



Mountain View  
Whisman  
School District

# Shoreline Regional Park Community

September 8, 2022

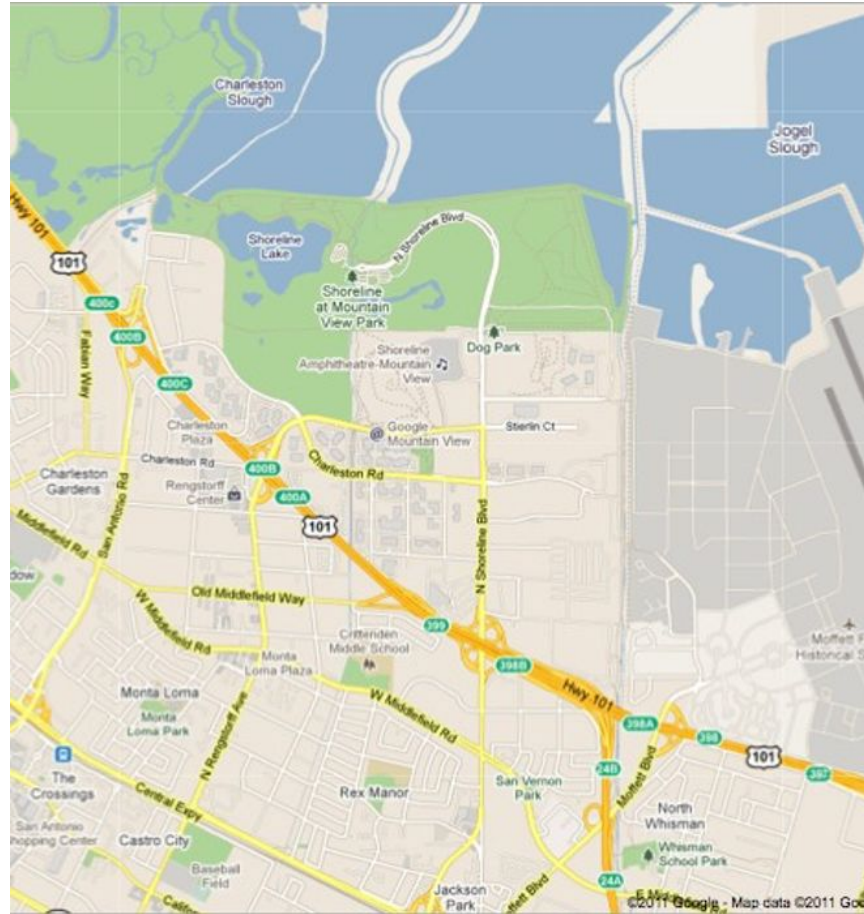




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# What is the Shoreline Regional Park Community?

# Boundaries



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# Shoreline Regional Park Community (SPRC)

- Established in August 1969 (Assembly Bill No. 1027) as “Mountain View Shoreline Regional Park Community Act.”
- Purpose: “An act to develop the recreational potential of the natural resources of the state by creating the Mountain View Shoreline Regional Park Community and prescribing the boundaries, organization, purposes, powers, operation, management, and financing of the community.”

Note: Constitutes a special district, not a redevelopment authority.

# Further defined

- Shoreline is a special district in which all tax revenues that would have gone to local entities (schools) is devoted to this regional park area.
- Unlike regular development districts that sunset, through legislative action, Shoreline continues indefinitely
- Removes tax revenue from schools that could have been used for capital expenses, salaries and staffing

# Governance of SRPC

- Governed by Mountain View City Council
  - All actions, including the continuance or increase of funding for Joint Powers Authority (JPA) with MVWSD requires a majority vote of the Council
- City Manager, Planning Director, Finance Director, and Public Works Director serve as ex officio officers of the Community

# Purpose of the Regional Park

- Improve living conditions through improved community design
- Increase housing supply
- Enlarge housing, employment and investment opportunities
- Provide public regional recreational facility that is owned, operated and administered by a governmental agency

# How are funds spent and improvements made?

- For the 2022-23 fiscal year the regional park has a operating budget of \$35,520,524
  - (this is the equivalent of more than  $\frac{1}{3}$  of MVWSD operating budget)
- The regional park can also
  - Issue bonds
  - Borrow from public and private institutions
  - Invest in property and securities
  - Use funds for administrative expenses and overhead



# Typical projects

- Flood control and drainage
- Traffic and parking improvements
- Street maintenance and landscaping
- Water reclamation
- Tidal marsh restoration and levee repairs
- Construction of pedestrian bridges
- Fire station for North Bayshore
- General park improvements

# Tax Value

- In 1977 the value of SRPC was \$33,888,148.
  - The new hotel (Sashi) is valued at \$48,910,916 with a tax base of \$593,465
- Conservative estimates in of the 2022-23 tax value of SRPC area is \$4.4 billion dollars

# Tax increment to local entities

		79939
		Mountain View- North Bayshore
00010	Santa Clara County	25.61%
00090	Santa Clara County Library	0.00%
04401	Mountain View	19.06%
10570	Mountain View Elementary	23.75%
12360	Mountain View-Los Altos Union High	15.21%
14003	Foothill-DeAnza Community College	6.81%
17035	County School Service	3.58%
26001	Midpeninsula Regional Open Space District	1.66%
27005	Santa Clara Valley Water District North West Zone 1	1.31%
27010	Santa Clara Valley Water District	0.19%
35003	El Camino Hospital	1.89%
38001	Bay Area Air Quality Management District	0.20%
73001	Mountain View Parking District No.02	0.00%
77001	Santa Clara County Importation Water-Misc District	0.57%
77021	Santa Clara Valley Water District West Zone 4	0.15%
		100.00%

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# Impact of taxes

- Commercial property, such as The Sashi hotel, which has a tax base of \$593,465 would generate, at minimum \$14,094 in ongoing revenue for MVWSD.
  - Google has not disclosed the value of its new Bay Shore office complex, but reports estimate that Alphabet will spend close to \$10 Billion in the coming years with the delivery of the first phase of housing in 2031
  - Conservative estimates bring the yearly revenue from the SRPC tax base \$10.3 million annually

# Education Enhancement Reserve Joint Powers Agreement

- Created in January of 2006 between the City, MVWSD and MVLA
  - Initial contribution of \$400,000 for district funding
  - Amended in 2011 to now have a guaranteed base grant of \$2.8 million plus an adjustment that takes into account property tax increase
    - Last year's payment = 5,000,358 (2.1 bonus) to MVWSD.
  - JPA is set to expire in 2023, and has been under negotiations since 2020.

# How has Shoreline worked for MVWSD?

- In 2004, the city, MVWSD, MVLA created an agreement that has been amended twice to generate revenue for the two districts and the county.
- In 2011 after state class size reduction funding disappeared, parents became activated and insisted tax revenue be restored to schools.



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# Growth in North Bayshore

# Future growth in North Bayshore

**Google North Bayshore Master Plan**

North Bayshore  
7,000 Residential Units (2022-2042)

**North Bayshore School Site**

Google  
2.5+/- Acres





# Land for Future Growth

- No land has been secured to house the students in North Bayshore
  - There were previous offers for land dedication for schools, however since the issue of perimeter controls around school fields arose, specifically Monta Loma, Google has indicated that any lands that are dedicated for school usage will be turned over to the city of Mountain View.
    - The lands will remain park lands until it is deemed necessary for schools.
    - There are no formal agreements between MVWSD and the City of Mountain View that capture the dedication or process for turning this space into school lands.

# Funding for growth

- MVWSD is currently exploring the option of developing a Community Facilities District for North Bayshore and East Whisman
  - The generation of a CFD would help to offset the impending growth from future housing projects and is estimated to produce close to half a billion dollars in revenue that could pay for future schools
    - The CFD is routinely cited as a poison pill for development by City staff, developers and the California Building Industry Association
    - Representatives from Google have also asked the city to look at the possibility of bonding against tax revenue to offset various imposed mitigation fees

# Funding continue

- In looking at the pass-through revenue, MVWSD has estimated that the diverted tax value is almost equivalent to the Mello-Roos funding over the next 25 years.
  - As MVWSD staff explores various funding options for future growth, one consideration / alternative funding solution is an updated JPA agreement between MVWSD, MVLA and the City of Mountain View that releases JPA pass-through funding
    - Will likely meet resistance from City Council and City Staff due to various projects including sea level rise
- Staff turns it over to our redevelopment district financial consultant Dante Gumucio

# Presentation

Will be uploaded after the meeting

# In Summary ...

- While MVWSD is not advocating for dissolution of the agreement (a violation of the JPA)
- This agreement is antiquated and no longer meets the community's needs for schools. MVWSD and MVLA can leverage this money for teacher salaries, class size reduction, and capital projects to address enrollment growth in North Bayshore



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# Next Steps

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- City, MVWSD and MVLA staff will continue to try to forge an agreement for the expiring JPA
- If an agreement cannot be reached, JPA funding will expire. Resulting loss of \$2.8 million annually.
- JPA board, which consists of City Manager and MVLA / MVWSD superintendents, will meet to review
  - Staff recommendations for next steps with JPA and make formal recommendation to City Council (voting power to amend funding) as well as Board of Trustees (must approve updated agreement)
  - Review annual payment
- 2023, City Council and MVLA, MVWSD Trustees will approve amendments