other/DTS	5,127	34.4%
Age 18-24	957	6.4%
Age 25-34	3,032	20.4%
Age 35-44	2,973	20.0%
Age 45-54	2,483	16.7%
Age 55-64	2,300	15.4%
Age 65+	3,146	21.1%

- Voter demographics in this area are similar to the district as a whole

# Mountain View Whisman SD Attendance Areas



- Voters in proposed development areas/North of Expressway live in 3 attendance areas
  - Monta Loma ES/ Crittenden MS
  - Theuerkauf ES
  - Vargas ES

# Voter Profile of Combined Attendance Areas

Overview	
Total Voters	14,733
Households	8,824
Voted in Nov. 2020	12,850
Turnout	87.2%

# Voter Profile of Combined Attendance Areas

Demographics	Total	% of Area
Dem	8,181	55.5%
Rep	1,469	10.0%
Other/DTS	5,083	34.5%
Age 18-24	932	6.3%
Age 25-34	2,982	20.2%
Age 35-44	2,943	20.0%
Age 45-54	2,459	16.7%
Age 55-64	2,286	15.5%
Age 65+	3,131	21.3%

# Districtwide CFD: Mountain View Whisman SD

Overview	
Total Voters	34,169
Households	20,255
Voted in Nov. 2020	29,936
Turnout	87.6%

# Districtwide CFD: Mountain View Whisman SD

Demographic	Total	% of Registered	Nov. 2020 Turnout Within Group	% of Total Votes
<b>Dem</b>	19,138	56.0%	90.2%	57.7%
<b>Rep</b>	3,741	10.9%	86.7%	10.8%
<b>Other/DTS</b>	11,290	33.0%	83.5%	31.5%
<b>Asian</b>	6,248	18.3%	86.4%	18.0%
<b>Latino</b>	3,728	10.9%	82.9%	10.3%
<b>Other</b>	24,193	70.8%	88.7%	71.7%

# Districtwide CFD: Mountain View Whisman SD

Age	Total	% of Registered	Nov. 2020 Turnout Within Group	% of Total Votes
Age 18-24	2,499	7.3%	77.0%	6.4%
Age 25-34	6,967	20.4%	82.4%	19.2%
Age 35-44	6,446	18.9%	88.7%	19.1%
Age 45-54	5,776	16.9%	90.4%	17.4%
Age 55-64	5,299	15.5%	91.5%	16.2%
Age 65+	7,182	21.0%	90.3%	21.7%

- Voters over 45 turned out at the highest rates
- Voters over 65 accounted for 1/5 of all total votes cast



### III. Next Steps



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# 2022 Measure Planning Timeline



*\*Step 4 is provided for informational purposes only in order to fully explain the process. No public resources may be used to support advocacy campaigns.*

# Immediate Next Steps

- Conduct a community survey, in collaboration with a polling firm, about voter attitudes related to a potential CFD in fall 2021
- Depending on the poll results, assess the feasibility of placing a measure on an upcoming ballot