



GOODWIN CONSULTING GROUP

**IMPROVEMENT AREA NO. 2 OF THE
CITY OF TRACY
COMMUNITY FACILITIES DISTRICT NO. 2016-1
(TRACY HILLS)**

**CFD TAX ADMINISTRATION REPORT
FISCAL YEAR 2023-24**

December 15, 2023

***Improvement Area No. 2 of
Community Facilities District No. 2016-1
CFD Tax Administration Report***

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EXECUTIVE SUMMARY

The following summary provides a brief overview of the main points from this report regarding Improvement Area No. 2 of the City of Tracy Community Facilities District No. 2016-1 (Tracy Hills) (“Improvement Area No. 2”):

Fiscal Year 2023-24 Special Tax Levy

Number of Taxed Parcels	Total Special Tax Levy
244	\$2,142,363

For further detail regarding the special tax levy, or special tax rates, please refer to Section IV of this report.

Development Status for Fiscal Year 2023-24

Type of Property	Number of Units or Acres
Developed Property	432 Units
Undeveloped Property	0.00 Acres

For more information regarding the status of development in Improvement Area No. 2, please see Section V of this report.

Outstanding Bonds Summary

Bonds	Original Principal	Amount Retired*	Current Amount Outstanding*
Series 2023 Bonds	\$33,955,000	\$0	\$33,955,000

**As of the date of the report.*

I. INTRODUCTION

City of Tracy Community Facilities District No. 2016-1 (Tracy Hills)

On July 19, 2016, the City Council of the City of Tracy (the “City”) established Community Facilities District No. 2016-1 (Tracy Hills) (“CFD No. 2016-1” or “CFD”). On August 12, 2022, the qualified landowners signed the Unanimous Approval requesting the formation of Improvement Area No. 2. On September 6, 2022, the City Council confirmed the annexation into Improvement Area No. 2 pursuant to Resolution No. 2022-130. The Unanimous Approval also designated the bonded indebtedness, secured by special taxes levied in Improvement Area No. 2 in an amount not to exceed \$50,000,000.

Property in Improvement Area No. 2 consists of a portion of a master-planned community known as Tracy Hills. Tracy Hills is located west of Corral Hollow Road, south of W. Valpico Road and north of Interstate 580, in the City. Proposed development within Improvement Area No. 2 includes construction of approximately 432 residential units.

The types of facilities to be funded by special tax revenues include roadway improvements, wastewater treatment facilities, water facilities, reclaimed water facilities, drainage improvements, landscaping, open space improvements, parks and park equipment, public safety improvements, soundwalls, and other public infrastructure improvements for the benefit of residents within CFD No. 2016-1. In addition, special tax revenues can be used to directly fund the maintenance and operation of the facilities financed through Improvement Area No. 2.

The Mello-Roos Community Facilities Act of 1982

The reduction in property tax revenue that resulted from the passage of Proposition 13 in 1978 required public agencies and real estate developers to look for other means to fund public infrastructure. The funding available from traditional assessment districts was limited by certain requirements of the assessment acts, and it became clear that a more flexible funding tool was needed. In response, the California State Legislature (the “Legislature”) approved the Mello-Roos Community Facilities Act of 1982, which provides for the levy of a special tax within a defined geographic area, namely a community facilities district, if such a levy is approved by two-thirds of the qualified electors in the area. Community facilities districts can generate funding for a broad range of facilities, and special taxes can be allocated to property in any reasonable manner other than on an ad valorem basis.

A community facilities district is authorized to issue tax-exempt bonds that are secured by land within the district. If a parcel does not pay the special tax levied on it, a public agency can foreclose on the parcel and use the proceeds of the foreclosure sale to ensure that bondholders receive interest and principal payments on the bonds. Because bonds issued by a community facilities district are land-secured, there is no risk to a public agency’s general fund or taxing capacity. In addition, because the bonds are tax-exempt, they typically carry an interest rate that is lower than conventional construction financing.

A community facilities district can also fund a broad range of services. These services include police protection services, fire protection and suppression services, library services, recreation program services, flood and storm protection services, and maintenance of roads, parks, parkways, and open space. Special taxes can be allocated to property in any reasonable manner other than on an ad valorem basis.

II. PURPOSE OF REPORT

This CFD Tax Administration Report (the “Report”) presents findings from research and financial analysis performed by Goodwin Consulting Group, Inc. to determine the fiscal year 2023-24 special tax levy for Improvement Area No. 2. The Report is intended to provide information to interested parties regarding Improvement Area No. 2, including the current financial obligations of Improvement Area No. 2, special taxes to be levied in fiscal year 2023-24, and the development status of the district.

The remainder of the Report is organized as follows:

- **Section III** identifies financial obligations of Improvement Area No. 2 for fiscal year 2023-24.
- **Section IV** provides a summary of the methodology that is used to apportion the Special Tax among parcels in Improvement Area No. 2.
- **Section V** summarizes the status of development within Improvement Area No. 2.
- **Section VI** describes Facilities Special Tax prepayments that have occurred in the CFD, if any.
- **Section VII** provides information on state reporting requirements.

III. SPECIAL TAX REQUIREMENT

Special taxes for Improvement Area No. 2 are levied pursuant to the methodology set forth in the Rate and Method of Apportionment of Special Tax (“RMA”). The RMA allows for either a Facilities Special Tax or a Services Special Tax in each fiscal year. Up until the Trigger Event occurs, the Facilities Special Tax shall be levied. The Trigger Event generally refers to the point at which (i) all bonds secured by the levy and collection of Facilities Special Taxes have been fully repaid, (ii) all administrative expenses from prior fiscal years have been paid or reimbursed to the City, (iii) the Recycled Water Facilities Costs have been fully funded, and (iv) there are no other Authorized Facilities that the City intends to fund with Facilities Special Taxes. Therefore, starting in the first fiscal year after the Trigger Event, the Facilities Special Tax ends and is replaced by the Services Special Tax. The amount of the Facilities Special Tax or Services Special Tax levied in any fiscal year is determined through the application of the Facilities Special Tax Requirement or Services Special Tax Requirement, respectively. *(Unless otherwise indicated, capitalized terms are defined in the RMA in Appendix C.)*

Facilities Special Tax Requirement

The Facilities Special Tax Requirement is defined as the amount that must be levied in any fiscal year: (i) to pay principal and interest on Bonds which are due in the calendar year which begins in such Fiscal Year, (ii) to create or replenish reserve funds to the extent such replenishment has not been included in a computation of Special Tax Requirement in a previous Fiscal Year, (iii) to cure any delinquencies in the payment of principal or interest on Bonds which have occurred in the prior Fiscal Year, (iv) to pay Administrative Expenses, and (v) to pay the costs of Authorized Facilities to be funded directly from Facilities Special Tax proceeds to the extent that paying directly for such costs does not increase the Special Taxes levied on Undeveloped Property. The amounts referred to in clauses (i) and (ii) of the preceding sentence may be reduced in any Fiscal Year by (i) interest earnings on or surplus balances in funds and accounts for Bonds to the extent that such earnings or balances are available to apply against debt service pursuant to the Indenture, (ii) proceeds from the collection of penalties associated with delinquent Facilities Special Taxes, and (iii) any other revenues available to pay debt service on the Bonds as determined by the Administrator. For fiscal year 2023-24, the Facilities Special Tax Requirement is \$2,142,363. The calculation of the Facilities Special Tax Requirement is shown in the following table.

**Improvement Area No. 2 of CFD No. 2016-1
Fiscal Year 2023-24 Facilities Special Tax Requirement***

Debt Service – Series 2023 Bonds	\$1,907,176
March 1, 2024 Interest Payment	\$778,588
September 1, 2024 Interest Payment	\$778,588
September 1, 2024 Principal Payment	\$350,000
Direct Funding of Facilities	\$210,505
Administrative Expenses	\$24,682
District Administration	\$9,182
Special Tax Consultant	\$15,500
Special Tax Requirement for Fiscal Year 2023-24	\$2,142,363

**Totals may not sum due to rounding.*

Services Special Tax Requirement

As mentioned previously, the RMA also includes a Services Special Tax Requirement. The Services Special Tax Requirement means the amount of revenue needed in any fiscal year after the Trigger Event to pay for: (i) Authorized Services, (ii) Administrative Expenses, and (iii) amounts needed to cure any delinquencies in the payment of Services Special Taxes which have occurred in the prior Fiscal Year. In any Fiscal Year, the Services Special Tax Requirement shall be reduced by surplus amounts available (as determined by the City) from the levy of the Services Special Tax in prior Fiscal Years, including revenues from the collection of delinquent Services Special Taxes and associated penalties and interest. As of fiscal year 2023-24, the Trigger Event has not yet occurred. Therefore, there is no Services Special Tax Requirement for fiscal year 2023-24.

IV. SPECIAL TAX LEVY

Special Tax Categories

Special taxes within Improvement Area No. 2 are levied pursuant to the methodology set forth in the RMA. Among other things, the RMA establishes various special tax categories against which the special tax may be levied, the maximum special tax rates, and the methodology by which the special tax is applied. Each Fiscal Year, the Administrator shall (i) categorize each Parcel of Taxable Property as Developed Property, Undeveloped Property, Taxable Welfare Exemption Property, Taxable Public Property, or Taxable HOA Property, (ii) for Single Family Residential Property, determine within which Village each Parcel of Developed Property is located and the number of Residential Units on the Parcel, and (iii) determine the Facilities Special Tax Requirement and Services Special Tax Requirement for the Fiscal Year. *(Unless otherwise indicated, capitalized terms are defined in the RMA in Appendix C.)*

Maximum Special Tax Rates

The maximum facilities special tax and maximum services special tax rates applicable to each category of Taxable Property in Improvement Area No. 2 are set forth in Section C of the RMA. The percentage of the maximum special tax rates that will be levied on each land use category in fiscal year 2023-24 are determined by the method of apportionment included in Section E of the RMA. The table in Appendix A identifies the fiscal year 2023-24 maximum special tax rates and actual special tax rates for Taxable Property in Improvement Area No. 2.

Apportionment of Special Taxes

Facilities Special Tax

Each fiscal year, as set forth in Section E of the RMA, the Administrator shall determine the Facilities Special Tax Requirement and shall levy the Facilities Special Tax as follows:

- 1) In the first twenty (20) Fiscal Years in which a Facilities Special Tax is levied within Improvement Area No. 2, the Maximum Facilities Special Tax shall be levied on all Parcels of Developed Property.

Beginning in the twenty-first (21st) Fiscal Year in which a Facilities Special Tax is levied within Improvement Area No. 2 and continuing until the Trigger Event, the Facilities Special Tax shall be levied Proportionately on each Parcel of Developed Property up to 100% of the Maximum Facilities Special Tax for each Parcel of Developed Property until the amount levied is equal to the Facilities Special Tax Requirement.

- 2) If additional revenue is needed after the first step has been completed, and after applying Capitalized Interest to the Special Tax Requirement, the Facilities Special Tax shall be

levied Proportionately on (i) each Parcel of Undeveloped Property up to 100% of the Maximum Facilities Special Tax for each Parcel of Undeveloped Property.

- 3) If additional revenue is needed after Step 2, the Facilities Special Tax shall be levied Proportionately on each Parcel of Taxable Welfare Exemption Property, up to 100% of the Maximum Facilities Special Tax for each Parcel of Taxable Welfare Exemption Property.
- 4) If additional revenue is needed after Step 3, the Facilities Special Tax shall be levied Proportionately on each Parcel of Taxable HOA Property, up to 100% of the Maximum Facilities Special Tax for each Parcel of Taxable HOA Property.
- 5) If additional revenue is needed after Step 4, the Facilities Special Tax shall be levied Proportionately on each Parcel of Taxable Public Property, up to 100% of the Maximum Facilities Special Tax for each Parcel of Taxable Public Property.

The special tax roll, which identifies the special tax to be levied against each parcel in Improvement Area No. 2 in fiscal year 2023-24, is provided in Appendix B.

Services Special Tax

Once the Trigger Event has occurred, the administrator shall determine the Services Special Tax Requirement and levy the Services Special Tax as follows:

- 1) The Services Special Tax shall be levied Proportionately on each Parcel of Developed Property up to 100% of the Maximum Services Special Tax for each Parcel of Developed Property until the amount levied is equal to the Services Special Tax Requirement.
- 2) If additional revenue is needed after Step 1, the Services Special Tax shall be levied Proportionately on each Parcel of Undeveloped Property, up to 100% of the Maximum Services Special Tax for each Parcel of Undeveloped Property.
- 3) If additional revenue is needed after Step 2, the Services Special Tax shall be levied Proportionately on each Parcel of Taxable HOA Property, up to 100% of the Maximum Services Special Tax for each Parcel of Taxable HOA Property.
- 4) If additional revenue is needed after Step 3, the Services Special Tax shall be levied Proportionately on each Parcel of Taxable Public Property, up to 100% of the Maximum Services Special Tax for each Parcel of Taxable Public Property.

As of fiscal year 2023-24, the Trigger Event has not occurred. Therefore, there is no Services Special Tax levy for fiscal year 2023-24.

V. DEVELOPMENT UPDATE

As of June 30, 2023, a total of 244 parcels within Improvement Area No. 2 have had a building permit issued for new construction. As of June 30, 2023, no Other Property, Taxable Public Property, or Taxable HOA Property exists in Improvement Area No. 2.

Based on the current status of development in Improvement Area No. 2, the following table summarizes the allocation of parcels to the special tax categories established in the RMA:

**Improvement Area No. 2 of
Community Facilities District No. 2016-1
Allocation to Special Tax Categories
For Fiscal Year 2023-24**

Type of Property	Number of Units or Acres
Residential Property	432 Units
Undeveloped Property	0.00 Acres

VI. PREPAYMENTS

Improvement Area No. 2 allows property owners to partially payoff (i.e., prepay) up to 80% of their facilities special tax obligation if they so choose. As of June 30, 2023, no property owner in Improvement Area No. 2 has prepaid his/her special tax obligation.

VII. STATE REPORTING REQUIREMENTS

Senate Bill No. 165

On September 18, 2000, former Governor Gray Davis signed Senate Bill 165 which enacted the Local Agency Special Tax and Bond Accountability Act. In approving the bill, the Legislature declared that local agencies need to demonstrate to the voters that special taxes and bond proceeds are being spent on the facilities and services for which they were intended. To further this objective, the Legislature added Sections 50075.3 and 53411 to the California Government Code setting forth annual reporting requirements relative to special taxes collected and bonds issued by a local public agency. Pursuant to the Sections 50075.3 and 53411, the “chief fiscal officer” of the public agency will, by January 1, 2002, and at least once a year thereafter, file a report with the City setting forth (i) the amount of special taxes that have been collected and expended; (ii) the status of any project required or authorized to be funded by the special taxes; (iii) if bonds have been issued, the amount of bonds that have been collected and expended; and (iv) if bonds have been issued, the status of any project required or authorized to be funded from bond proceeds.

Assembly Bill No. 1666

On July 25, 2016, Governor Jerry Brown signed Assembly Bill No. 1666, adding Section 53343.2 to the California Government Code (“GC”). The bill enhances the transparency of community facilities districts by requiring that certain reports be accessible on a local agency’s web site. Pursuant to Section 53343.2, a local agency that has a web site shall, within seven months after the last day of each fiscal year of the district, display prominently on its web site the following information:

Item (a): A copy of an annual report, if requested, pursuant to GC Section 53343.1. The report required by Section 53343.1 includes CFD budgetary information for the prior fiscal year and is only prepared by a community facilities district at the request of a person who resides in or owns property in the community facilities district. If the annual report has not been requested to be prepared, then a posting to the web site would not be necessary.

Item (b): A copy of the report provided to the California Debt and Investment Advisory Commission (“CDIAC”) pursuant to GC Section 53359.5. Under Section 53359.5, local agencies must provide CDIAC with the following: (i) notice of proposed sale of bonds; (ii) annual reports on the fiscal status of bonded districts; and (iii) notice of any failure to pay debt service on bonds, or of any draw on a reserve fund to pay debt service on bonds.

Item (c): A copy of the report provided to the State Controller’s Office pursuant to GC Section 12463.2. This section refers to the parcel tax portion of a local agency’s Financial Transactions Report that is prepared for the State Controller’s Office annually. Note that school districts are not subject to the reporting required by GC Section 12463.2.

Assembly Bill No. 1483

On October 9, 2019, Governor Gavin Newsom signed Assembly Bill No. 1483, adding Section 65940.1 to the California Government Code. The law requires that a city, county, or special district that has an internet website, maintain on its website a current schedule of fees, exactions, and affordability requirements imposed by the public agency on all housing development projects. Pursuant to Section 65940.1, the definition of an exaction includes a special tax levied pursuant to the Mello-Roos Community Facilities Act.

Assembly Bill No. 1483 defines a housing development project as consisting of (a) residential units only; or (b) mixed-use developments consisting of residential and non-residential land uses with at least two-thirds of the square footage designated for residential use; or (c) transitional housing or supportive housing. Assembly Bill No. 1483 also requires a city, county, or special district to update this information on their website within 30 days of any changes made to the information.

APPENDIX A

Summary of Fiscal Year 2023-24 Special Tax Levy

**Improvement Area No. 2
of the City of Tracy
Community Facilities District No. 2016-1
(Tracy Hills)**

Fiscal Year 2023-24 Facilities Special Tax Levy Summary

Land Use Category	Residential Units / Acreage	FY 2023-24 Maximum Facilities Special Tax	FY 2023-24 Actual Facilities Special Tax	FY 2023-24 Total Facilities Special Tax Levy
<u>Developed Property</u>				
Village 9A	69	\$4,890.90 per unit	\$4,890.90 per unit	\$337,472.10
Village 9B	64	\$5,960.88 per unit	\$5,960.88 per unit	\$381,496.32
Village 10A	47	\$5,117.34 per unit	\$5,117.34 per unit	\$240,514.98
Village 10B	41	\$5,117.34 per unit	\$5,117.34 per unit	\$209,810.94
Village 10C	62	\$5,117.34 per unit	\$5,117.34 per unit	\$317,275.08
Village 11A	45	\$4,401.30 per unit	\$4,401.30 per unit	\$198,058.50
Village 11B	104	\$4,401.30 per unit	\$4,401.30 per unit	\$457,735.20
Total	432			\$2,142,363.12
<u>Undeveloped Property</u>				
Village 9A	0.00	\$48,230.70 per acre	\$0.00 per acre	\$0.00
Village 9B	0.00	\$48,230.70 per acre	\$0.00 per acre	\$0.00
Village 10A	0.00	\$48,230.70 per acre	\$0.00 per acre	\$0.00
Village 10B	0.00	\$48,230.70 per acre	\$0.00 per acre	\$0.00
Village 10C	0.00	\$48,230.70 per acre	\$0.00 per acre	\$0.00
Village 11A	0.00	\$48,230.70 per acre	\$0.00 per acre	\$0.00
Village 11B	0.00	\$48,230.70 per acre	\$0.00 per acre	\$0.00
Total	0.00			\$0.00
Total Fiscal Year 2023-24 Facilities Special Tax Levy				\$2,142,363.12

APPENDIX B

***Fiscal Year 2023-24 Special Tax Levy
for Individual Assessor's Parcels***

**Improvement Area No. 2 of the
City of Tracy
Community Facilities District No. 2016-1
(Tracy Hills)
Fiscal Year 2023-24 Special Tax Levy**

Assessor's Parcel Number	Development Status	Village	FY 2023-24 Maximum Special Tax	FY 2023-24 Actual Special Tax
251-050-320-000	Exempt		\$0.00	\$0.00
251-050-330-000	Exempt		\$0.00	\$0.00
251-050-340-000	Exempt		\$0.00	\$0.00
251-050-350-000	Exempt		\$0.00	\$0.00
251-050-360-000	Exempt		\$0.00	\$0.00
251-050-370-000	Exempt		\$0.00	\$0.00
251-050-380-000	Exempt		\$0.00	\$0.00
251-050-390-000	Exempt		\$0.00	\$0.00
251-050-400-000	Exempt		\$0.00	\$0.00
251-050-410-000	Exempt		\$0.00	\$0.00
251-050-420-000	Developed	11B	\$264,078.00	\$264,078.00
251-050-440-000	Developed	11B	\$193,657.20	\$193,657.20
251-340-010-000	Developed	9A	\$4,890.90	\$4,890.90
251-340-020-000	Developed	9A	\$4,890.90	\$4,890.90
251-340-030-000	Developed	9A	\$4,890.90	\$4,890.90
251-340-040-000	Developed	9A	\$4,890.90	\$4,890.90
251-340-050-000	Developed	9A	\$4,890.90	\$4,890.90
251-340-060-000	Developed	9A	\$4,890.90	\$4,890.90
251-340-070-000	Developed	9A	\$4,890.90	\$4,890.90
251-340-080-000	Developed	9A	\$4,890.90	\$4,890.90
251-340-090-000	Developed	9A	\$4,890.90	\$4,890.90
251-340-100-000	Developed	9A	\$4,890.90	\$4,890.90
251-340-110-000	Developed	9A	\$4,890.90	\$4,890.90
251-340-120-000	Developed	9A	\$4,890.90	\$4,890.90
251-340-130-000	Developed	9A	\$4,890.90	\$4,890.90
251-340-140-000	Developed	9A	\$4,890.90	\$4,890.90
251-340-150-000	Developed	9A	\$4,890.90	\$4,890.90
251-340-160-000	Developed	9A	\$4,890.90	\$4,890.90
251-340-170-000	Developed	9A	\$4,890.90	\$4,890.90
251-340-180-000	Developed	9A	\$4,890.90	\$4,890.90
251-340-190-000	Developed	9A	\$4,890.90	\$4,890.90
251-340-200-000	Developed	9A	\$4,890.90	\$4,890.90
251-340-210-000	Developed	9A	\$4,890.90	\$4,890.90
251-340-220-000	Developed	9A	\$4,890.90	\$4,890.90
251-340-230-000	Developed	9A	\$4,890.90	\$4,890.90
251-340-240-000	Developed	9A	\$4,890.90	\$4,890.90
251-340-250-000	Developed	9A	\$4,890.90	\$4,890.90
251-340-260-000	Developed	9A	\$4,890.90	\$4,890.90
251-340-270-000	Developed	9A	\$4,890.90	\$4,890.90
251-340-280-000	Developed	9A	\$4,890.90	\$4,890.90
251-340-290-000	Developed	9A	\$4,890.90	\$4,890.90
251-340-300-000	Exempt		\$0.00	\$0.00
251-340-310-000	Developed	9A	\$4,890.90	\$4,890.90
251-340-320-000	Exempt		\$0.00	\$0.00
251-340-330-000	Developed	9A	\$4,890.90	\$4,890.90
251-340-340-000	Exempt		\$0.00	\$0.00
251-340-350-000	Exempt		\$0.00	\$0.00
251-340-360-000	Developed	9A	\$4,890.90	\$4,890.90
251-340-370-000	Exempt		\$0.00	\$0.00
251-340-380-000	Developed	9A	\$4,890.90	\$4,890.90
251-340-390-000	Developed	9A	\$4,890.90	\$4,890.90
251-340-400-000	Developed	9A	\$4,890.90	\$4,890.90
251-340-410-000	Developed	9A	\$4,890.90	\$4,890.90

**Improvement Area No. 2 of the
City of Tracy
Community Facilities District No. 2016-1
(Tracy Hills)
Fiscal Year 2023-24 Special Tax Levy**

Assessor's Parcel Number	Development Status	Village	FY 2023-24 Maximum Special Tax	FY 2023-24 Actual Special Tax
251-340-420-000	Developed	9A	\$4,890.90	\$4,890.90
251-340-430-000	Developed	9A	\$4,890.90	\$4,890.90
251-340-440-000	Developed	9A	\$4,890.90	\$4,890.90
251-340-450-000	Developed	9A	\$4,890.90	\$4,890.90
251-340-460-000	Developed	9A	\$4,890.90	\$4,890.90
251-340-470-000	Developed	9A	\$4,890.90	\$4,890.90
251-340-480-000	Developed	9A	\$4,890.90	\$4,890.90
251-340-490-000	Developed	9A	\$4,890.90	\$4,890.90
251-340-500-000	Developed	9A	\$4,890.90	\$4,890.90
251-340-510-000	Developed	9A	\$4,890.90	\$4,890.90
251-340-520-000	Developed	9A	\$4,890.90	\$4,890.90
251-340-530-000	Developed	9A	\$4,890.90	\$4,890.90
251-340-540-000	Developed	9A	\$4,890.90	\$4,890.90
251-340-550-000	Developed	9A	\$4,890.90	\$4,890.90
251-340-560-000	Developed	9A	\$4,890.90	\$4,890.90
251-340-570-000	Developed	9A	\$4,890.90	\$4,890.90
251-340-580-000	Developed	9A	\$4,890.90	\$4,890.90
251-340-590-000	Developed	9A	\$4,890.90	\$4,890.90
251-340-600-000	Developed	9A	\$4,890.90	\$4,890.90
251-340-610-000	Developed	9A	\$4,890.90	\$4,890.90
251-340-620-000	Developed	9A	\$4,890.90	\$4,890.90
251-340-630-000	Developed	9A	\$4,890.90	\$4,890.90
251-340-640-000	Developed	9A	\$4,890.90	\$4,890.90
251-340-650-000	Developed	9A	\$4,890.90	\$4,890.90
251-340-660-000	Developed	9A	\$4,890.90	\$4,890.90
251-340-670-000	Developed	9A	\$4,890.90	\$4,890.90
251-340-680-000	Developed	9A	\$4,890.90	\$4,890.90
251-340-690-000	Developed	9A	\$4,890.90	\$4,890.90
251-340-700-000	Developed	9A	\$4,890.90	\$4,890.90
251-340-710-000	Developed	9A	\$4,890.90	\$4,890.90
251-340-720-000	Developed	9A	\$4,890.90	\$4,890.90
251-340-730-000	Developed	9A	\$4,890.90	\$4,890.90
251-340-740-000	Developed	9A	\$4,890.90	\$4,890.90
251-340-750-000	Exempt		\$0.00	\$0.00
251-340-760-000	Exempt		\$0.00	\$0.00
251-340-770-000	Exempt		\$0.00	\$0.00
251-340-780-000	Exempt		\$0.00	\$0.00
251-340-790-000	Exempt		\$0.00	\$0.00
251-340-800-000	Exempt		\$0.00	\$0.00
251-350-010-000	Developed	9B	\$5,960.88	\$5,960.88
251-350-020-000	Developed	9B	\$5,960.88	\$5,960.88
251-350-030-000	Developed	9B	\$5,960.88	\$5,960.88
251-350-040-000	Developed	9B	\$5,960.88	\$5,960.88
251-350-050-000	Developed	9B	\$5,960.88	\$5,960.88
251-350-060-000	Developed	9B	\$5,960.88	\$5,960.88
251-350-070-000	Developed	9B	\$5,960.88	\$5,960.88
251-350-080-000	Developed	9B	\$5,960.88	\$5,960.88
251-350-090-000	Developed	9B	\$5,960.88	\$5,960.88
251-350-100-000	Developed	9B	\$5,960.88	\$5,960.88
251-350-110-000	Developed	9B	\$5,960.88	\$5,960.88
251-350-120-000	Developed	9B	\$5,960.88	\$5,960.88
251-350-130-000	Developed	9B	\$5,960.88	\$5,960.88
251-350-140-000	Developed	9B	\$5,960.88	\$5,960.88

**Improvement Area No. 2 of the
City of Tracy
Community Facilities District No. 2016-1
(Tracy Hills)
Fiscal Year 2023-24 Special Tax Levy**

Assessor's Parcel Number	Development Status	Village	FY 2023-24 Maximum Special Tax	FY 2023-24 Actual Special Tax
251-350-150-000	Developed	9B	\$5,960.88	\$5,960.88
251-350-160-000	Developed	9B	\$5,960.88	\$5,960.88
251-350-170-000	Developed	9B	\$5,960.88	\$5,960.88
251-350-180-000	Developed	9B	\$5,960.88	\$5,960.88
251-350-190-000	Developed	9B	\$5,960.88	\$5,960.88
251-350-200-000	Developed	9B	\$5,960.88	\$5,960.88
251-350-210-000	Developed	9B	\$5,960.88	\$5,960.88
251-350-220-000	Developed	9B	\$5,960.88	\$5,960.88
251-350-230-000	Developed	9B	\$5,960.88	\$5,960.88
251-350-240-000	Developed	9B	\$5,960.88	\$5,960.88
251-350-250-000	Developed	9B	\$5,960.88	\$5,960.88
251-350-260-000	Developed	9B	\$5,960.88	\$5,960.88
251-350-270-000	Developed	9B	\$5,960.88	\$5,960.88
251-350-280-000	Developed	9B	\$5,960.88	\$5,960.88
251-350-290-000	Developed	9B	\$5,960.88	\$5,960.88
251-350-300-000	Developed	9B	\$5,960.88	\$5,960.88
251-350-310-000	Developed	9B	\$5,960.88	\$5,960.88
251-350-320-000	Developed	9B	\$5,960.88	\$5,960.88
251-350-330-000	Developed	9B	\$5,960.88	\$5,960.88
251-350-340-000	Developed	9B	\$5,960.88	\$5,960.88
251-350-350-000	Developed	9B	\$5,960.88	\$5,960.88
251-350-360-000	Developed	9B	\$5,960.88	\$5,960.88
251-350-370-000	Developed	9B	\$5,960.88	\$5,960.88
251-350-380-000	Developed	9B	\$5,960.88	\$5,960.88
251-350-390-000	Developed	9B	\$5,960.88	\$5,960.88
251-350-400-000	Developed	9B	\$5,960.88	\$5,960.88
251-350-410-000	Developed	9B	\$5,960.88	\$5,960.88
251-350-420-000	Developed	9B	\$5,960.88	\$5,960.88
251-350-430-000	Developed	9B	\$5,960.88	\$5,960.88
251-350-440-000	Developed	9B	\$5,960.88	\$5,960.88
251-350-450-000	Exempt		\$0.00	\$0.00
251-350-460-000	Exempt		\$0.00	\$0.00
251-350-470-000	Developed	9B	\$5,960.88	\$5,960.88
251-350-480-000	Developed	9B	\$5,960.88	\$5,960.88
251-350-490-000	Developed	9B	\$5,960.88	\$5,960.88
251-350-500-000	Developed	9B	\$5,960.88	\$5,960.88
251-350-510-000	Developed	9B	\$5,960.88	\$5,960.88
251-350-520-000	Developed	9B	\$5,960.88	\$5,960.88
251-350-530-000	Developed	9B	\$5,960.88	\$5,960.88
251-350-540-000	Developed	9B	\$5,960.88	\$5,960.88
251-350-550-000	Developed	9B	\$5,960.88	\$5,960.88
251-350-560-000	Developed	9B	\$5,960.88	\$5,960.88
251-350-570-000	Developed	9B	\$5,960.88	\$5,960.88
251-350-580-000	Exempt		\$0.00	\$0.00
251-350-590-000	Exempt		\$0.00	\$0.00
251-350-600-000	Developed	9B	\$5,960.88	\$5,960.88
251-350-610-000	Developed	9B	\$5,960.88	\$5,960.88
251-350-620-000	Exempt		\$0.00	\$0.00
251-350-630-000	Exempt		\$0.00	\$0.00
251-350-640-000	Developed	9B	\$5,960.88	\$5,960.88
251-350-650-000	Developed	9B	\$5,960.88	\$5,960.88
251-350-660-000	Developed	9B	\$5,960.88	\$5,960.88
251-350-670-000	Developed	9B	\$5,960.88	\$5,960.88

**Improvement Area No. 2 of the
City of Tracy
Community Facilities District No. 2016-1
(Tracy Hills)
Fiscal Year 2023-24 Special Tax Levy**

Assessor's Parcel Number	Development Status	Village	FY 2023-24 Maximum Special Tax	FY 2023-24 Actual Special Tax
251-350-680-000	Developed	9B	\$5,960.88	\$5,960.88
251-350-690-000	Exempt		\$0.00	\$0.00
251-350-700-000	Exempt		\$0.00	\$0.00
251-350-710-000	Developed	9B	\$5,960.88	\$5,960.88
251-350-720-000	Developed	9B	\$5,960.88	\$5,960.88
251-350-730-000	Exempt		\$0.00	\$0.00
251-350-740-000	Exempt		\$0.00	\$0.00
251-350-750-000	Exempt		\$0.00	\$0.00
251-350-760-000	Exempt		\$0.00	\$0.00
251-360-010-000	Developed	10C	\$5,117.34	\$5,117.34
251-360-020-000	Developed	10C	\$5,117.34	\$5,117.34
251-360-030-000	Developed	10C	\$5,117.34	\$5,117.34
251-360-040-000	Developed	10C	\$5,117.34	\$5,117.34
251-360-050-000	Developed	10C	\$5,117.34	\$5,117.34
251-360-060-000	Developed	10C	\$5,117.34	\$5,117.34
251-360-070-000	Developed	10C	\$5,117.34	\$5,117.34
251-360-080-000	Developed	10C	\$5,117.34	\$5,117.34
251-360-090-000	Developed	10C	\$5,117.34	\$5,117.34
251-360-100-000	Developed	10C	\$5,117.34	\$5,117.34
251-360-110-000	Developed	10C	\$5,117.34	\$5,117.34
251-360-120-000	Developed	10C	\$5,117.34	\$5,117.34
251-360-130-000	Developed	10C	\$5,117.34	\$5,117.34
251-360-140-000	Developed	10C	\$5,117.34	\$5,117.34
251-360-150-000	Developed	10C	\$5,117.34	\$5,117.34
251-360-160-000	Developed	10C	\$5,117.34	\$5,117.34
251-360-170-000	Developed	10C	\$5,117.34	\$5,117.34
251-360-180-000	Developed	10C	\$5,117.34	\$5,117.34
251-360-190-000	Developed	10C	\$5,117.34	\$5,117.34
251-360-200-000	Developed	10C	\$5,117.34	\$5,117.34
251-360-210-000	Developed	10C	\$5,117.34	\$5,117.34
251-360-220-000	Developed	10C	\$5,117.34	\$5,117.34
251-360-230-000	Developed	10C	\$5,117.34	\$5,117.34
251-360-240-000	Developed	10C	\$5,117.34	\$5,117.34
251-360-250-000	Developed	10C	\$5,117.34	\$5,117.34
251-360-260-000	Developed	10C	\$5,117.34	\$5,117.34
251-360-270-000	Developed	10C	\$5,117.34	\$5,117.34
251-360-280-000	Developed	10C	\$5,117.34	\$5,117.34
251-360-290-000	Developed	10C	\$5,117.34	\$5,117.34
251-360-300-000	Developed	10C	\$5,117.34	\$5,117.34
251-360-310-000	Developed	10C	\$5,117.34	\$5,117.34
251-360-320-000	Developed	10C	\$5,117.34	\$5,117.34
251-360-330-000	Developed	10C	\$5,117.34	\$5,117.34
251-360-340-000	Developed	10C	\$5,117.34	\$5,117.34
251-360-350-000	Developed	10C	\$5,117.34	\$5,117.34
251-360-360-000	Developed	10C	\$5,117.34	\$5,117.34
251-360-370-000	Developed	10C	\$5,117.34	\$5,117.34
251-360-380-000	Developed	10C	\$5,117.34	\$5,117.34
251-360-390-000	Developed	10C	\$5,117.34	\$5,117.34
251-360-400-000	Developed	10C	\$5,117.34	\$5,117.34
251-360-410-000	Developed	10C	\$5,117.34	\$5,117.34
251-360-420-000	Developed	10C	\$5,117.34	\$5,117.34
251-360-430-000	Developed	10C	\$5,117.34	\$5,117.34
251-360-440-000	Developed	10C	\$5,117.34	\$5,117.34

**Improvement Area No. 2 of the
City of Tracy
Community Facilities District No. 2016-1
(Tracy Hills)
Fiscal Year 2023-24 Special Tax Levy**

Assessor's Parcel Number	Development Status	Village	FY 2023-24 Maximum Special Tax	FY 2023-24 Actual Special Tax
251-360-450-000	Developed	10C	\$5,117.34	\$5,117.34
251-360-460-000	Developed	10C	\$5,117.34	\$5,117.34
251-360-470-000	Developed	10C	\$5,117.34	\$5,117.34
251-360-480-000	Developed	10C	\$5,117.34	\$5,117.34
251-360-490-000	Developed	10C	\$5,117.34	\$5,117.34
251-360-500-000	Developed	10C	\$5,117.34	\$5,117.34
251-360-510-000	Developed	10C	\$5,117.34	\$5,117.34
251-360-520-000	Developed	10C	\$5,117.34	\$5,117.34
251-360-530-000	Developed	10C	\$5,117.34	\$5,117.34
251-360-540-000	Developed	10C	\$5,117.34	\$5,117.34
251-360-550-000	Developed	10C	\$5,117.34	\$5,117.34
251-360-560-000	Developed	10C	\$5,117.34	\$5,117.34
251-360-570-000	Developed	10C	\$5,117.34	\$5,117.34
251-360-580-000	Developed	10C	\$5,117.34	\$5,117.34
251-360-590-000	Developed	10C	\$5,117.34	\$5,117.34
251-360-600-000	Developed	10C	\$5,117.34	\$5,117.34
251-360-610-000	Developed	10C	\$5,117.34	\$5,117.34
251-360-620-000	Developed	10C	\$5,117.34	\$5,117.34
251-360-630-000	Exempt		\$0.00	\$0.00
251-360-640-000	Exempt		\$0.00	\$0.00
251-370-010-000	Developed	10A	\$240,514.98	\$240,514.98
251-370-020-000	Developed	10B	\$209,810.94	\$209,810.94
251-370-030-000	Exempt		\$0.00	\$0.00
251-370-040-000	Exempt		\$0.00	\$0.00
251-370-050-000	Exempt		\$0.00	\$0.00
251-370-060-000	Exempt		\$0.00	\$0.00
251-370-070-000	Exempt		\$0.00	\$0.00
251-380-010-000	Developed	11A	\$4,401.30	\$4,401.30
251-380-020-000	Developed	11A	\$4,401.30	\$4,401.30
251-380-030-000	Developed	11A	\$4,401.30	\$4,401.30
251-380-040-000	Developed	11A	\$4,401.30	\$4,401.30
251-380-050-000	Developed	11A	\$4,401.30	\$4,401.30
251-380-060-000	Developed	11A	\$4,401.30	\$4,401.30
251-380-070-000	Developed	11A	\$4,401.30	\$4,401.30
251-380-080-000	Developed	11A	\$4,401.30	\$4,401.30
251-380-090-000	Developed	11A	\$4,401.30	\$4,401.30
251-380-100-000	Developed	11A	\$4,401.30	\$4,401.30
251-380-110-000	Developed	11A	\$4,401.30	\$4,401.30
251-380-120-000	Developed	11A	\$4,401.30	\$4,401.30
251-380-130-000	Developed	11A	\$4,401.30	\$4,401.30
251-380-140-000	Developed	11A	\$4,401.30	\$4,401.30
251-380-150-000	Developed	11A	\$4,401.30	\$4,401.30
251-380-160-000	Developed	11A	\$4,401.30	\$4,401.30
251-380-170-000	Developed	11A	\$4,401.30	\$4,401.30
251-380-180-000	Developed	11A	\$4,401.30	\$4,401.30
251-380-190-000	Developed	11A	\$4,401.30	\$4,401.30
251-380-200-000	Developed	11A	\$4,401.30	\$4,401.30
251-380-210-000	Developed	11A	\$4,401.30	\$4,401.30
251-380-220-000	Developed	11A	\$4,401.30	\$4,401.30
251-380-230-000	Developed	11A	\$4,401.30	\$4,401.30
251-380-240-000	Developed	11A	\$4,401.30	\$4,401.30
251-380-250-000	Developed	11A	\$4,401.30	\$4,401.30
251-380-260-000	Developed	11A	\$4,401.30	\$4,401.30

**Improvement Area No. 2 of the
City of Tracy
Community Facilities District No. 2016-1
(Tracy Hills)
Fiscal Year 2023-24 Special Tax Levy**

Assessor's Parcel Number	Development Status	Village	FY 2023-24 Maximum Special Tax	FY 2023-24 Actual Special Tax
251-380-270-000	Developed	11A	\$4,401.30	\$4,401.30
251-380-280-000	Developed	11A	\$4,401.30	\$4,401.30
251-380-290-000	Developed	11A	\$4,401.30	\$4,401.30
251-380-300-000	Developed	11A	\$4,401.30	\$4,401.30
251-380-310-000	Developed	11A	\$4,401.30	\$4,401.30
251-380-320-000	Developed	11A	\$4,401.30	\$4,401.30
251-380-330-000	Developed	11A	\$4,401.30	\$4,401.30
251-380-340-000	Developed	11A	\$4,401.30	\$4,401.30
251-380-350-000	Developed	11A	\$4,401.30	\$4,401.30
251-380-360-000	Developed	11A	\$4,401.30	\$4,401.30
251-380-370-000	Developed	11A	\$4,401.30	\$4,401.30
251-380-380-000	Developed	11A	\$4,401.30	\$4,401.30
251-380-390-000	Developed	11A	\$4,401.30	\$4,401.30
251-380-400-000	Developed	11A	\$4,401.30	\$4,401.30
251-380-410-000	Developed	11A	\$4,401.30	\$4,401.30
251-380-420-000	Developed	11A	\$4,401.30	\$4,401.30
251-380-430-000	Developed	11A	\$4,401.30	\$4,401.30
251-380-440-000	Developed	11A	\$4,401.30	\$4,401.30
251-380-450-000	Developed	11A	\$4,401.30	\$4,401.30
251-380-460-000	Exempt		\$0.00	\$0.00
251-380-470-000	Exempt		\$0.00	\$0.00
251-380-480-000	Exempt		\$0.00	\$0.00
251-380-490-000	Exempt		\$0.00	\$0.00
251-380-500-000	Exempt		\$0.00	\$0.00
251-380-510-000	Exempt		\$0.00	\$0.00

Total Special Tax Levy for FY 2023-24	\$2,142,363.12
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Goodwin Consulting Group, Inc.

APPENDIX C

Rate and Method of Apportionment of Special Taxes

**IMPROVEMENT AREA NO. 2 OF THE
CITY OF TRACY
COMMUNITY FACILITIES DISTRICT NO. 2016-1
(TRACY HILLS)**

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAXES

Special Taxes applicable to each Assessor's Parcel in Improvement Area No. 2 of the City of Tracy Community Facilities District No. 2016-1 (Tracy Hills) shall be levied and collected according to the tax liability determined by the City through the application of the appropriate amount or rate for Taxable Property, as described below. All of the property in Improvement Area No. 2, unless exempted by law or by the provisions of Section G below, shall be taxed for the purposes, to the extent, and in the manner herein provided.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

“Accessory Unit” means a second residential unit of limited size (e.g., granny cottage, second unit) that shares a Parcel with a single-family detached unit.

“Acre” or “Acreage” means the land area of an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on an Assessor's Parcel Map, the land area shown on the applicable Final Map or other parcel map recorded at the County Recorder's Office.

“Act” means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, (commencing with Section 53311), Division 2 of Title 5 of the Government Code of the State of California.

“Administrative Expenses” means any or all of the following: the fees and expenses of any fiscal agent or trustee (including any fees or expenses of its counsel) employed in connection with any Bonds, and the expenses of the City in carrying out its duties with respect to the CFD and the Bonds, including, but not limited to, the levy and collection of Special Taxes, the fees and expenses of its legal counsel, charges levied by the County in connection with the levy and collection of Special Taxes, costs related to property owner inquiries regarding the Special Taxes, costs associated with appeals or requests for interpretation associated with the Special Taxes and this RMA, costs of the dissemination agent, whether for the City or another party that has undertaken to provide continuing disclosure, amounts needed to pay rebate to the federal government with respect to the Bonds, costs associated with complying with any continuing disclosure requirements with respect to the Bonds and the Special Taxes, costs associated with foreclosure and collection of delinquent Special Taxes and all other costs and expenses of the City and County in any way related to the establishment or administration of the CFD.

“Administrator” means the person or firm designated by the City to administer the Special Taxes according to this RMA.

“Assessor's Parcel” or “Parcel” means a lot or parcel shown on an Assessor's Parcel Map with an assigned Assessor's parcel number.

“Assessor’s Parcel Map” means an official map of the County Assessor designating Parcels by Assessor’s Parcel number.

“Authorized Facilities” means the public facilities authorized to be financed, in whole or in part, by the CFD.

“Authorized Services” means the public services authorized to be funded, in whole or in part, by the CFD.

“Bonds” means bonds or other debt (as defined in the Act), whether in one or more series, issued or assumed by Improvement Area No. 2 to fund Authorized Facilities.

“Capitalized Interest” means funds in any capitalized interest account available to pay interest on Bonds.

“CFD” means the City of Tracy Community Facilities District No. 2016-1 (Tracy Hills).

“City” means the City of Tracy.

“City Council” means the City Council of the City of Tracy.

“County” means the County of San Joaquin.

“Developed Property” means, in any Fiscal Year, all Parcels of Taxable Property, excluding Taxable HOA Property, Taxable Welfare Exemption Property, and Taxable Public Property, for which a building permit was issued prior to June 30 of the preceding Fiscal Year.

“Development Class” means, individually, Developed Property, Undeveloped Property, Taxable HOA Property, Taxable Welfare Exemption Property, and Taxable Public Property.

“Escalation Factor” means, in any Fiscal Year, the lesser of (i) the percentage increase from the prior Fiscal Year, if any, in the Index, or (ii) four percent (4%). The Index used shall be as determined by the Bureau of Labor Statistics from April to April beginning with the period from April 2022 to April 2023.

“Expected Land Uses” means the number of Residential Units and acres of Other Property expected within Improvement Area No. 2 at the time of the IA No. 2 Lien Date, as identified in Attachment 1 and as amended from time to time as set forth in this RMA.

“Expected Maximum Facilities Special Tax Revenues” means the amount of annual revenue that would be available in Improvement Area No. 2 if the Maximum Facilities Special Tax was levied on the Expected Land Uses. The Expected Maximum Facilities Special Tax Revenues as of the IA No. 2 Lien Date are shown in Attachment 1 of this RMA and may be reduced due to prepayments in future Fiscal Years and/or pursuant to Section D below.

“Facilities Special Tax” means a special tax levied in any Fiscal Year to pay the Facilities Special Tax Requirement.

“Facilities Special Tax Requirement” means the amount necessary in any Fiscal Year (i) to pay principal and interest on Bonds which are due in the calendar year which begins in such Fiscal Year, (ii) to create or replenish reserve funds to the extent such replenishment has not been included in a computation of Facilities Special Tax Requirement in a previous Fiscal Year, (iii) to cure any delinquencies in the payment of principal or interest on Bonds which have occurred in the prior Fiscal Year, (iv) to pay Administrative Expenses, and (v) to pay the costs of Authorized Facilities to be funded directly from Facilities Special Tax proceeds to the extent that paying directly for such costs does not increase the Facilities Special Tax levied on Undeveloped Property. The amounts referred to in clauses (i) and (ii) of the preceding sentence may be reduced in any Fiscal Year by (i) interest earnings on or surplus balances in funds and accounts for Bonds to the extent that such earnings or balances are available to apply against debt service pursuant to the Indenture, (ii) proceeds from the collection of penalties associated with delinquent Facilities Special Taxes, and (iii) any other revenues available to pay debt service on the Bonds as determined by the Administrator.

“Final Bond Sale” means, at any point in time, the last series of Bonds issued for Improvement Area No. 2, which issuance uses up virtually all of the remaining capacity available from the Maximum Facilities Special Tax revenues that can be generated within Improvement Area No. 2, as determined by the City. If additional Bonds are expected to be issued after outstanding Bonds retire, the “Final Bond Sale” may not be the last series of Bonds ever issued for Improvement Area No. 2, but instead the last sale of Bonds that can be issued before some or all of the outstanding Bonds retire.

“Final Map” means a final map, or portion thereof, recorded by the County pursuant to the Subdivision Map Act (California Government Code Section 66410 et seq.) that creates lots that do not need to be further subdivided prior to issuance of a building permit for a residential structure. The term “Final Map” shall not include any Assessor’s Parcel map or subdivision map, or portion thereof, that does not create lots that are in their final configuration, including Assessor’s Parcels that are designated as remainder parcels.

“First Bond Sale” means issuance of the first series of Bonds secured, in whole or in part, by Facilities Special Taxes levied and collected from Parcels in Improvement Area No. 2.

“Fiscal Year” means the period starting July 1 and ending on the following June 30.

“Homeowners Association” or “HOA” means the homeowners association that provides services to, and collects dues, fees, or charges from, property within Improvement Area No. 2.

“HOA Property” means any property within the boundaries of Improvement Area No. 2 that is owned in fee or by easement by the Homeowners Association, not including any such property that is located directly under a residential structure.

“IA No. 2 Lien Date” means the date that the Notice of Special Tax Lien affecting the Parcels in Improvement Area No. 2 was recorded in the official records of the County.

“Improvement Area No. 2” means Improvement Area No. 2 of the City of Tracy Community Facilities District No. 2016-1 (Tracy Hills).

“Improvement Fund” means the account (regardless of its name) identified in the Indenture to hold funds which are available to acquire or construct Authorized Facilities.

“Indenture” means the bond indenture, fiscal agent agreement, trust agreement, resolution or other instrument pursuant to which Bonds are issued, as modified, amended, and/or supplemented from time to time, and any instrument replacing or supplementing the same.

“Index” means the Consumer Price Index of the San Francisco-Oakland-Hayward area for all urban consumers.

“Land Use Change” means a proposed or approved change to the Expected Land Uses within Improvement Area No. 2 after the IA No. 2 Lien Date.

“Maximum Facilities Special Tax” means the greatest amount of Facilities Special Tax that can be levied on an Assessor’s Parcel in any Fiscal Year as determined in accordance with Sections C and D below.

“Maximum Services Special Tax” means the greatest amount of Services Special Tax that can be levied on an Assessor’s Parcel in any Fiscal Year as determined in accordance with Section C.2 below.

“Maximum Special Taxes” means, collectively, the Maximum Facilities Special Tax and Maximum Services Special Tax.

“Other Property” means, in any Fiscal Year, all Parcels of Developed Property within Improvement Area No. 2 that are not Single Family Residential Property.

“Proportionately” means, for each Development Class, that the ratio of the actual Special Tax levied in any Fiscal Year to the Maximum Special Tax authorized to be levied in that Fiscal Year is equal for all Parcels assigned to the Development Class.

“Public Property” means any property within the boundaries of Improvement Area No. 2 that is owned by the federal government, State of California or other local governments or public agencies.

“Recycled Water Facilities Cost” means the total cost, as determined by the City, of funding the design, engineering, construction, and/or acquisition of recycled water facilities that will serve development within the CFD. If, in the future, the City determines that there is a preferred alternative to the recycled water facilities that were expected at the time of the IA No. 2 Lien Date, the cost of such facilities shall qualify as Recycled Water Facilities Costs for purposes of this RMA.

“Remainder Taxes” means, after September 1st and before December 31st of any Fiscal Year, any Facilities Special Tax revenues that were levied and collected in the prior Fiscal Year and were not needed to (i) pay debt service on the Bonds that was due in the calendar year in which the Remainder Taxes are being calculated, (ii) replenish Bond reserves, or (iii) pay Administrative Expenses that have been incurred, or are expected to be incurred, by the City prior to the receipt of additional Facilities Special Tax proceeds.

“Required Coverage” means the amount by which the Maximum Facilities Special Tax Revenues must exceed the Bond debt service and required Administrative Expenses, as set forth in the Indenture, Certificate of Special Tax Consultant, or other formation or bond document that sets forth the minimum required debt service coverage.

“Residential Unit” means an individual single-family unit that does not share a common wall with another residential unit, or an individual residential unit within a duplex, halfplex, triplex, fourplex, townhome, live/work or condominium structure. An Accessory Unit shall not be considered a Residential Unit for purposes of this RMA.

“RMA” means this Rate and Method of Apportionment of Special Tax.

“Services Special Tax” means a special tax levied in any Fiscal Year to pay the Services Special Tax Requirement.

“Services Special Tax Requirement” means the amount of revenue needed in any Fiscal Year after the Trigger Event to pay for: (i) Authorized Services, (ii) Administrative Expenses, and (iii) amounts needed to cure any delinquencies in the payment of Services Special Taxes which have occurred in the prior Fiscal Year. In any Fiscal Year, the Services Special Tax Requirement shall be reduced by surplus amounts available (as determined by the City) from the levy of the Services Special Tax in prior Fiscal Years, including revenues from the collection of delinquent Services Special Taxes and associated penalties and interest.

“Single Family Residential Property” means, in any Fiscal Year, all Parcels of Developed Property for which a building permit was issued for construction of one or more Residential Units.

“Special Taxes” means, collectively, the Facilities Special Tax and the Services Special Tax.

“Taxable HOA Property” means, in any Fiscal Year after the First Bond Sale, any Parcel of HOA Property that satisfies all three of the following conditions: (i) the Parcel had not been HOA Property on the date of the First Bond Sale; (ii) based on reference to Attachments 1 and 2 (as may be updated pursuant to Section D below), the Parcel was not anticipated to be HOA Property based on the Expected Land Uses, as determined by the Administrator; and (iii) if the Parcel were to be exempt from the Facilities Special Tax because it has become HOA Property, the Expected Maximum Facilities Special Tax Revenues would be reduced to a point at which Required Coverage could not be maintained.

“Taxable Property” means all Parcels within the boundaries of Improvement Area No. 2 which are not exempt from the Special Taxes pursuant to law or Section G below.

“Taxable Public Property” means, in any Fiscal Year after the First Bond Sale, any Parcel of Public Property that satisfies all three of the following conditions: (i) the Parcel had not been Public Property on the date of the First Bond Sale, (ii) based on reference to Attachments 1 and 2 (as may be updated pursuant to Section D.1 below), the Parcel was not anticipated to be Public Property based on the Expected Land Uses, as determined by the Administrator, and (iii) if the Parcel were to be exempt from the Facilities Special Tax because it has become Public Property, the Expected Maximum Facilities Special Tax Revenues would be reduced to a point at which Required Coverage could not be maintained.

“Taxable Welfare Exemption Property” means in any Fiscal Year after the First Bond Sale, any Parcel of Welfare Exemption Property that satisfies all three of the following conditions: (i) the Parcel had not been Welfare Exemption Property on the date of issuance of the First Bond Sale; (ii) based on reference to Attachments 1 and 2 (as may be updated pursuant to Section D herein), the Parcel was not anticipated to be Welfare Exemption Property based on the Expected Land Uses, as determined by the Administrator; and (iii) if the Parcel were to be exempt from the Facilities Special Tax because it has become Welfare Exemption Property, the Expected Maximum Facilities Special Tax Revenues would be reduced to a point at which Required Coverage could not be maintained.

“Tentative Map” means any tentative map or vesting tentative map for Phase 1B of the Tracy Hills project, approved by the City Council and as may be amended from time to time.

“Trigger Event” means, in any Fiscal Year, that, on or before June 30 of the prior Fiscal Year, the Administrator made a finding that (i) all Bonds secured by the levy and collection of Facilities Special Taxes in the CFD have been fully repaid, (ii) all Administrative Expenses from prior Fiscal Years have been paid or reimbursed to the City, (iii) the Recycled Water Facilities Costs have been fully funded, and (iv) there are no other Authorized Facilities that the City intends to fund with Facilities Special Taxes. In the first Fiscal Year in which the Administrator determines that the Trigger Event occurred in the prior Fiscal Year, and in each Fiscal Year thereafter, the Facilities Special Tax shall cease to be levied, and the Maximum Services Special Tax for each Parcel shall be adjusted pursuant to Section C.2 below.

“Undeveloped Property” means, in any Fiscal Year, all Parcels of Taxable Property that are not Developed Property, Taxable HOA Property, Taxable Welfare Exemption Property, or Taxable Public Property.

“Village” means a specific geographic area within Improvement Area No. 2 that (i) is identified by an assigned number on the Tentative Map, (ii) is expected to have single family lots that are all of a similar size, and (iii) is assigned Expected Maximum Facilities Special Tax Revenues in Attachment 1 based on the Expected Land Uses for that Village.

“Welfare Exemption Property” means, in any Fiscal Year, any Parcels in Improvement Area No. 2 that have received a welfare exemption under subdivision (g) of Section 214 of the Revenue and Taxation Code and for which such welfare exemption is still in place.

B. DATA FOR ADMINISTRATION OF SPECIAL TAX

Each Fiscal Year, the Administrator shall (i) categorize each Parcel of Taxable Property as Developed Property, Undeveloped Property, Taxable Public Property, Taxable HOA Property, or Taxable Welfare Exemption Property; (ii) for Single Family Residential Property, determine within which Village each Parcel of Developed Property is located and the number of Residential Units on the Parcel; and (iii) determine the Facilities Special Tax Requirement and Services Special Tax Requirement for the Fiscal Year. In addition, the Administrator shall, *on an ongoing basis*, monitor Final Maps and condominium plans to determine if there are any proposed changes to the Expected Land Uses that would reduce the Expected Maximum Facilities Special Tax Revenues for a Village. If the Expected Maximum Facilities Special Tax Revenues will be reduced pursuant to a proposed Land Use Change, the Administrator shall apply the steps set forth in Section D.1 below.

In any Fiscal Year, if it is determined that: (i) a parcel map for property in Improvement Area No. 2 was recorded after January 1 of the prior Fiscal Year (or any other date after which the Assessor will not incorporate the newly-created Parcels into the then current tax roll), (ii) because of the date the parcel map was recorded, the Assessor does not yet recognize the new Parcels created by the parcel map, and (iii) one or more of the newly-created Parcels is in a different Development Class than other Parcels created by the subdivision, the Administrator shall calculate the Special Taxes for the property affected by recordation of the parcel map by determining the Special Taxes that apply separately to the property within each Development Class, then applying the sum of the individual Special Taxes to the Parcel that was subdivided by recordation of the parcel map.

C. **MAXIMUM SPECIAL TAX**

1. *Facilities Special Tax*

Table 1 below identifies the Maximum Facilities Special Tax, before and after the Trigger Event, for Taxable Property in Improvement Area No. 2, subject to potential adjustments that may occur pursuant to Section D below.

**TABLE 1
IMPROVEMENT AREA NO. 2
MAXIMUM FACILITIES SPECIAL TAX**

Land Use	Maximum Facilities Special Tax Prior to Trigger Event Fiscal Year 2022-23*	Maximum Facilities Special Tax After Trigger Event
<u>Single Family Residential Property</u>		
Village 9A	\$4,795 per Residential Unit	\$0 per Residential Unit
Village 9B	\$5,844 per Residential Unit	\$0 per Residential Unit
Village 10A	\$5,017 per Residential Unit	\$0 per Residential Unit
Village 10B	\$5,017 per Residential Unit	\$0 per Residential Unit
Village 10C	\$5,017 per Residential Unit	\$0 per Residential Unit
Village 11A	\$4,315 per Residential Unit	\$0 per Residential Unit
Village 11B	\$4,315 per Residential Unit	\$0 per Residential Unit
Other Property	\$47,285 per Acre	\$0 per Acre
Taxable Public Property Taxable HOA Property Taxable Welfare Exemption Property	\$47,285 per Acre	\$0 per Acre
Undeveloped Property	\$47,285 per Acre	\$0 per Acre

* On July 1, 2023 and on each July 1 thereafter, all figures shown in Table 1 above shall be increased by an amount equal to 2.0% of the amount in effect for the prior Fiscal Year.

2. *Services Special Tax*

Table 2 below identifies the Maximum Services Special Tax, before and after the Trigger Event, for Taxable Property in Improvement Area No. 2.

TABLE 2
IMPROVEMENT AREA NO. 2
MAXIMUM SERVICES SPECIAL TAX

Type of Property	Maximum Services Special Tax Prior to Trigger Event	Maximum Services Special Tax After Trigger Event Fiscal Year 2022-23*
<u>Single Family Residential Property</u>		
Village 9A	\$0 per Residential Unit	\$959 per Residential Unit
Village 9B	\$0 per Residential Unit	\$1,169 per Residential Unit
Village 10A	\$0 per Residential Unit	\$1,004 per Residential Unit
Village 10B	\$0 per Residential Unit	\$1,004 per Residential Unit
Village 10C	\$0 per Residential Unit	\$1,004 per Residential Unit
Village 11A	\$0 per Residential Unit	\$863 per Residential Unit
Village 11B	\$0 per Residential Unit	\$863 per Residential Unit
Other Property	\$0 per Acre	\$9,460 per Acre
Taxable Public Property Taxable HOA Property	\$0 per Acre	\$9,460 per Acre
Undeveloped Property	\$0 per Acre	\$9,460 per Acre

* Beginning July 1, 2023 and each July 1 thereafter until the Trigger Event, the Services Special Taxes in Table 2 shall be increased by 2.0% of the amount in effect in the prior Fiscal Year. On July 1 of the Fiscal Year after the Trigger Event and each July 1 thereafter, the Services Special Taxes and the Maximum Services Special Tax assigned to each Parcel shall be adjusted by the Escalation Factor.

Once Special Taxes have been levied on a Parcel of Developed Property, the Maximum Special Taxes applicable to that Parcel shall not be reduced in future Fiscal Years regardless of changes in land use on the Parcel, except (i) in the event of a partial prepayment pursuant to Section H, and (ii) pursuant to Section D. Notwithstanding the foregoing: (i) if Bonds have yet to be issued for Improvement Area No. 2, the Parcels can be assigned to the appropriate special tax category based on the Land Use Change, and the Administrator shall recalculate the Expected Maximum Facilities Special Tax Revenues based on the corresponding change in revenues, and (ii) the actual Special Taxes levied on a Parcel of Developed Property in any Fiscal Year may be less than the Maximum Special Taxes if lower Special Taxes are calculated pursuant to Step 1 in Sections E.1 and E.2 below.

D. CHANGES TO MAXIMUM SPECIAL TAXES

The Expected Maximum Facilities Special Tax Revenues were calculated based on the Expected Land Uses at the IA No. 2 Lien Date. The Administrator shall review Final Maps, Tentative Map revisions, and other changes to land uses proposed within Improvement Area No. 2 and compare the revised land uses to the Expected Land Uses to evaluate the impact on the Expected Maximum Facilities Special Tax Revenues.

1. Changes in Expected Land Uses

If, prior to the First Bond Sale, a Land Use Change is proposed that will result in a reduction in the Expected Maximum Facilities Special Tax Revenues, no action will be needed pursuant to this

Section D.1. Upon approval of the Land Use Change, the Administrator shall update Attachment 1 to show the reduced Expected Maximum Facilities Special Tax Revenues.

If, prior to the Final Bond Sale, a Land Use Change is proposed that will result in a reduction in the Expected Maximum Facilities Special Tax Revenues, no action will be needed pursuant to this Section D.1 as long as the reduction does not reduce debt service coverage on outstanding Bonds below the Required Coverage. Upon approval of the Land Use Change, the Administrator shall update Attachment 1 to show the reduced Expected Maximum Facilities Special Tax Revenues, which amount shall be used to size the Final Bond Sale.

If a Land Use Change is proposed after the Final Bond Sale, the following steps shall be applied:

- Step 1:** By reference to Attachment 1 (which will be updated by the Administrator each time a Land Use Change has been processed according to this Section D.1 and or pursuant to Section D.2), the Administrator shall identify the Expected Maximum Facilities Special Tax Revenues for Improvement Area No. 2.
- Step 2:** The Administrator shall calculate the Expected Maximum Facilities Special Tax Revenues that could be collected from property in Improvement Area No. 2 if the Land Use Change is approved.
- Step 3:** If the amount calculated in Step 2 is higher than that determined in Step 1, no further action is needed. If the revenues calculated in Step 2 are less than those calculated in Step 1, and if the landowner requesting the Land Use Change does not prepay the portion of the Expected Maximum Facilities Special Tax Revenues in an amount that corresponds to the lost revenue, then the Maximum Facilities Special Tax for each Parcel of Taxable Property in the area affected by the Land Use Change shall be increased proportionately until the aggregate Expected Maximum Facilities Special Tax Revenues that can be generated from the area affected by the Land Use Change is the same as it was prior to the Land Use Change.

If multiple Land Use Changes are proposed simultaneously by a single land owner (which may include approval of multiple Final Maps at one time), the Administrator may consider the combined effect of all the Land Use Changes to determine if there is a reduction in Expected Maximum Facilities Special Tax Revenues. If there is a reduction, the Administrator shall increase the Maximum Facilities Special Tax proportionately in all of the Final Maps being proposed by the landowner until the aggregate amount that can be levied within the Final Maps is equal to the amount that could have been levied prior to the proposed Land Use Changes. If Land Use Changes are proposed simultaneously by multiple landowners, the Administrator shall consider the proposed Land Use Changes individually.

2. Transfer of Expected Maximum Facilities Special Tax Revenues from One Village to Another

The Expected Maximum Facilities Special Tax Revenues were determined for each Village based on the Expected Land Uses within that Village. If the expected number of Residential Units is transferred from one Village to another, the City may, in its sole discretion, allow for a corresponding transfer of Expected Maximum Facilities Special Tax Revenues between the

Villages. Such a transfer shall only be allowed if (i) all adjustments are agreed to in writing by the affected property owners and the City, and (ii) there is no reduction in the total Expected Maximum Facilities Special Tax Revenues as a result of the transfer.

3. *Conversion of a Parcel of Public Property to Private Use*

If, in any Fiscal Year, a Parcel of Public Property is converted to private use, such Parcel shall be subject to the levy of Special Taxes. The Maximum Special Taxes for each such Parcel shall be determined based on the average Maximum Special Taxes for Parcels with similar land use designations, as determined by the Administrator.

E. METHOD OF LEVY OF THE SPECIAL TAXES

1. *Facilities Special Tax*

Each Fiscal Year, the Administrator shall determine the Facilities Special Tax Requirement and levy the Facilities Special Tax on all Parcels of Taxable Property as follows:

Step 1: In the first twenty (20) Fiscal Years in which a Facilities Special Tax is levied within Improvement Area No. 2, the Maximum Facilities Special Tax shall be levied on all Parcels of Developed Property. In the first fourteen (14) Fiscal Years in which Facilities Special Taxes are collected, and in the 16th, 17th, 18th, 19th and 20th Fiscal Years in which Facilities Special Taxes are collected, Facilities Special Tax proceeds that are determined by the Administrator to be Remainder Taxes shall be deposited into the Improvement Fund to pay any costs associated with the acquisition of Authorized Facilities that were not paid with Bond proceeds or Facilities Special Taxes levied in prior Fiscal Years. Any Remainder Taxes collected in the 15th year in which Facilities Special Taxes are levied shall be available to pay for Authorized Facilities or Authorized Services as determined in the sole discretion of the City.

Beginning in the 21st Fiscal Year in which a Facilities Special Tax is levied within Improvement Area No. 2 and continuing until the Trigger Event, the Facilities Special Tax shall be levied Proportionately on each Parcel of Developed Property up to 100% of the Maximum Facilities Special Tax for each Parcel of Developed Property until the amount levied is equal to the Facilities Special Tax Requirement, the calculation of which will include funding for Recycled Water Facilities Costs and/or other Authorized Facilities designated for funding, as determined in the sole discretion of the City. After the Trigger Event, the Facilities Special Tax shall no longer be levied.

Step 2: If additional revenue is needed after Step 1 and after applying Capitalized Interest to the Facilities Special Tax Requirement, the Facilities Special Tax shall be levied Proportionately on each Parcel of Undeveloped Property up to 100% of the Maximum Facilities Special Tax for each Parcel of Undeveloped Property.

- Step 3:** If additional revenue is needed after Step 2, the Facilities Special Tax shall be levied Proportionately on each Parcel of Taxable Welfare Exemption Property, up to 100% of the Maximum Facilities Special Tax for each Parcel of Taxable Welfare Exemption Property.
- Step 4:** If additional revenue is needed after Step 3, the Facilities Special Tax shall be levied Proportionately on each Parcel of Taxable HOA Property, up to 100% of the Maximum Facilities Special Tax for each Parcel of Taxable HOA Property.
- Step 5:** If additional revenue is needed after Step 4, the Facilities Special Tax shall be levied Proportionately on each Parcel of Taxable Public Property, up to 100% of the Maximum Facilities Special Tax for each Parcel of Taxable Public Property.

2. *Services Special Tax*

Each Fiscal Year after the Trigger Event, the Administrator shall determine the Services Special Tax Requirement and levy the Services Special Tax on all Parcels of Taxable Property as follows:

- Step 1:** The Services Special Tax shall be levied Proportionately on each Parcel of Developed Property up to 100% of the Maximum Services Special Tax for each Parcel of Developed Property until the amount levied is equal to the Services Special Tax Requirement.
- Step 2:** If additional revenue is needed after Step 1, the Services Special Tax shall be levied Proportionately on each Parcel of Undeveloped Property, up to 100% of the Maximum Services Special Tax for each Parcel of Undeveloped Property.
- Step 3:** If additional revenue is needed after Step 2, the Services Special Tax shall be levied Proportionately on each Parcel of Taxable HOA Property, up to 100% of the Maximum Services Special Tax for each Parcel of Taxable HOA Property.
- Step 4:** If additional revenue is needed after Step 3, the Services Special Tax shall be levied Proportionately on each Parcel of Taxable Public Property, up to 100% of the Maximum Services Special Tax for each Parcel of Taxable Public Property.

F. MANNER OF COLLECTION OF SPECIAL TAXES

The Special Taxes for Improvement Area No. 2 shall be collected in the same manner and at the same time as ordinary ad valorem property taxes, provided, however, that partial prepayments are permitted as set forth in Section H below and provided further that the City may directly bill the Special Taxes, may collect Special Taxes at a different time or in a different manner, and may collect delinquent Special Taxes through foreclosure or other available methods.

The Facilities Special Tax shall be levied and collected until principal and interest on Bonds have been repaid, costs of constructing or acquiring Authorized Facilities from Facilities Special Tax proceeds have been paid, and all Administrative Expenses have been paid or reimbursed. However,

in no event shall Facilities Special Taxes be levied for more than eighty (80) Fiscal Years. Under no circumstances may the Facilities Special Tax on a Parcel in residential use be increased in any Fiscal Year as a consequence of delinquency or default in payment of the Facilities Special Tax levied on another Parcel or Parcels by more than ten percent (10%) above the amount that would have been levied in that Fiscal Year had there never been any such delinquencies or defaults. After the Trigger Event, the Services Special Tax may be levied and collected in perpetuity.

G. EXEMPTIONS

Any Parcel that becomes HOA Property, Public Property, or Welfare Exemption Property prior to the First Bond Sale shall be exempt from both the Services Special Tax and the Facilities Special Tax; the Administrator shall reduce the Expected Maximum Facilities Special Tax Revenues to reflect any such exemption, and the First Bond Sale shall be sized based on the reduced Expected Maximum Facilities Special Tax Revenues. Any Parcel that becomes HOA Property, Public Property, or Welfare Exemption Property after the First Bond Sale shall be exempt from both the Services Special Tax and the Facilities Special Tax provided such Parcel is not Taxable HOA Property, Taxable Public Property or Taxable Welfare Exemption Property.

In addition, no Special Taxes shall be levied on (i) Parcels that are designated as permanent open space or common space on which no structure is permitted to be constructed, (ii) Parcels owned by a public utility for an unmanned facility, and (iii) Parcels subject to an easement that precludes any use on the Parcel other than that permitted by the easement. Notwithstanding the foregoing, if a Facilities Special Tax has been levied on a Parcel in any Fiscal Year, and the entire Parcel subsequently meets the criteria in (i), (ii) or (iii) above, the Parcel shall remain subject to the Facilities Special Tax levy, unless the First Bond Sale has not occurred, in which case such property shall be categorized as Public Property, and the Administrator shall recalculate the Expected Maximum Facilities Special Tax Revenues based on the corresponding loss in revenues.

H. PARTIAL PREPAYMENT OF FACILITIES SPECIAL TAX

The following definitions apply to this Section H:

“Outstanding Bonds” means all Previously Issued Bonds which remain outstanding, with the following exception: if a Facilities Special Tax has been levied against, or already paid by, an Assessor’s Parcel making a prepayment, and a portion of the Facilities Special Tax will be used to pay a portion of the next principal payment on the Bonds that remain outstanding (as determined by the Administrator), that next principal payment shall be subtracted from the total Bond principal that remains outstanding, and the difference shall be used as the amount of Outstanding Bonds for purposes of this prepayment formula.

“Previously Issued Bonds” means all Bonds that have been issued prior to the date of prepayment.

“Public Facilities Requirements” means: (i) \$28,730,000 in Fiscal Year 2022-23 dollars, which amount shall, on July 1, 2023 and on each July 1 thereafter, be increased by an amount equal to 2.0% of the amount in effect for the prior Fiscal Year, or (ii) such other number as shall be determined by the City to be an appropriate estimate of the net

construction proceeds that will be generated from all Bonds that have been or are expected to be issued on behalf of Improvement Area No. 2.

“Remaining Facilities Costs” means the Public Facilities Requirements (as defined above), minus public facility costs funded by Previously Issued Bonds (as defined above), Remainder Taxes, or prepayments.

A property owner may prepay up to 80% of the Facilities Special Tax obligation applicable to a Parcel in Improvement Area No. 2, thereby reducing the Maximum Facilities Special Tax applicable to the Parcel, provided that a prepayment may be made only if there are no delinquent Special Taxes with respect to such Parcel at the time of prepayment. An owner of a Parcel intending to prepay a portion of the Facilities Special Tax obligation shall provide the City with written notice of intent to prepay, which shall identify the percentage of the Maximum Facilities Special Tax that is to be prepaid. Within 30 days of receipt of such written notice, the City or its designee shall notify such owner of the prepayment amount for such Parcel. Prepayment must be made not less than 50 days prior to any redemption date for Bonds to be redeemed with the proceeds of such prepaid Facilities Special Taxes.

The Prepayment Amount shall be calculated as follows (capitalized terms as defined below):

	Bond Redemption Amount
plus	Remaining Facilities Amount
plus	Redemption Premium
plus	Defeasance Requirement
plus	Administrative Fees and Expenses
less	<u>Reserve Fund Credit</u>
equals	Prepayment Amount

As of the proposed date of prepayment, the Prepayment Amount for a Parcel shall be determined by application of the following steps:

- Step 1.** Determine the Maximum Facilities Special Tax that could be levied on the Parcel based on the Expected Land Uses for the Parcel at the time the prepayment is calculated.
- Step 2.** Divide the Maximum Facilities Special Tax computed pursuant to Step 1 by the Expected Maximum Facilities Special Tax Revenues in that Fiscal Year.
- Step 3.** Multiply the quotient computed in Step 2 by the percentage of the Maximum Facilities Special Tax that the property owner wants to prepay, which percentage shall not exceed 80%.
- Step 4.** Multiply the quotient computed pursuant to Step 3 by the Outstanding Bonds to compute the amount of Outstanding Bonds to be retired and prepaid (*the “Bond Redemption Amount”*).
- Step 5.** Compute the current Remaining Facilities Costs (if any).

- Step 6.** Multiply the quotient computed pursuant to Step 3 by the amount determined pursuant to Step 5 to compute the amount of Remaining Facilities Costs to be prepaid (*the “Remaining Facilities Amount”*).
- Step 7.** Multiply the Bond Redemption Amount computed pursuant to Step 4 by the applicable redemption premium, if any, on the Outstanding Bonds to be redeemed (*the “Redemption Premium”*).
- Step 8.** Compute the amount needed to pay interest on the Bond Redemption Amount starting with the last Bond interest payment date on which interest has been or will be paid by Facilities Special Taxes already levied until the earliest redemption date for the Outstanding Bonds.
- Step 9:** Compute the amount of interest the City reasonably expects to derive from reinvestment of the Bond Redemption Amount plus the Redemption Premium from the first Bond interest payment date after which the prepayment has been received until the redemption date for the Outstanding Bonds.
- Step 10:** Take the amount computed pursuant to Step 8 and subtract the amount computed pursuant to Step 9 (*the “Defeasance Requirement”*).
- Step 11.** Determine the costs of computing the prepayment amount, redeeming Bonds, and recording any notices to evidence the prepayment and redemption (*the “Administrative Fees and Expenses”*).
- Step 12.** If and to the extent so provided in the Indenture, a reserve fund credit shall be calculated as a reduction in the applicable reserve fund for the Outstanding Bonds to be redeemed pursuant to the prepayment (*the “Reserve Fund Credit”*).
- Step 13.** The Facilities Special Tax prepayment is equal to the sum of the amounts computed pursuant to Steps 4, 6, 7, 10, and 11, less the amount computed pursuant to Step 12 (*the “Prepayment Amount”*).
- Step 14.** From the Prepayment Amount, the amounts computed pursuant to Steps 4, 7, and 10 shall be deposited into the appropriate fund as established under the Indenture and be used to retire Outstanding Bonds or make debt service payments. The amount computed pursuant to Step 6 shall be deposited into the Improvement Fund. The amount computed pursuant to Step 11 shall be retained in the account or fund that is established to pay Administrative Expenses.

Once a partial prepayment of a Facilities Special Tax has been received, an Amendment to Special Tax Lien shall be recorded against the Parcel to reflect the reduced Facilities Special Tax lien for the Parcel, which shall be equal to the portion of the Maximum Facilities Special Tax that was not prepaid. However, an Amendment to Special Tax Lien shall not be recorded until all Facilities Special Taxes levied on the Parcel in the current or prior Fiscal Years have been collected. The

prepayment of a portion of the Facilities Special Tax shall not affect the perpetual obligation to pay the Services Special Tax.

Notwithstanding the foregoing, if at any point in time the Administrator determines that the Maximum Facilities Special Tax revenue that could be collected from Taxable Property that remains subject to the Facilities Special Tax after the proposed prepayment would be less than the Required Coverage on Bonds that will remain outstanding after defeasance or redemption of Bonds from proceeds of the estimated prepayment, the amount of the prepayment shall be increased until the amount of Bonds defeased or redeemed is sufficient to reduce remaining annual debt service to a point at which Required Coverage is maintained.

I. INTERPRETATION OF SPECIAL TAX FORMULA

The City may interpret, clarify, and revise this RMA to correct any inconsistency, vagueness, or ambiguity, by resolution and/or ordinance, that does not create a material adverse effect on the levy and collection of the Special Taxes and any security for any Bonds.

ATTACHMENT 1

Improvement Area No. 2 of the City of Tracy Community Facilities District No. 2016-1 (Tracy Hills)

Expected Land Uses and Expected Maximum Facilities Special Tax Revenues

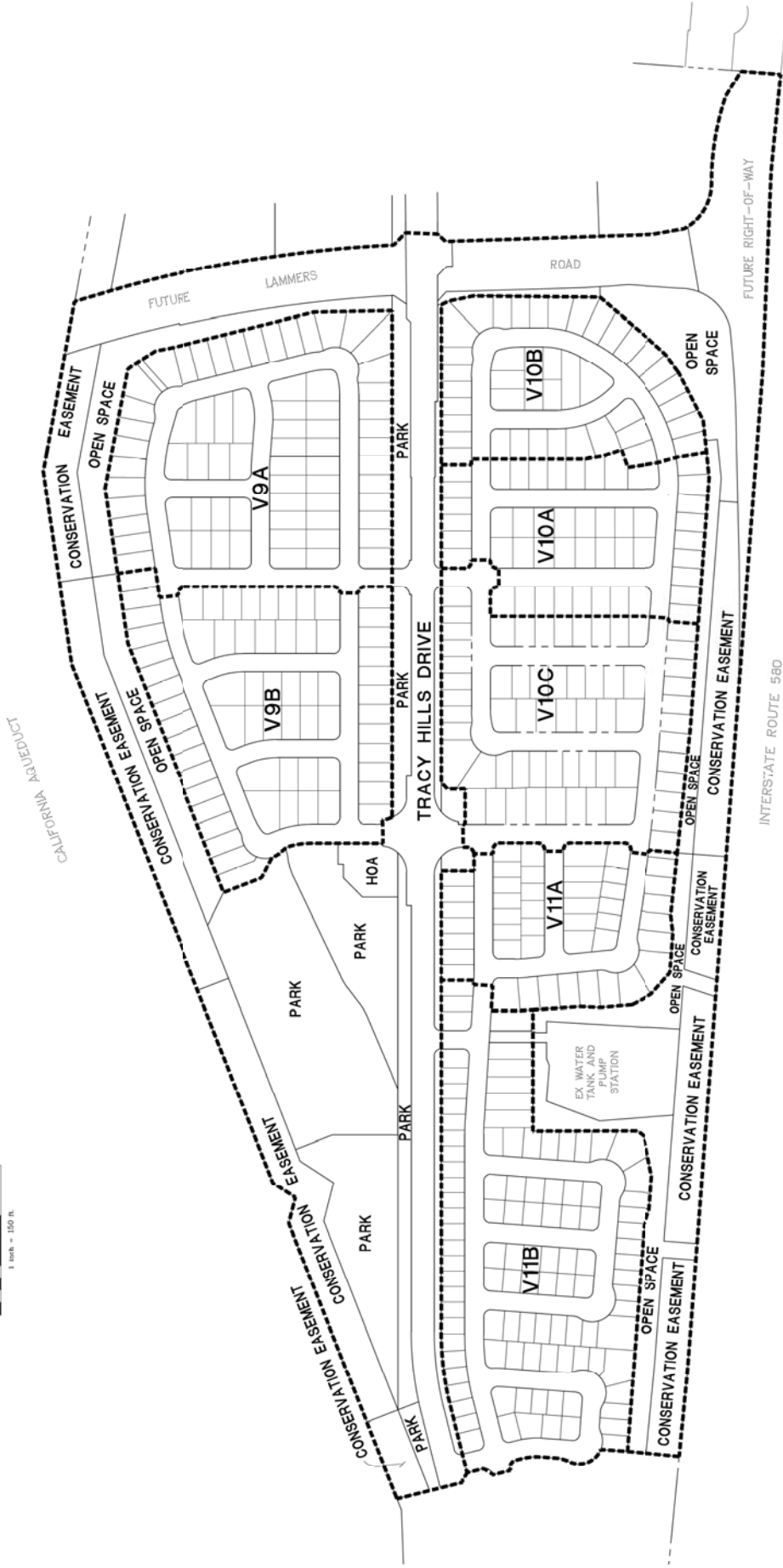
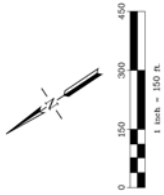
Village	Expected Land Uses	Maximum Facilities Special Tax per Unit FY 2022-23 /1	Expected Maximum Facilities Special Tax Revenues FY 2022-23 /1
Village 9A	69 Residential Units	\$4,795 per Residential Unit	\$330,855
Village 9B	64 Residential Units	\$5,844 per Residential Unit	\$374,016
Village 10A	47 Residential Units	\$5,017 per Residential Unit	\$235,799
Village 10B	41 Residential Units	\$5,017 per Residential Unit	\$205,697
Village 10C	62 Residential Units	\$5,017 per Residential Unit	\$311,054
Village 11A	45 Residential Units	\$4,315 per Residential Unit	\$194,175
Village 11B	104 Residential Units	\$4,315 per Residential Unit	\$448,760
N/A	0 Acres of Other Property	\$47,285 per Acre	\$0
Total	432 Residential Units and 0 Acres of Other Property	N/A	\$2,100,356

1. On July 1, 2023 and each July 1 thereafter, the Maximum Facilities Special Tax per Residential Unit and the Expected Maximum Facilities Special Tax Revenues shall be increased by two percent (2%) of the amount in effect in the prior Fiscal Year.

ATTACHMENT 2

**Improvement Area No. 2 of the
City of Tracy
Community Facilities District No. 2016-1
(Tracy Hills)**

Expected Lot Layout

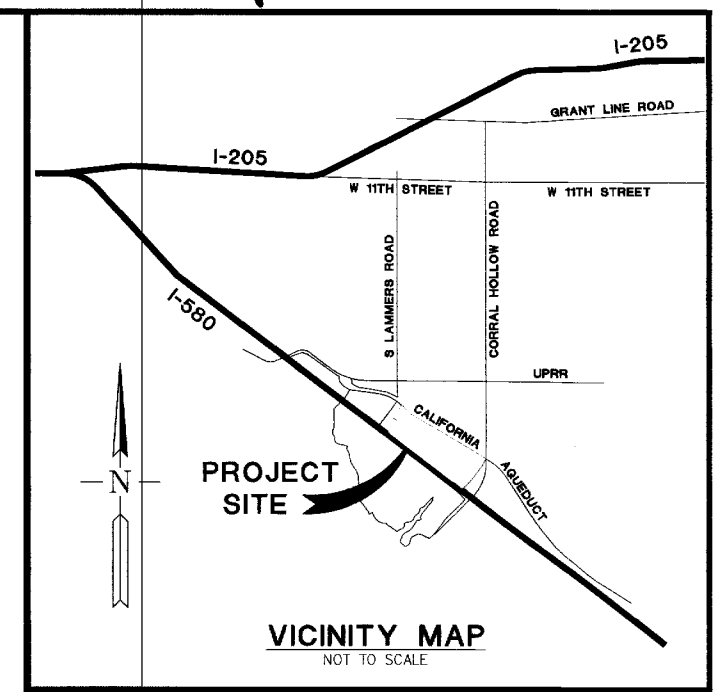
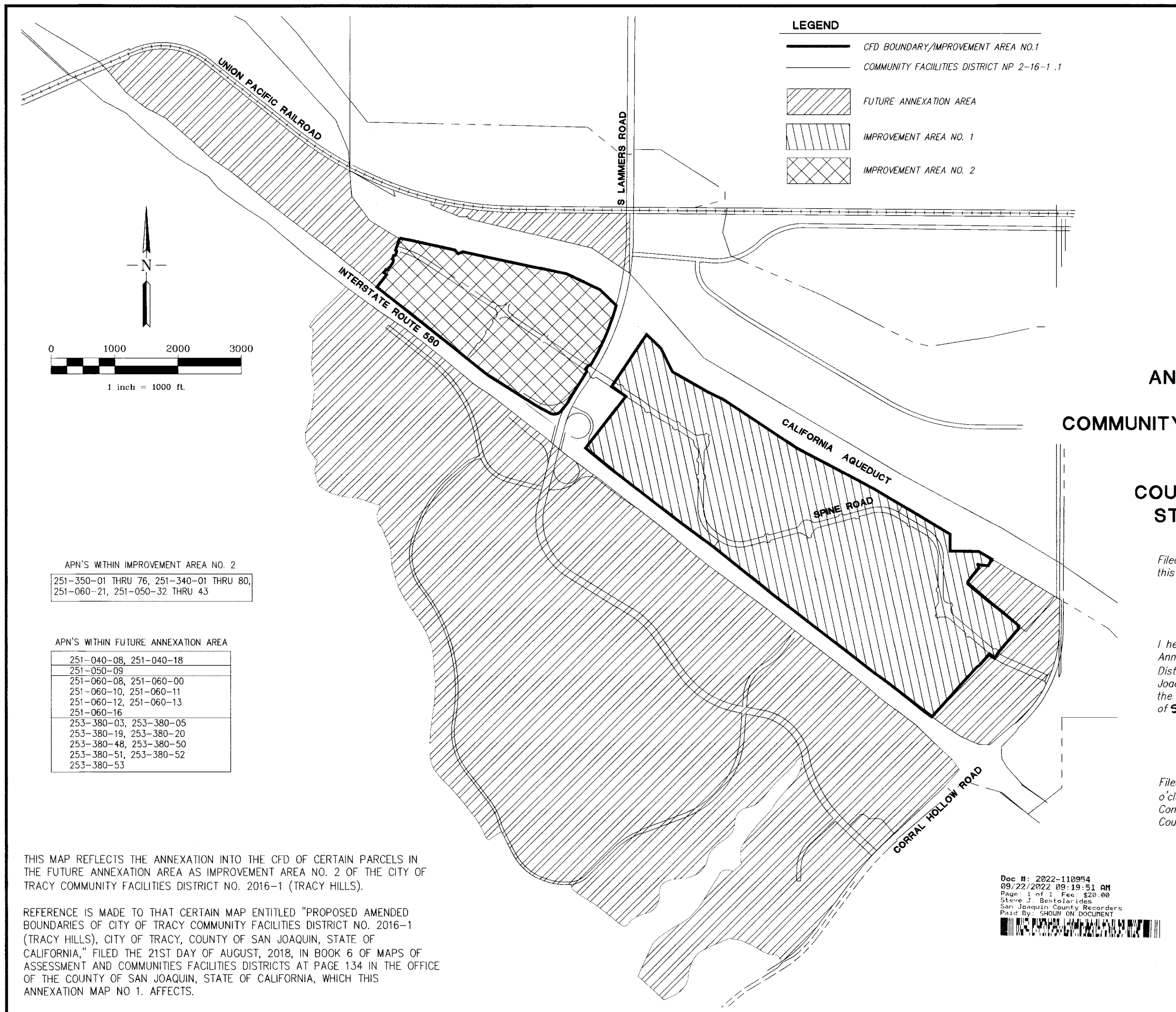


ATTACHMENT 2 TRACY HILLS 1B - EXPECTED LOT LAYOUT IN IMPROVEMENT AREA NO 2 OF THE TRACY HILLS CFD 2016-1 CITY OF TRACY, SAN JOAQUIN COUNTY, CALIFORNIA

APPENDIX D

Boundary Map of Community Facilities District No. 2016-1

7-49



**ANNEXATION MAP NO. 1
CITY OF TRACY
COMMUNITY FACILITIES DISTRICT 2016-1
(TRACY HILLS)
CITY OF TRACY
COUNTY OF SAN JOAQUIN
STATE OF CALIFORNIA**

APN'S WITHIN IMPROVEMENT AREA NO. 2
251-350-01 THRU 76, 251-340-01 THRU 80,
251-060-21, 251-050-32 THRU 43

APN'S WITHIN FUTURE ANNEXATION AREA
251-040-08, 251-040-18
251-050-09
251-060-08, 251-060-00
251-060-10, 251-060-11
251-060-12, 251-060-13
251-060-16
253-380-03, 253-380-05
253-380-19, 253-380-20
253-380-48, 253-380-50
253-380-51, 253-380-52
253-380-53

THIS MAP REFLECTS THE ANNEXATION INTO THE CFD OF CERTAIN PARCELS IN THE FUTURE ANNEXATION AREA AS IMPROVEMENT AREA NO. 2 OF THE CITY OF TRACY COMMUNITY FACILITIES DISTRICT NO. 2016-1 (TRACY HILLS).

REFERENCE IS MADE TO THAT CERTAIN MAP ENTITLED "PROPOSED AMENDED BOUNDARIES OF CITY OF TRACY COMMUNITY FACILITIES DISTRICT NO. 2016-1 (TRACY HILLS), CITY OF TRACY, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA," FILED THE 21ST DAY OF AUGUST, 2018, IN BOOK 6 OF MAPS OF ASSESSMENT AND COMMUNITIES FACILITIES DISTRICTS AT PAGE 134 IN THE OFFICE OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, WHICH THIS ANNEXATION MAP NO 1. AFFECTS.

Filed in the office of the City Clerk of the City of Tracy
this 1st day of September, 2022.

[Signature]
City Clerk

I hereby certify that the within map showing boundaries of Annexation No. 1 to the of City of Tracy Community Facilities District No. 2016-1 (Tracy Hills), City of Tracy, County of San Joaquin, State of California, was approved by the City Council of the City of Tracy, at a meeting thereof, held on the 6th day of September, 2022, by its Resolution No. 2022-130

[Signature]
City Clerk

Filed this 22nd day of September, 2022, at the hour of 9:19 o'clock A.m., in Book 7 of Maps of Assessment and Community Facilities Districts at Page 49 in the office of the County Recorder in the County of San Joaquin, State of California.

[Signature]
County Recorder, County of San Joaquin
[Signature]
Steve J. Bestolarides by Mary Ellen Gallardo

Doc ID: 2022-110954
09/22/2022 09:19:51 AM
Page: 1 of 1 Fee: \$20.00
Steve J. Bestolarides
San Joaquin County Recorders
Paid By: SHOWN ON DOCUMENT

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
2541 WARREN DRIVE, SUITE 100 ROCKLIN, CA 95677
PHONE: (916) 630-8900 FAX: (916) 630-8909

7-49

APPENDIX E

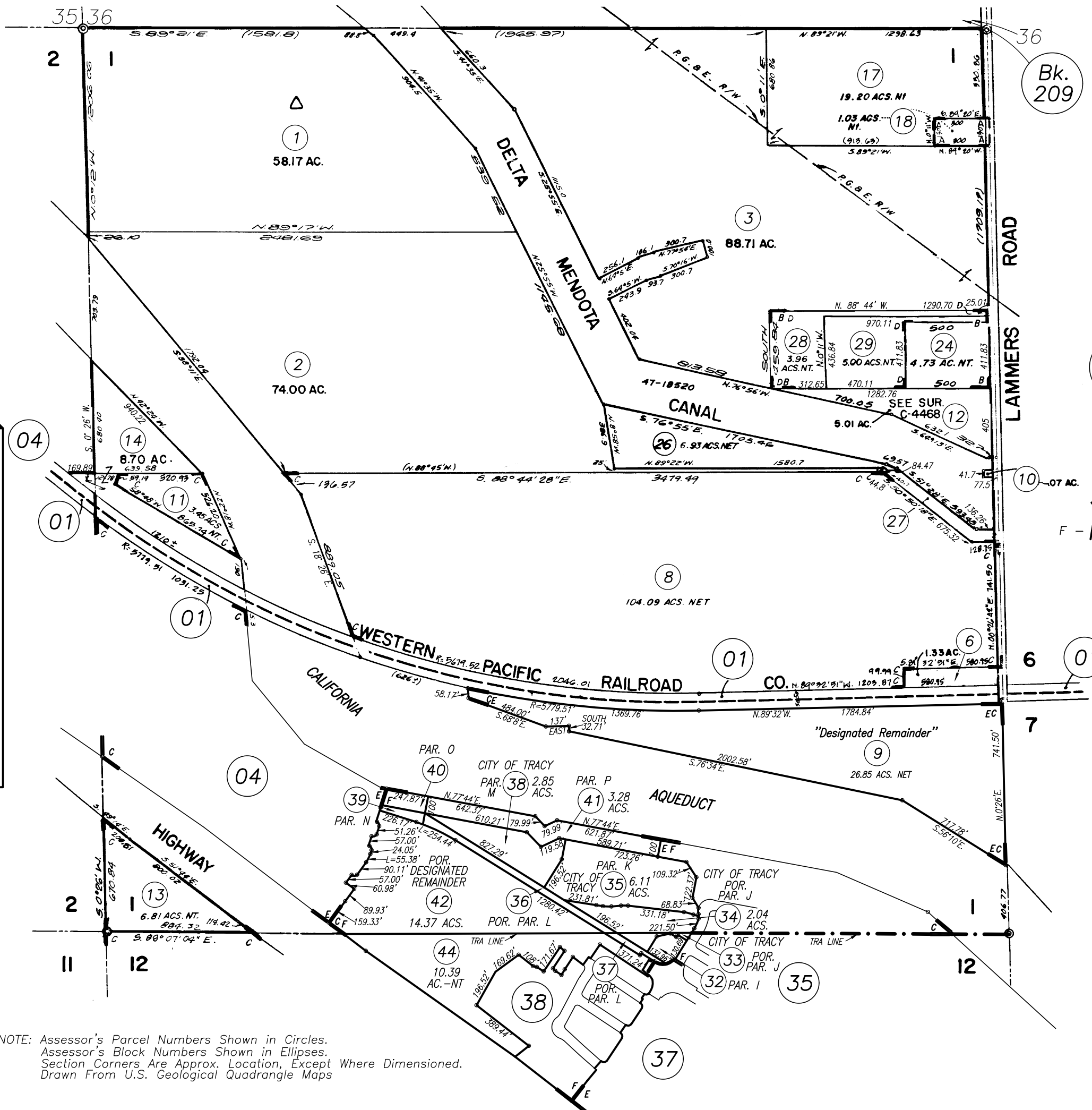
*Assessor's Parcel Maps for
Fiscal Year 2023-24*

THIS MAP IS FOR
ASSESSMENT USE ONLY

251-05



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SEC. 1 T.3S.R.4E. M.D.B.&M.
F - POR. TRACY HILLS VILLAGE 9B,
TRACT 4084

- A - P. M. Bk. 09 Pg. 232
- B - P. M. Bk. 09 Pg. 082
- R. S. Bk. 30 Pg. 164
- C - R. S. Bk. 33 Pg. 057
- D - P. M. Bk. 22 Pg. 027
- E - P. M. Bk. 26 Pg. 179
- F - R. M. Bk. 44 Pg. 002

△ - WILLIAMSON ACT PARCELS

HIGHEST A.P.N. USED			
YEAR	PAR. #	PAR. #	PAR. #
84-85	16		
85-86	18		
89-90	19		
90-91	25		
21-22	31		
22-23	43		
23-24	44		

NOTE: Assessor's Parcel Numbers Shown in Circles.
Assessor's Block Numbers Shown in Ellipses.
Section Corners Are Approx. Location, Except Where Dimensioned.
Drawn From U.S. Geological Quadrangle Maps

POR. SECS. 2 & 3 T.2S. R.6E., M.D.B.&M.

POR. TRACY HILLS VILLAGE 9A, TRACT NO. 4083

251-06

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY AND IS NOT FOR THE INTENT OF INTERPRETING LEGAL BOUNDARY RIGHTS, ZONING REGULATIONS AND/OR LEGALITY OF LAND DIVISION LAWS.



MAPPING/GIS

0 300 600 900 1,200

1"=1200'

LEGEND

Example of a Standard Assessors Parcel Number (APN)

000-000-000-000

Book Page or Parcel Internal Block Number Use

R.M. = Recorded Subdivision Map

P.M. = Recorded Parcel Map

R.S. = Recorded Survey Map

Williamson Act Parcel

Assessors Book Boundary

A- R.S. BK. 33 PG. 057
B- R.M. BK. 26 PG. 077
C- P.M. BK. 26 PG. 179
D- R.M. BK. 44 PG. 001
E- P.M. BK. 27 PG. 041

SAN JOAQUIN COUNTY
ASSESSORS PARCEL
NUMBER ISSUED PER
ROLL YEAR

ROLL	PAR #	PAR #
99-20	6	
15-16	9	
18-19	13	
21-22	16	
22-23	22	26
23-24	28	30

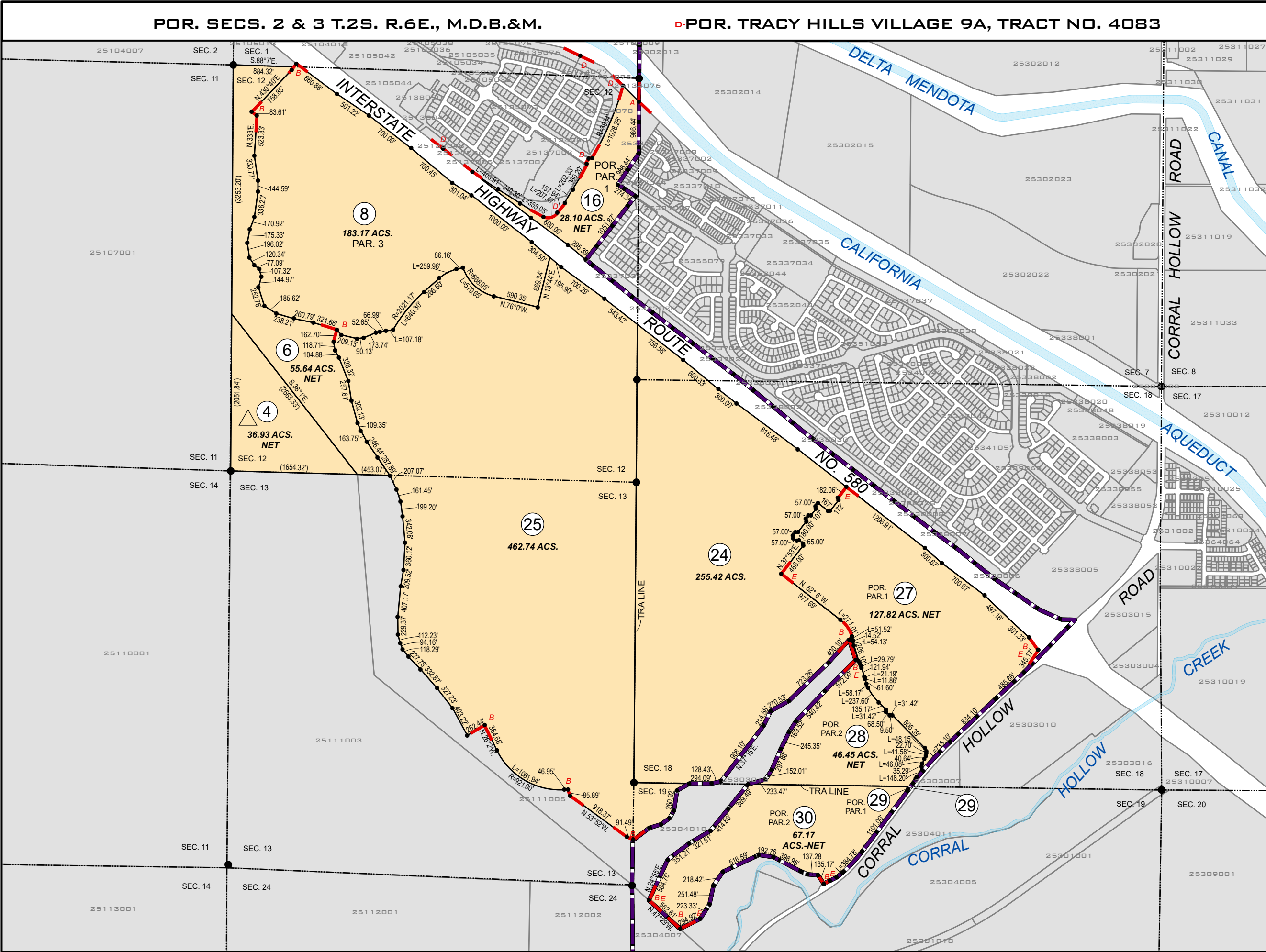
BK. 251 PG. 06

COUNTY OF

SAN JOAQUIN, CA

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ASSESSOR MAPPING/GIS 2023

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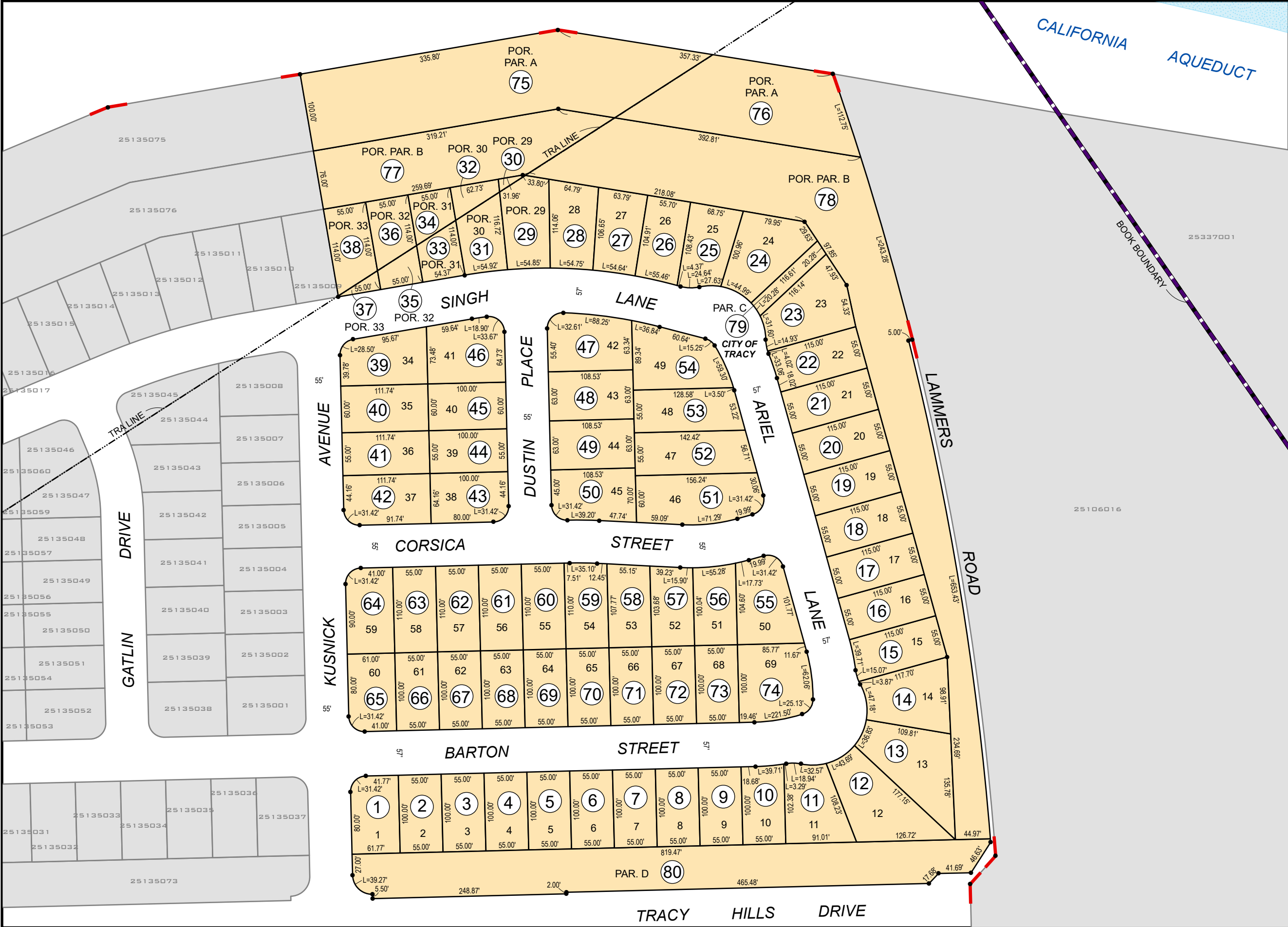


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POR. TRACY HILLS VILLAGE 9A, TRACT NO. 4083



251-34

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MAPPING/GIS

0 40 80 120

1"=120'

LEGEND

Example of a Standard Assessors Parcel Number (APN)

000-000-000-000

Book Page or Parcel Internal Block Number Use

R.M. = Recorded Subdivision Map

P.M. = Recorded Parcel Map

R.S. = Recorded Survey Map

Williamson Act Parcel

Assessors Book Boundary

R.M. BK. 44 PG. 001

SAN JOAQUIN COUNTY
ASSESSORS PARCEL
NUMBER ISSUED PER
ROLL YEAR

ROLL	PAR #	PAR #
22-23	80	

BK. 251 PG. 34

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SAN JOAQUIN, CA

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POR. TRACY HILLS VILLAGE 9B, TRACT NO. 4084

251-35

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MAPPING/GIS
0 40 80 120
1"=120'

LEGEND

Example of a Standard Assessors Parcel Number (APN)

000-000-000-000

Book Page or Parcel Internal Block Number Use

R.M. = Recorded Subdivision Map

P.M. = Recorded Parcel Map

R.S. = Recorded Survey Map

Williamson Act Parcel

Assessors Book Boundary

R.M. BK. 44 PG.002

SAN JOAQUIN COUNTY
ASSESSORS PARCEL
NUMBER ISSUED PER
ROLL YEAR

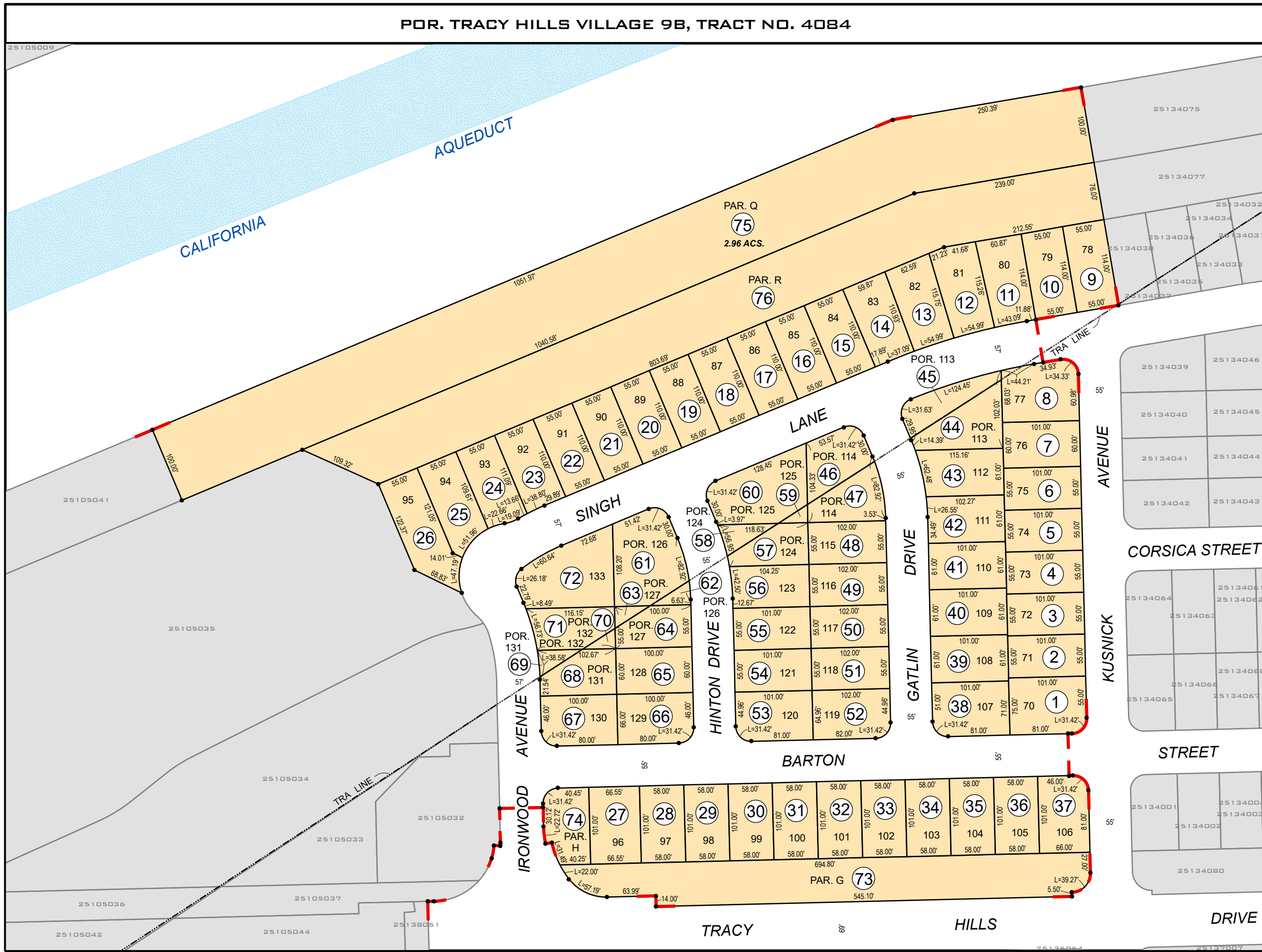
ROLL	PAR #	PAR #
22-23	76	

BK. 251 PG. 35

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SAN JOAQUIN, CA

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POR. TRACY HILLS VILLAGE 10C TRACT NO. 4085

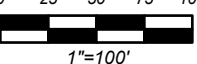
A - POR. TRACY HILLS VILLAGE 9A, TRACT NO. 4083

251-36

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MAPPING/GIS



1"=100'

LEGEND

Example of a Standard Assessors Parcel Number (APN)

000-000-000-000

Book Page or Parcel Internal Block Number Use

R.M. = Recorded Subdivision Map

P.M. = Recorded Parcel Map

R.S. = Recorded Survey Map

Williamson Act Parcel

Assessors Book Boundary

R.M. BK. 44 PG. 021
A- R.M. BK. 44 PG. 001

SAN JOAQUIN COUNTY
ASSESSORS PARCEL
NUMBER ISSUED PER
ROLL YEAR

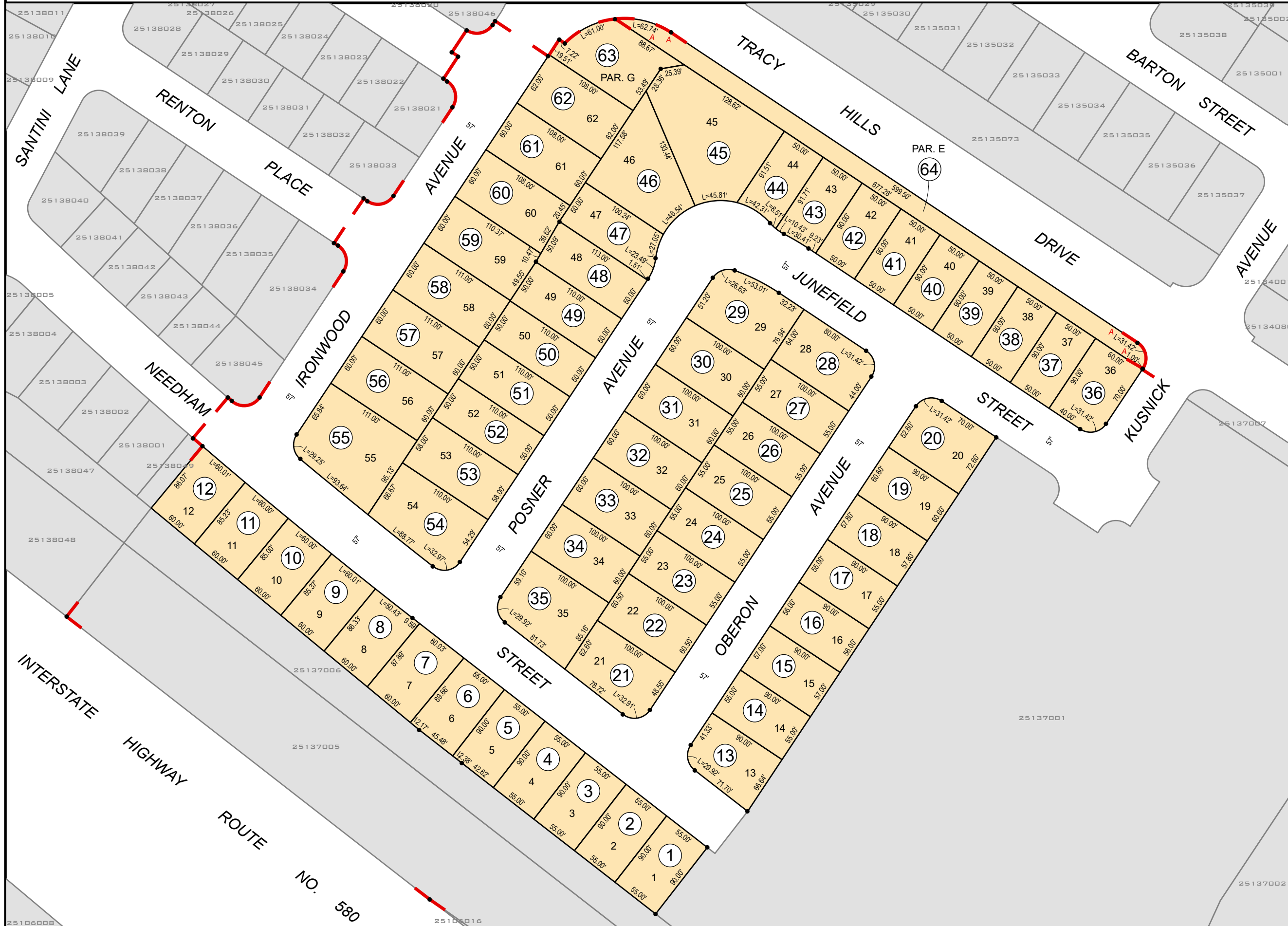
ROLL	PAR #	PAR #
23-24	64	

BK. 251 PG. 36

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SAN JOAQUIN, CA

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POR. TRACY HILLS VILLAGE 10C TRACT NO. 4085

A - POR. TRACY HILLS VILLAGE 9A, TRACT NO. 4083

251-37

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MAPPING/GIS



1"=150'

LEGEND

Example of a Standard Assessors Parcel Number (APN)

000-000-000-000

Book Page or Parcel Internal Block Number Use

R.M. = Recorded Subdivision Map

P.M. = Recorded Parcel Map

R.S. = Recorded Survey Map

Williamson Act Parcel

Assessors Book Boundary

R.M. BK. 44 PG. 021
A- R.M. BK. 44 PG. 001

SAN JOAQUIN COUNTY
ASSESSORS PARCEL
NUMBER ISSUED PER
ROLL YEAR

ROLL	PAR #	PAR #
23-24	07	

BK. 251 PG. 37

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TRACY HILLS VILLAGE 1 1 A - TRACT NO. 4086

251-38

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MAPPING/GIS
0 25 50 75 100
1"=100'

LEGEND

Example of a Standard Assessors Parcel Number (APN)

000-000-000-000
Book Page or Parcel Internal
Block Number Use

R.M. = Recorded Subdivision Map

P.M. = Recorded Parcel Map

R.S. = Recorded Survey Map

Williamson Act Parcel

Assessors Book Boundary

R.M. BK. 44 PG. 024

SAN JOAQUIN COUNTY
ASSESSORS PARCEL
NUMBER ISSUED PER
ROLL YEAR

ROLL	PAR #	PAR #
23-24	51	

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