

# City of Corona

*400 S. Vicentia Ave.  
Corona, CA 92882*

## **Finance, Legislation & Economic Development Committee Meeting Agenda**

**Wednesday, July 1, 2020**

**Council Board Room 9:30 AM**



**VICE MAYOR JACQUE CASILLAS  
COUNCIL MEMBER JASON SCOTT**

## CONVENE OPEN SESSION

## COMMUNICATIONS FROM THE PUBLIC

## AGENDA ITEMS

1. **REPORT** - [Update of Sales Tax Information by HdL.](#)  
[\(Administrative Services Department\)](#)  
[Action: Information & Discussion](#)  
  
**Attachments:** [Sales Tax Update 07.01.20](#)
2. **REPORT** - [Discussion Regarding Debt Policy and Changes Related Land-Based Financing.](#)  
[\(Administrative Services Department\)](#)  
[Action: Information & Discussion](#)  
  
**Attachments:** [CFD Policy Presentation 07.01.20](#)
3. **REPORT** - [Discussion Regarding Army Corps Lease for 2205 Railroad St.](#)  
[\(Department of Water and Power\)](#)  
[Action: Information & Discussion](#)  
  
**Attachments:** [WRF1 Lease Presentation 07.01.2020](#)
4. **REPORT** - [Economic Development Update.](#)  
[\(Management Services Department\)](#)  
[Action: Information & Discussion](#)

## ADJOURNMENT

*Agendas for all City meetings are posted at least 72 hours prior to the meeting in the entryway at City Hall. Written communications from the public for City Council Committee agendas must be received by the Management Services Department and for Study Session agendas must be received by the City Clerk's Office seven (7) days prior to the respective meeting.*

*In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the ADA Coordinator at (951) 736-2235. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.*



# **SALES TAX Update 1<sup>st</sup> Quarter 2020**

**City of Corona  
FLED Meeting  
July 1, 2020**

## REGIONAL REPORT *Cash Receipts Sales Tax Growth*

Region	1Q20 vs 1Q20 % Change
Corona	-13.0%
Riverside County	-20.2%
Southern California	-20.0%
California	-18.8%



## Governor's Executive Order N-40-20

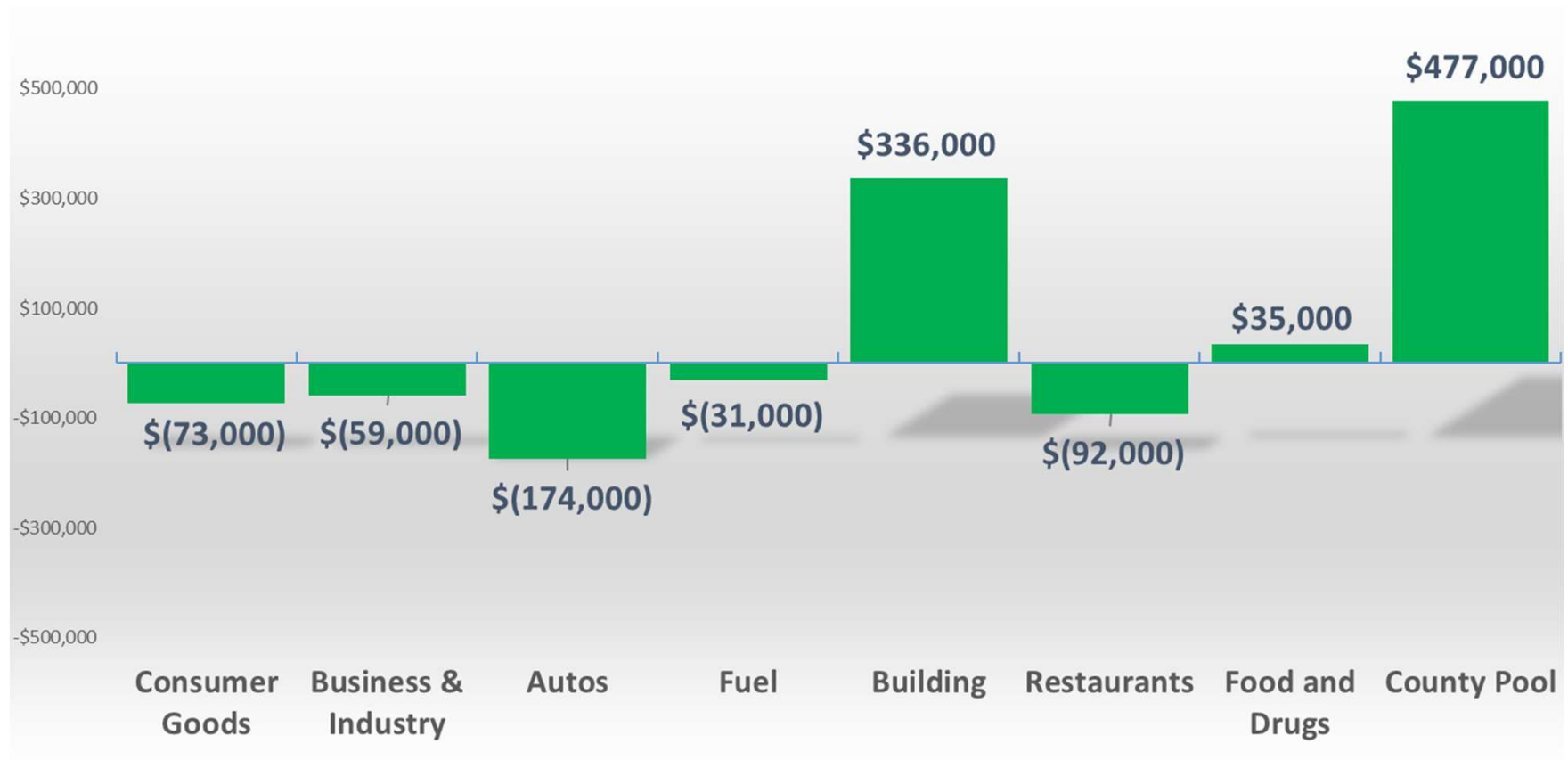
- Signed March 30, 2020
- Allows a 90-day extension to file tax return for businesses with less than \$1M in taxes
- Filings now due July 31, 2020
- CDTFA estimates \$965M outstanding statewide
- Corona's estimated impact: ~\$830K

## REGIONAL REPORT *Adjusted Sales Tax Growth*

Region	1Q20 vs 1Q20 % Change
Corona	+4.2%
Riverside County	-0.3%
Southern California	-4.1%
California	-3.3%

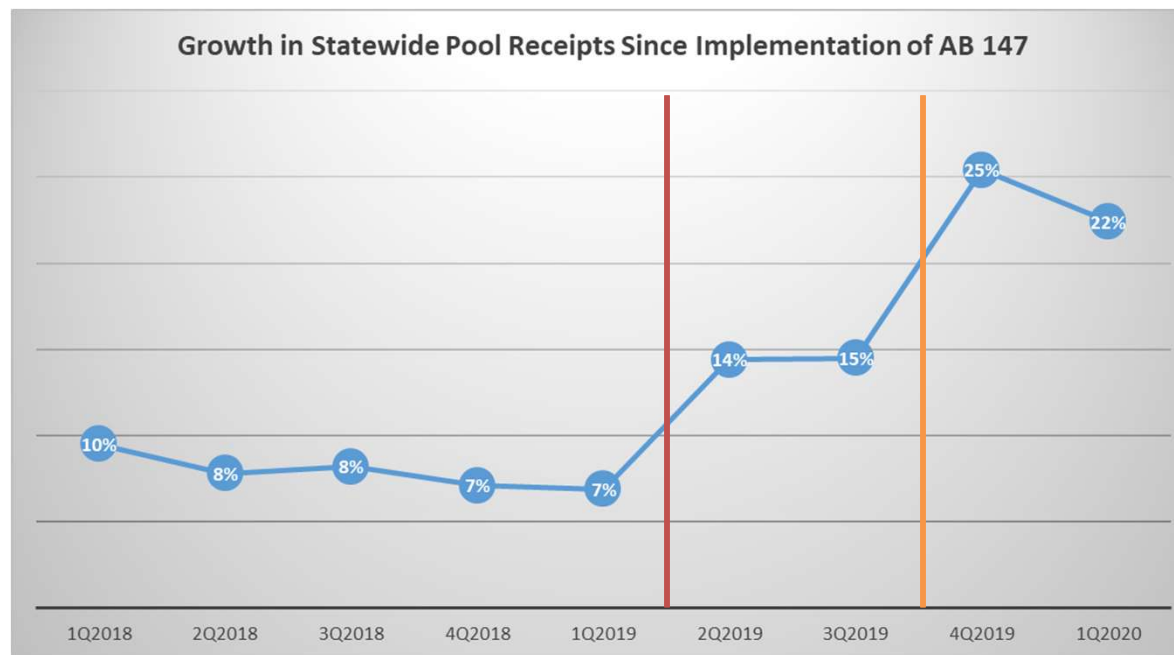
# CORONA MAJOR GROUPS-1Q20

Adjusted Receipts  
\$ Increase (or Decrease) by Category



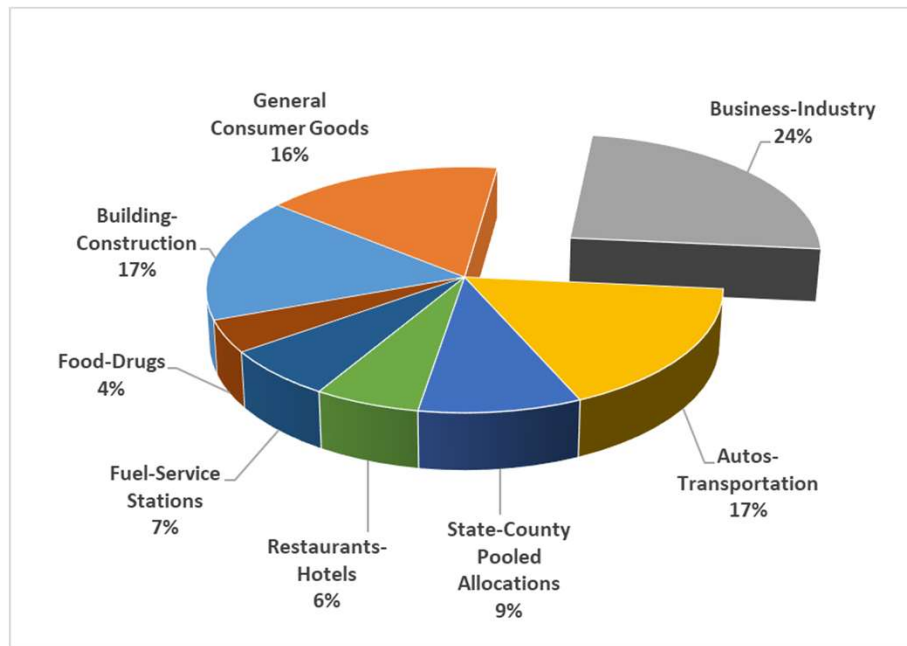
## Wayfair / AB147 Update

- Implemented April 1, 2019 for internet retailers with \$500K or more of sales in CA (AB 147)
- Marketplace component took effect in October

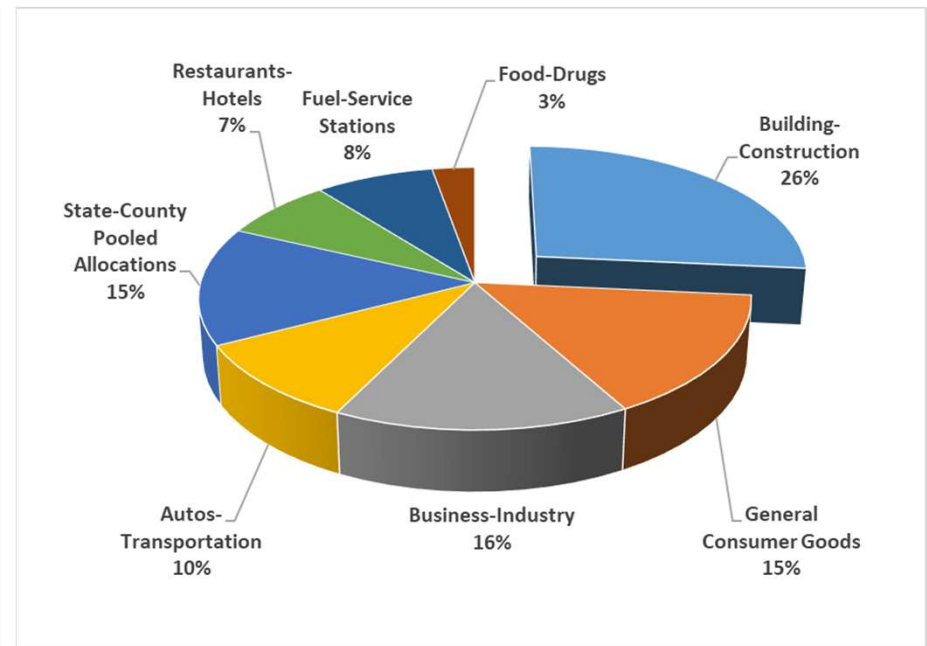


# CORONA Sales Tax Receipts by Business Group

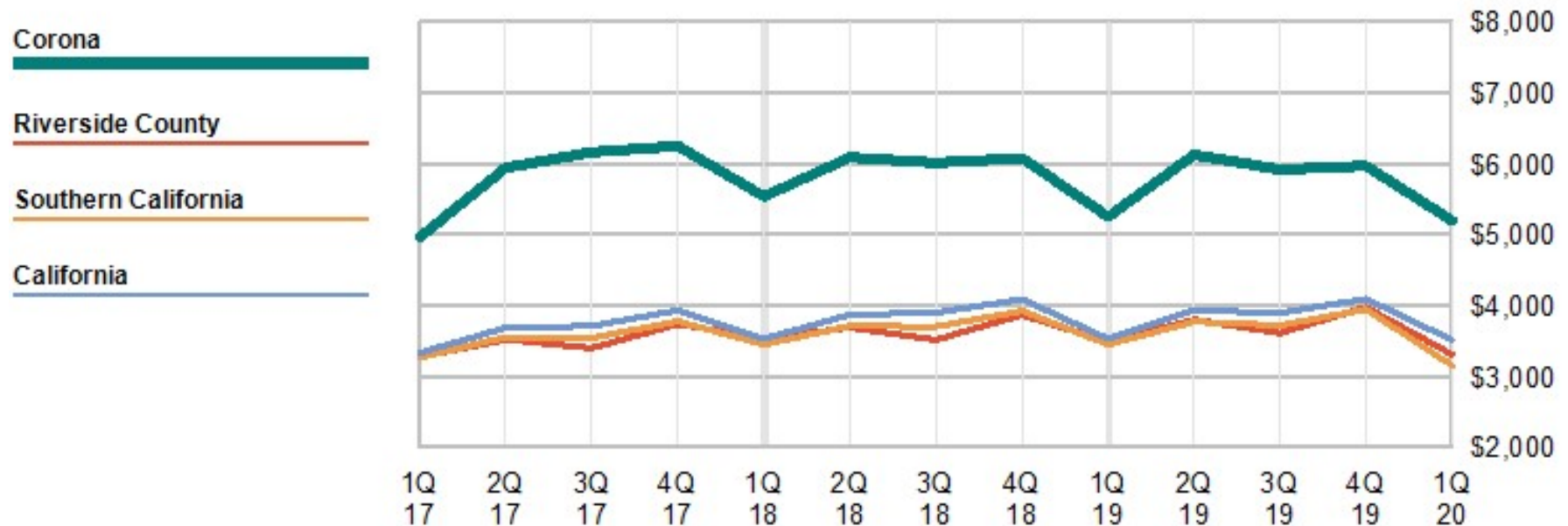
2000



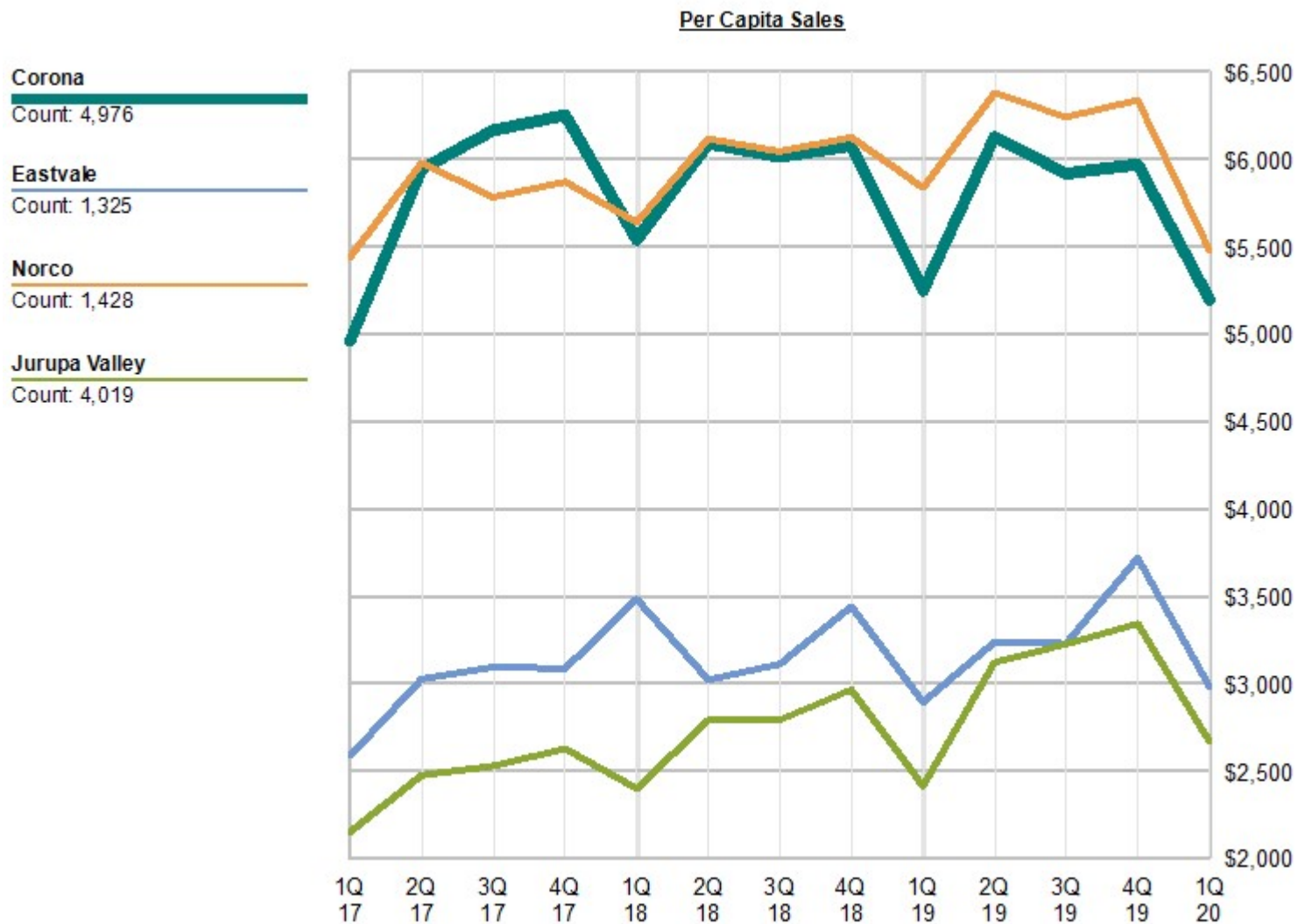
2020



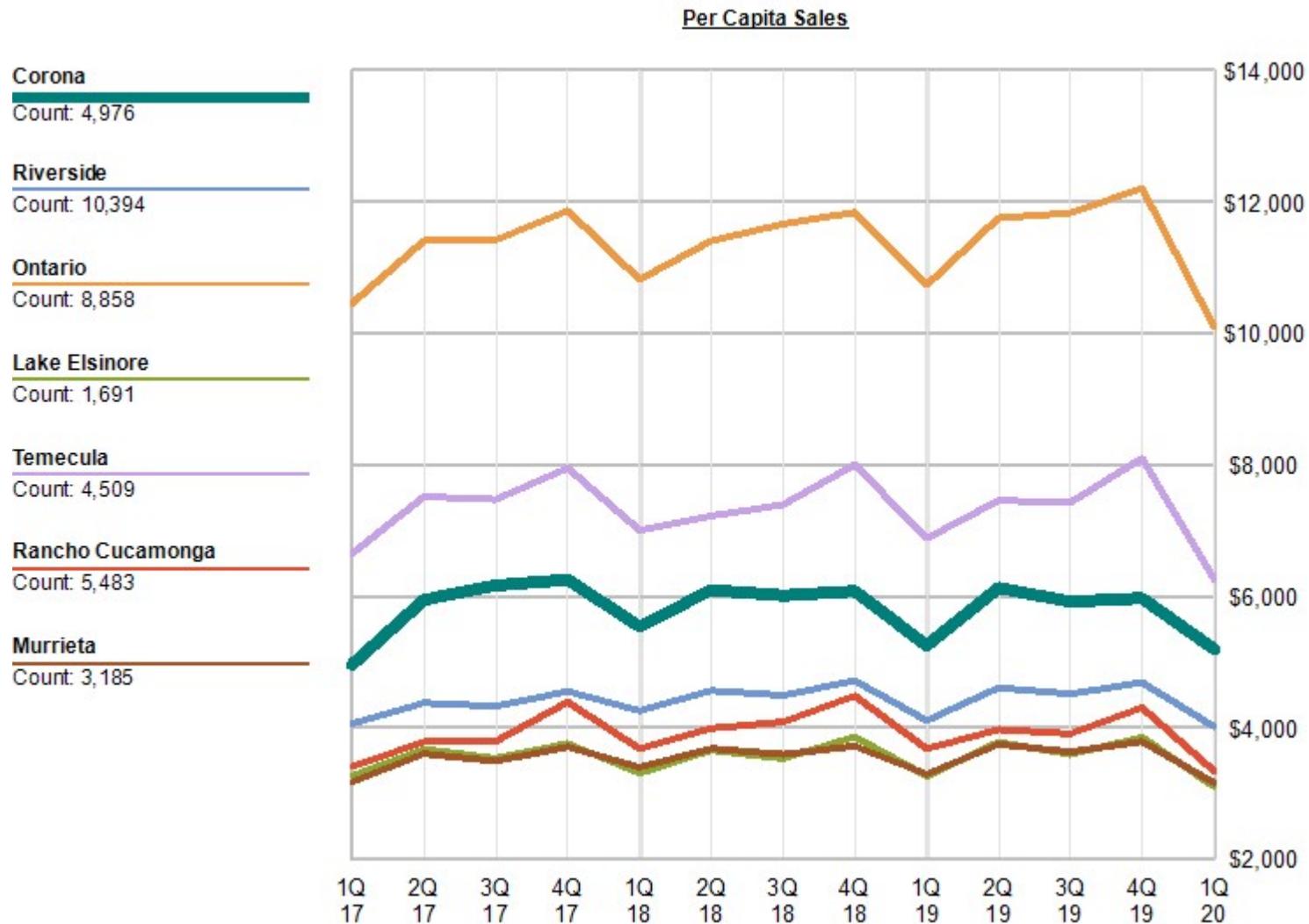
## REGIONAL REPORT *Adjusted Sales Tax Growth*



# REGIONAL REPORT *Adjusted Sales Tax Growth*



# REGIONAL REPORT *Adjusted Sales Tax Growth*





# CORONA MAJOR INDUSTRY GROUPS (Top 5)

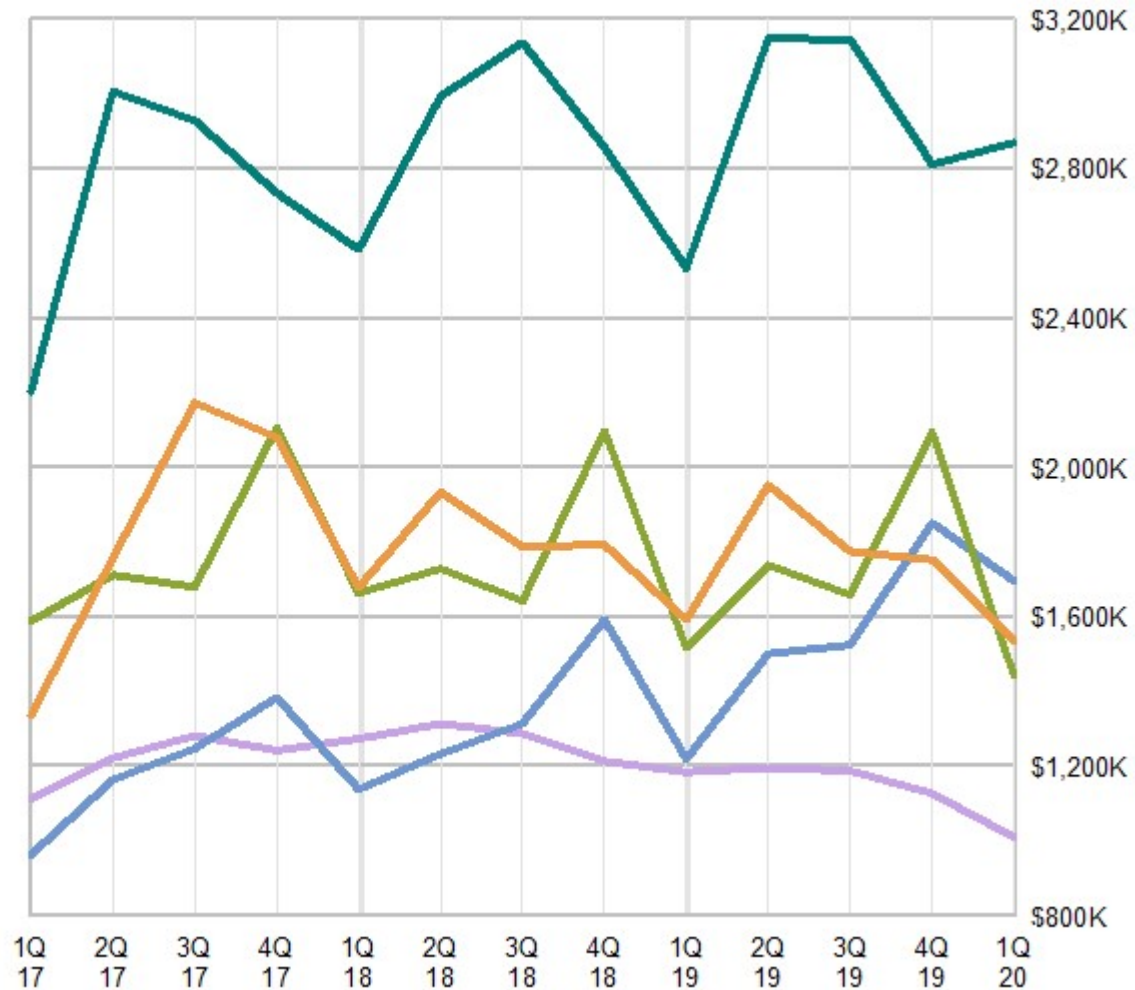
**Building And Construction**  
Count: 270

**State & County Pools**

**Business And Industry**  
Count: 1,666

**General Consumer Goods**  
Count: 1,861

**Autos And Transportation**  
Count: 439



# CORONA MAJOR INDUSTRY GROUPS (Final 3)

## Restaurants And Hotels

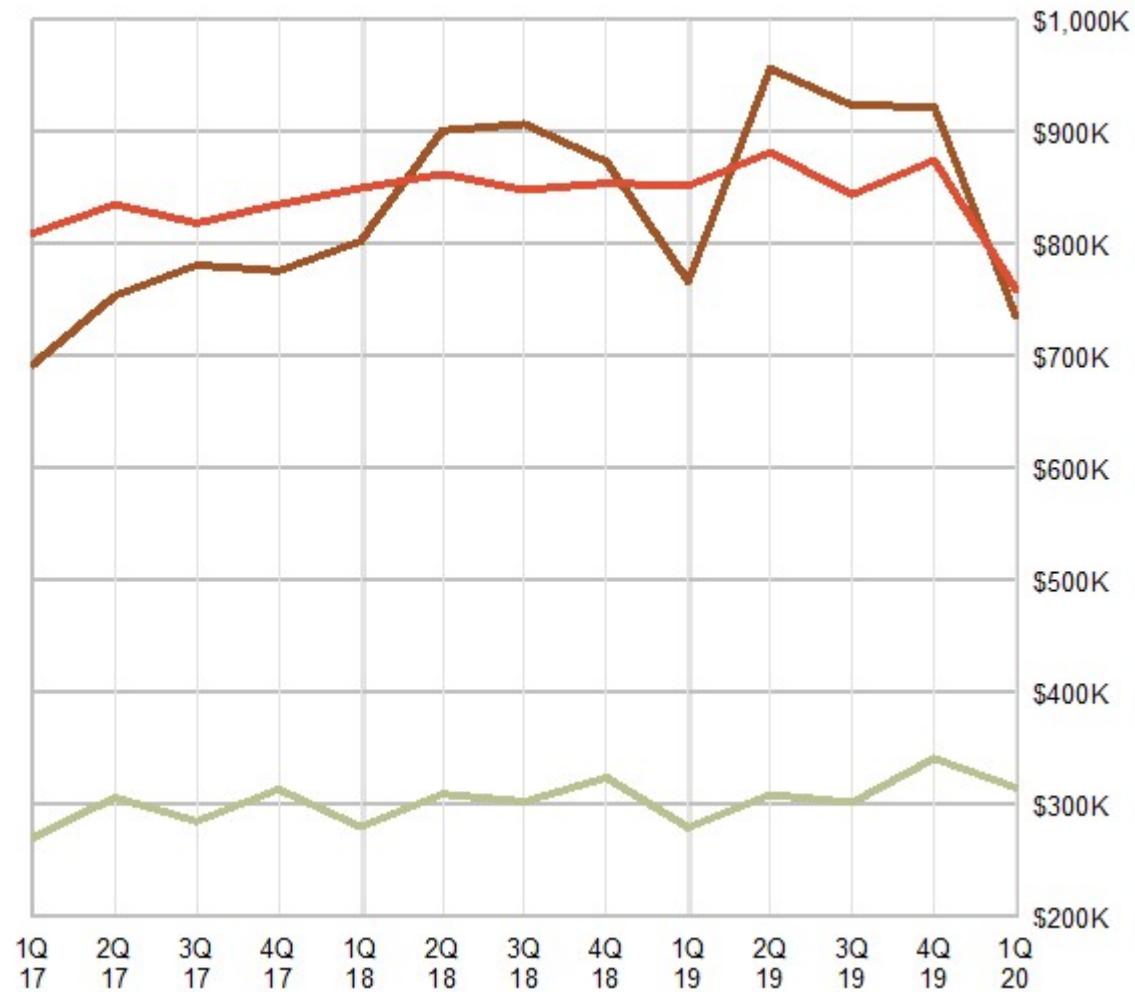
Count: 440

## Fuel And Service Stations

Count: 49

## Food And Drugs

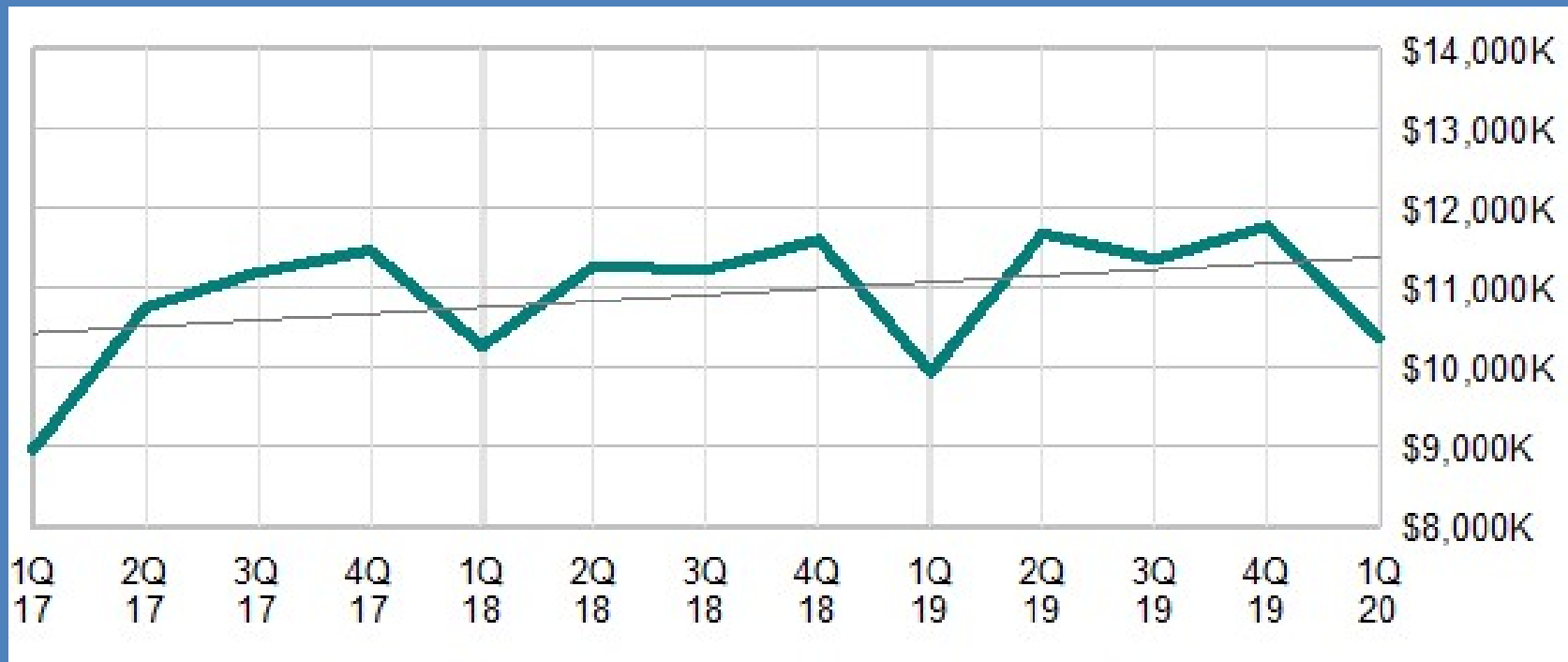
Count: 157



# CORONA

## ADJUSTED POINT-OF-SALE - SALES TAX TREND

13 QTR Trend: +9.1%



# Q1 2020



# City of Corona Sales Tax *Update*

*Second Quarter Receipts for First Quarter Sales (January - March 2020)*

## Corona In Brief

Corona's receipts from January through March were 13.0% below the first sales period in 2019, however this decline was caused by the Governor's recent Executive Order allowing some businesses an extra 90-days to file their tax return. Excluding this and other aberrations, actual sales were up 4.2%, significantly exceeding the State and regional trend.

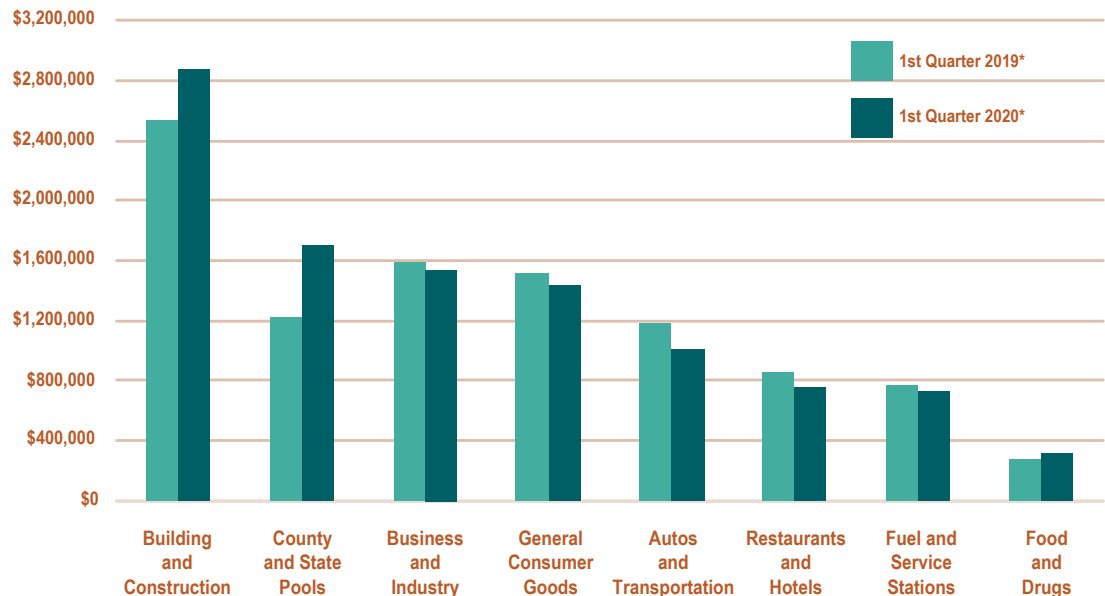
The sale of building material and contractor supplies were unexpectedly strong and did not appear to suffer from government ordered shutdowns that were implemented near the end of the quarter.

This exceptional result also led to the City receiving a larger share of the countywide use-tax pool as this funding is divided proportionately among local agencies based on relative sales tax performance. A recent legislative change that allows the State to collect tax revenue from small, third-party sellers on internet-based, market-platforms also contributed to the 39% spike in this funding.

New cars, service stations, casual dining eateries and most retail categories slumped precipitously, however, heavily impacted by business closures and the recession that officially began in February.

Net of aberrations, taxable sales for all of Riverside County declined 0.3% over the comparable time period; the Southern California region was down 4.1%.

## SALES TAX BY MAJOR BUSINESS GROUP



*\*Allocation aberrations have been adjusted to reflect sales activity*

## TOP 25 PRODUCERS

IN ALPHABETICAL ORDER

Agile Sourcing Partners	Home Depot
Aircraft Spruce & Specialty	Honda Cars of Corona
All American Asphalt	Larry H Miller Toyota Corona
American Electric Supply	LuLaRoe
Anixter	Proparts
CardinaleWay Hyundai	Robertsons Ready Mix
Costco	Sams Club w/ Fuel
Culver Newlin	Stater Bros
Downs Energy	Supply Patriot
Elite Roofing Supply	Target
Ganahl Lumber Company	US Food Service
Guest Supply	Vulcan Materials
	Walmart Supercenter

## REVENUE COMPARISON

Three Quarters – Fiscal Year To Date (Q3 to Q1)

	2018-19	2019-20
Point-of-Sale	\$30,958,452	\$27,990,322
County Pool	4,832,728	4,438,924
State Pool	16,258	15,400
Gross Receipts	\$35,807,438	\$32,444,646

### Statewide Results

With stay at home/non-essential business restrictions in place during the last two weeks of the quarter, local one cent tax revenues for the state overall, were 18.8% lower than January to March of 2019. Taxpayer relief programs accounted for much of the decline with receipts down roughly 3.1% after factoring for payment deferrals and other accounting anomalies.

Severe drops in auto sales, general consumer goods, service stations and restaurants were largely offset by new revenue from implementation of the Wayfair v. South Dakota decision that now requires out-of-state retailers to collect and remit Californian's sales and use tax. Other offsets included a surge in online shopping that boosted receipts from the county use tax allocation pools and from online retailers who maintain and ship their inventory from within California. The food/drug sector also showed strong gains as did many home supply, dollar and discount stores that remained open during the shutdown.

### New Challenges & Opportunities

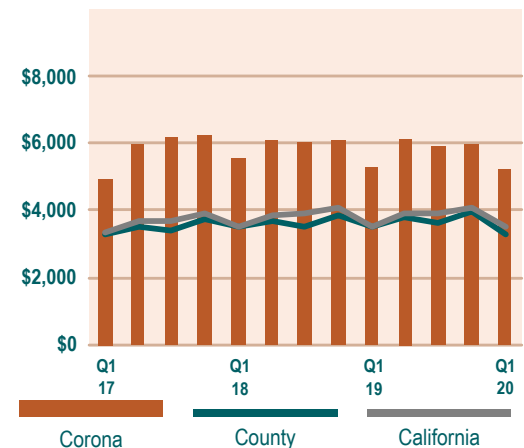
Current indicators suggest that overall tax receipts for the April thru June sales period will bottom out at 27% below the second quarter of 2019. The speed of the rebound in sales activity will be dependent on the availability of adequate testing, treatment therapies and ultimately a vaccine. Until then, physical distancing, COVID-19 protocols and supply chain disruptions will create limitations on some operating capacities and the return to work of all employees. Health fears, discounts and liquidation sales may also keep sales tax revenues below pre-pandemic levels until solutions are in place. The pandemic is accelerating shifts in purchasing behavior that were already ongoing and regardless of when full recovery does occur, reports are that some elements of the economy will be permanently altered. Generation of future tax revenues may require re-thinking of local economic strategies.

Over expansion, excessive debt and consumer shifts to online shopping were already resulting in bankruptcies with estimates of up to 25,000 brick-and-mortar store closings by the end of 2020. "Touch and feel" shopping is not going away but retailers see an evolution where in-store shopping is more leisure/recreational oriented with smaller stores offering more show-rooming and delivery/pick-up services. The smaller footprints and lifestyle emphasis offer opportunities to reinstate downtowns and neighborhood centers as economic/social gathering places.

The Pandemic's capture of new online customers and the growing trend of manufacturers and entrepreneurs with new concepts to bypass physical stores and sell directly to the consumer also expands options for agencies without large market populations to generate sales tax through industrial development.

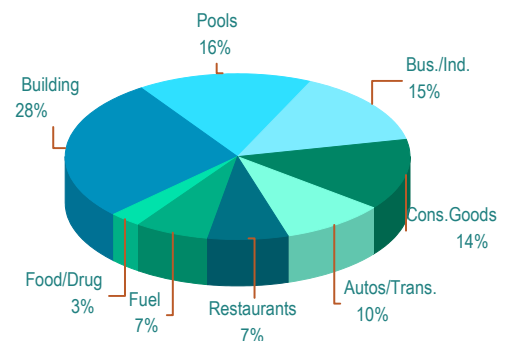
Finally, the Pandemic's disruption of supply chains has also accelerated growing dissatisfaction with overseas arrangements and some reshoring will occur which offers opportunities to leverage a city's existing business base to attract compatible support industries.

### SALES PER CAPITA\*



\*Allocation aberrations have been adjusted to reflect sales activity

### REVENUE BY BUSINESS GROUP Corona This Quarter\*



\*Allocation aberrations have been adjusted to reflect sales activity

### CORONA TOP 15 BUSINESS TYPES\*\*

*In thousands of dollars				
Business Type	Corona Q1 '20*	Corona Change	County Change	HdL State Change
Building Materials	592.6	9.9%	5.8%	2.9%
Business Services	— CONFIDENTIAL —		2.7%	-13.8%
Casual Dining	338.2	-14.9%	-17.0%	-19.2%
Contractors	1,866.4	16.4%	12.6%	2.8%
Discount Dept Stores	768.8	4.9%	4.7%	3.2%
Drugs/Chemicals	151.0	4.2%	-1.4%	-0.3%
Family Apparel	133.6	-17.5%	-20.8%	-21.8%
Grocery Stores	222.2	17.7%	11.7%	11.7%
Heavy Industrial	316.6	9.6%	8.6%	-6.4%
Light Industrial/Printers	128.0	-21.6%	5.3%	-5.3%
New Motor Vehicle Dealers	510.3	-18.3%	-6.6%	-10.9%
Petroleum Prod/Equipment	— CONFIDENTIAL —		-1.4%	-10.2%
Plumbing/Electrical Supplies	392.4	5.0%	3.8%	1.3%
Quick-Service Restaurants	348.7	-3.5%	-5.0%	-8.7%
Service Stations	482.2	-7.7%	-3.9%	-9.9%
<b>Total All Accounts</b>	<b>8,661.1</b>	<b>-0.7%</b>	<b>-4.3%</b>	<b>-7.5%</b>
<b>County &amp; State Pool Allocation</b>	<b>1,695.1</b>	<b>39.2%</b>	<b>27.8%</b>	<b>22.4%</b>
<b>Gross Receipts</b>	<b>10,356.1</b>	<b>4.2%</b>	<b>-0.3%</b>	<b>-3.3%</b>

\*\* Accounting aberrations such as late payments, fund transfers, and audit adjustments have been adjusted to reflect the quarter in which the sales occurred.



# CALIFORNIA FORECAST SALES TAX TRENDS AND ECONOMIC DRIVERS JUNE 2020

San Clemente, California

HdL provides relevant information and analyses on the economic forces affecting California's local government agencies. In addition, HdL's Revenue Enhancement and Economic Development Services help clients to maximize revenues.

**HdL serves over 500 cities, counties and special districts in California and across the nation.**



*Delivering Revenue, Insight and Efficiency  
to Local Government Since 1983*



# HDL CONSENSUS FORECAST - JUNE 2020

## STATEWIDE SALES TAX TRENDS

HdL Companies

 **TOTAL** 2Q20 | 2020/21  
-27% | -1.1%



### **Autos/Transportation**

2Q20 | 2020/21  
-35% | -7.4%

Industry forecasts have projected a wide range for new vehicle sales in 2020. Firms such as Moody's, JD Power, the California New Car Dealer's Association, and ALG made recent projections for a decline in the range of 15% to as much as 34%. Recent news reports were more positive; many dealers had strong sales in May on popular truck and SUV models as the economy reopens. Pricing concerns remain with the threat of possible bankruptcies by car rental firms triggering a glut of used cars on the market. Shortages of popular models could also be a problem later this year after recent factory closures. Job and income losses are expected to contribute to weakness in the next few quarters followed by a slow recovery. A 20% drop in overall sales is projected this calendar year.



### **Building/Construction**

-3% | 0.8%

The lifting of Bay Area restrictions on construction projects in May coupled with the fact that other counties' restrictions were much less severe than anticipated, relieved the downward pressure on construction spending. While there is still apprehension regarding the direction taken by developers as they consider whether commercial projects will pencil out in the end, the backlog of work created by the Bay Area shutdowns along with the persistent demand for new housing are expected to boost statewide spending for the next two quarters. Growth is expected to flatten during FY 2020-21 in response to so many consecutive quarters of lower permit issuance across the state. However, strong increases are expected in FY 2021-22 following a return to positive trends in the rest of the economy.



### **Business/Industry**

-27% | -3.8%

Private sector data suggests this group bottomed out in April 2020. However, supply chain disruptions along with COVID-19 social distancing and other protocols are reported to limit production capacity for many companies through fall. Firms supplying hospitals and ecommerce related storage, sales and delivery activities are anticipated to post gains. Tax from buses and public carriers funded by federal grant programs may produce one time revenues for some agencies. Most other segments are not expected to surpass 90% of previous levels until adequate virus testing and vaccines are available. Each jurisdiction's experience will differ due to the size and character of its business/industrial tax base.



### **Food/Drugs**

2Q20 | 2020/21  
5% | 2.5%

Cannabis, grocery and drug stores have remained operational during shelter in place mandates. As such, revenues improved during the first quarter of this year. Households which chose to avoid long lines and limit merchant location trips utilized online ordering capabilities in much greater numbers. To retain shoppers, vendors adapted quickly by further implementing BOPIS, mobile checkouts and other safe means of completing transactions. Retailers invested in employee and customer safety. Less frequent dining out causes greater sales of food and beverages. Cannabis dispensaries, manufacturers and growers provide additional taxes for this category.



### **Fuel/Service Stations**

-55% | -4.7%

As the shelter in place restrictions resulting from COVID-19 have slowly been lifted, there are now small signs of positive economic activity. While crude oil barrel prices plummeted last quarter due to reduced demand and oversupply, they have ratcheted back up. This is reflected in the average price of a gallon of gas in California inching positively toward \$3 per gallon. Oil barrel prices are forecasted in the low \$40 range by mid-summer, nevertheless, this does not translate into higher fuel and service station sales until demand picks up. Taxes will rise when consumer confidence and willingness to travel approach pre-COVID-19 levels. The short term outlook is reduction in receipts through the end of 2020 with enhanced returns occurring during the first quarter of 2021.



### **General Consumer Goods**

-45% | 1.3%

As restrictions were implemented to combat the spread of COVID-19 in an effort to flatten the curve, brick and mortar retail was heavily impacted in the second quarter. In what is being dubbed by some as the Great Disruption, nonessential retail across most of the state came to a standstill. Job losses, stay-at-home orders and diminished wealth all substantially decreased consumers ability to spend even by those not facing income losses. As doors closed and immediate demand fell, many national retailers restructured; some permanently shuttered their footprint. Reopening in June drives a slight boost tied to pent-up demand before settling below pre-crisis levels for some time. While trends have been shifting for a while, the pandemic significantly sped up the timeline as customers were forced to explore shopping through different channels. Will these behaviors be long-lasting and how will stores adapt has yet to be seen.



# HDL CONSENSUS FORECAST – JUNE 2020

## STATEWIDE SALES TAX TRENDS

HdL Companies

 **TOTAL** 2Q20 | 2020/21  
-27% | -1.1%



### Restaurants/Hotels

2Q20 | 2020/21

-50% | -11.7%

Quick service restaurants were the least affected by shelter in place, as drive thru's quickly adapted to social distancing; some chains even saw gains in the first quarter. Casual dining scrambled to establish to go/delivery options, but still most reported revenues down more than 50% through May. Most fine dining and leisure/entertainment temporarily closed while hotels recorded 85% vacancy rates. Reopening is at varying stages, with dining room capacity reduced to accommodate six feet of separation. Numerous agencies are allowing outdoor seating in parking lots and streets to help reach the needed seating capacity for restaurants to operate. People anxious to eat out provide a short term boost, but higher prices and reduced capacity result in a long recovery for this sector.



### State and County Pools

2Q20 | 2020/21

20% | 10.9%

The irony is not lost. While many categories have suffered from the worldwide virus outbreak, the 2018 SCOTUS Wayfair decision and subsequent implementation yielded double digit percentage growth each of the last four quarters. Annual pool revenues now exceed one billion dollars; the upward trend stays the course. Marketplace facilitator's compliance extends until third quarter 2020 which completes full implementation. For reasons stated throughout this forecast, online spending behavior has exploded as buyers seek deals and order needed products as people work differently from past norms. Non-store retail grabbed a larger share of the market sooner than expected; experts believe a portion of this behavioral shift is permanent which is reflected in the figures presented.

Proposition 172 projections vary from statewide Bradley-Burns calculations due to the state's utilization of differing collection periods in its allocation to counties. HdL forecasts a statewide decrease of -6.3% for Fiscal Year 2019/2020 and -1.3% for 2020/2021.



# NATIONAL AND STATEWIDE ECONOMIC DRIVERS



## U.S. Real GDP Growth

2020/21 | 2021/22

-0.8% | 3.4%

With most of April's data in, the Federal Reserve Bank of Atlanta's GDPNow forecast for second quarter growth currently sits at a startling -51% annualized pace – five times worse than the worst quarter for growth ever recorded in the United States. The Congressional Budget Office (CBO) released a recent forecast that predicted U.S. economic output at the end of 2022 will be 5% smaller than if there had been no pandemic, and a full recovery could take a decade – very similar to what transpired after the Great Recession. The good news is that the second quarter, as bad as it's expected to be, will still be significantly better than this early GDPNow prediction. The -51% growth will only occur if May and June look like April. However, the pieces of data that have been coming in for May all suggest that the nation is already past the trough of economic activity and things are rebounding. Moreover, evidence continues to build that the third quarter will be even better. Despite continued dismal outlooks from a broad group of pundits, economists, and government officials, the "V" shaped recovery is already underway.



## U.S. Unemployment Rate

8.1% | 4.5%

Two of the most important stimuli plans implemented to date include the Paycheck Protection Program, which gave forgivable loans to businesses, and expanded unemployment benefits, which increased the number of workers who could receive benefits as well as providing an additional \$600 per week in payments. The data for May suggest that 22 million Americans are receiving unemployment benefits—functionally speaking, that is everyone who is unemployed. And with the supplemental payment, anyone who was earning less than \$42,000 per year is actually making more money being unemployed. Beacon Economics continues to forecast a strong, rapid economic recovery. We expect the economy to reach close to pre-virus levels of production by the end of the year and unemployment to decline to the 5% range. The 2020 coronavirus recession will be one of the sharpest and shortest on record.



## CA Unemployment Rate

2020/21 | 2021/22

4.0% | 4.0%

From March to April, 1.8 million workers were added to the state's unemployment ranks. The number of unemployed workers, at just shy of 3 million, is now the highest on record. At 3.7%, December 2019 marked the best unemployment rate in California history. Four months later, at 15.5%, April 2020 marked the state's worst unemployment rate in more than 80 years. Today, now that stay-at-home health mandates have eased, California's employment picture is brighter than it was in April. We can take comfort in the fact that 75% of the state's unemployed workers report their layoffs as being temporary, and that employment growth returned to the national economy in May.



## CA Median Existing Home Price

\$532,216 | \$564,823

The state's Median Existing Home Price increased 1.5% between the fourth quarter of 2019 and the first quarter of 2020. This represents a year-over-year increase of 6.4%, reaching \$513,250. Current home prices show no effects from the pandemic, especially as national shelter inflation remains elevated – having swiftly recovered in May after a brief dip in April. Home sales, generally a leading indicator of prices, fell by 3,160 in the first quarter, ending the year-long recovery from the mortgage rate spike that occurred in the Fall of 2018. The decline in sales is assuredly due to stay-at-home mandates, but whether its strong enough to move the needle remains to be seen. Beacon Economics will continue to monitor the situation and adjust its forecast accordingly.



## CA Residential Building Permits

126,449 | 131,572

Residential permits in California dipped slightly in the first quarter of 2020. Beyond typical seasonal influences, it appears that the COVID-19 pandemic and related closures have had a small impact, although Beacon Economics does not foresee any drastic shifts on the horizon. Still, the state is in the midst of a housing shortage and this ultimately puts pressure on housing prices and threatens California's labor force.



## CA Total Nonfarm Employment Growth

1.5% | 1.3%

In April 2020, total nonfarm employment in California fell by 2.3 million positions compared to the month earlier. This represents a 13.5% drop in the number of nonfarm jobs in the state over the course of just one month. The number of jobs in California has not been this low since March 2013 – seven years of job gains lost in the blink of an eye. California's Leisure and Hospitality sector led job declines in April, shedding 866,200 positions. This translates into an extraordinary 44% drop in one month for the sector. The state's highest paying sectors have not been immune to lay-offs. In the Professional and Business Services sector, 242,800 (-9%) jobs were shed during the month, and in the Information sector, the number of jobs fell by 40,500 (-7%). The release of national data on June 5, revealed that the national economy added jobs in May, returning a relatively small, but not insignificant, number of employees to work. The expectation is that these national gains will filter through to California, and that employment growth will have also returned to the state in May following April's losses.

## HdL Companies

120 S. State College Blvd., Suite 200

Brea, CA 92821

Telephone: 714.879.5000 • 888.861.0220

Fax: 909.861.7726

California's allocation data trails actual sales activity by three to six months. HdL compensates for the lack of current information by reviewing the latest reports, statistics and perspectives from fifty or more economists, analysts and trade associations to reach a consensus on probable trends for coming quarters. The forecast is used to help project revenues based on statewide formulas and for reference in tailoring sales tax estimates appropriate to each client's specific demographics, tax base and regional trends.

## Beacon Economics

Southern California Office

5777 West Century Boulevard, Suite 895

Los Angeles, CA 90045

Telephone: 310.571.3399

Fax: 424.646.4660

Beacon Economics has proven to be one of the most thorough and accurate economic research/analytical forecasting firms in the country. Their evaluation of the key drivers impacting local economies and tax revenues provides additional perspective to HdL's quarterly consensus updates. The collaboration and sharing of information between Beacon and HdL helps both companies enhance the accuracy of the work that they perform for their respective clients.



# HdL Companies

714.879.5000 | [hdlcompanies.com](http://hdlcompanies.com)





## City of Corona FLED Committee

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### *Debt Policy – Consideration of changes related to Land-Based Financing*

**CSG** | advisors

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July 1, 2020

## **City Council Considerations in CFD Policy-Making & Execution**

- Continue to prioritize Services CFDs ahead of Facilities CFDs to limit fiscal impacts of new development on the City's General Fund & existing residents
  - Refine periodically as-needed to ensure services taxes are adequate or appropriate
- Direct staff to develop & recommend a consistent strategic approach to Facilities CFDs that:
  - Clarifies current policy with respect to maximum Effective Tax Rate
  - Considers capturing a portion of CFD financing capacity for underfunded City capital needs
- Continue to ensure good stewardship in administering CFDs (the City has historically done this very well)

## Recommendation #1 – Establish a Single Effective Tax Rate (ETR) Limit

<b>Existing Policy</b>	<ul style="list-style-type: none"> <li>Current City policy requirement that the facilities CFD tax (plus other property taxes, liens, fees &amp; charges) cannot exceed <b>1.75%</b> of the projected home sales price <u>“or up to 1.95% if it is determined by the Assistant City Manager and the City Manager to be in the beneficial interest of the City”</u></li> </ul>
<b>Recommended Change</b>	<ul style="list-style-type: none"> <li>That the facilities CFD tax (plus other property taxes, liens, fees &amp; charges) cannot exceed <b>1.95%</b> of the projected home sales price</li> </ul>
<b>Rationale</b>	<ul style="list-style-type: none"> <li>Consistent with regional issuers &amp; fairly typical tax burden for new development in the Inland Empire</li> <li>Does not have to be negotiated each time by staff</li> <li>As home values rise &amp; bonds refinanced, the ETR declines over time</li> </ul>

## Background for #1 -- Regional ETR Policy Comparison

Public Agency	Effective Tax Rate Limit	CFD “Financing Strategy”
<b>Corona-Norco Unified School District</b>	2.00%	30-100% Premium on Level 1 School Fee
<b>Eastvale (Jurupa Community Services District)</b>	2.00%	Prioritize City services, enhanced park program partially funded by CFDs
<b>City of Fontana</b>	1.95%	Prioritizes City services & City typically receives 20% of proceeds for “City choice” public improvements
<b>City of Lake Elsinore</b>	2.00%	Prioritizes City services
<b>City of Ontario (Ontario Ranch)</b>	1.95% or 2.15% (inclusive of HOA fees)	Negotiated robust City services tax; facilities tax also can convert to additional services tax after bonds paid

# Background for #1 -- Residential Taxpayer Affordability & Transparency

- We measure special tax affordability based on all taxes and charges placed on a homeowner tax bill related to their home price (the ratio is called the **Effective Tax Rate**)
- The California Debt & Investment Advisory Commission (CDIAC) recommends local issuers impose policies that limit the Effective Tax Rate to no more than 2.00%
- The City engages an independent market consultant to review developer pricing & confirm it is market appropriate at time of formation of the CFD and prior to the issuance of bonds
- State law requires a home seller to disclose the maximum annual tax of any CFD tax to be imposed on the subsequent buyer of such home (the homebuyer signs a certificate that the maximum CFD tax has been disclosed at the time of home closing)

SAMPLE FINANCING SCENARIO -- 250 LOT SUBDIVISION W/ HOUSE PRICE AVERAGE = \$600,000			
	A	B	C
Base Home Price	600,000	600,000	600,000
<b><u>Tax Structure</u></b>			
AV (1.01%)	6,060	6,060	6,060
GO Bonds	840	840	840
Other (Estimate)	34	34	34
Corona 2016-1 Public Services	604	604	604
2016-3 (Estimate)	250	250	250
<b>CFD facilities tax rate</b>	<b>3,612</b>	<b>3,912</b>	<b>4,212</b>
<b>Total Taxes</b>	<b>11,400</b>	<b>11,700</b>	<b>12,000</b>
<b>Effective Tax Rate</b>	<b>1.90%</b>	<b>1.95%</b>	<b>2.00%</b>
<b><u>Units</u></b>	<b>250</b>	<b>250</b>	<b>250</b>
<b><u>Annual CFD Revenues</u></b>	<b>903,000</b>	<b>978,000</b>	<b>1,053,000</b>
Admin	50,000	50,000	50,000
Revenues at 110% for Bonds	775,455	843,636	911,818
<b><u>Bond Assumptions</u></b>			
Term	30	30	30
Rate	5.00%	5.00%	5.00%
<b>Bond Amount</b>	<b>11,920,637</b>	<b>12,968,759</b>	<b>14,016,880</b>
Reserve	(775,455)	(843,636)	(911,818)
Cap Int & Transaction Costs	(756,934)	(801,506)	(846,076)
<b>Project Fund</b>	<b>9,631,315</b>	<b>10,522,111</b>	<b>11,412,910</b>
Difference	(1,781,595)	(890,800)	-
Difference %	-15.61%	-7.81%	-

## Recommendation #2 – Establish Secondary Effective Tax Rate Limit inclusive of HOA fees

Existing Policy	<ul style="list-style-type: none"> <li>HOA fees do not factor into the calculation of the Effective Tax Rate burden</li> </ul>
Recommended Change	<ul style="list-style-type: none"> <li>That the facilities CFD tax (plus other property taxes, liens, fees &amp; charges) cannot exceed 1.95% of the projected home sales price <b><i>or 2.15% inclusive of HOA fees (except that HOA fees for private security services, pools, clubhouses or specialized amenities as may be deemed as such by the City in its sole discretion are excluded from such calculation)</i></b></li> </ul>
Rationale	<ul style="list-style-type: none"> <li>Provides further homeowner tax burden protection where HOA fees are high due to costs to maintain supporting infrastructure &amp; landscaping and cannot be shifted to an HOA simply to improve financing capacity</li> </ul>



## Background for #2 – Estimated additional capacity for HOA fees without reducing the primary Effective Tax Rate limit

- The below table estimates the additional capacity for HOA fees under the secondary limit before the primary limit would need to be reduced.

SAMPLE FINANCING SCENARIO -- 250 LOT SUBDIVISION W/ HOUSE PRICE AVERAGE = \$600,000			
	A	B	C
Base Home Price	600,000	600,000	600,000
<u>Tax Structure</u>			
AV (1.01%)	6,060	6,060	6,060
GO Bonds	840	840	840
Other (Estimate)	34	34	34
Corona 2016-1 Public Services	604	604	604
2016-3 (Estimate)	250	250	250
CFD facilities tax rate	3,612	3,912	4,212
Total Taxes	11,400	11,700	12,000
Effective Tax Rate	1.90%	1.95%	2.00%
Available for HOA Fees	1,500	1,200	900
Monthly Fees	125	100	75
Secondary Tax Rate Limit	2.15%	2.15%	2.15%

## Recommendation #3 – Establish funding priority for HOA fees

<b>Existing Policy</b>	<ul style="list-style-type: none"> <li>• Silent on HOA fees as this does not pertain to Debt Policy. The committee may consider bringing to Community Development Dept. for consideration as relates to the entitlement process &amp; what requirements are currently imposed on new development to participate in CFD services funding programs</li> </ul>
<b>Recommended Change</b>	<ul style="list-style-type: none"> <li>• In cases where the HOA funds drainage, park maintenance, trails or open space maintenance, the City would evaluate and consider imposition of contingent special tax for services in the event the HOA abandons or does not adequately maintain such facilities</li> </ul>
<b>Rationale</b>	<ul style="list-style-type: none"> <li>• Provides protection to the General Fund, that the City does not incur costs to reduce a public safety hazard</li> </ul>

## Background for #3 - CFD vs HOA for Certain Ongoing Services Costs

CFD funded	Funded by Either	HOA funded
Publicly-owned facilities	If funded by an HOA, City may impose contingent CFD tax	Privately-owned facilities (typically gated communities)
<ul style="list-style-type: none"> <li>• Landscaping (Street frontage, medians, slopes, open space, trees)</li> <li>• Lighting (Streetlights, Traffic Signals)</li> <li>• Street Maintenance (Street Sweeping, Pavement Management)</li> <li>• Sidewalks</li> <li>• Graffiti Abatement</li> </ul>	<ul style="list-style-type: none"> <li>• Drainage (Basins, BMP Facilities)</li> <li>• Park Maintenance (Neighborhood and Community Parks)</li> <li>• Trails (Fencing, DG or Cement)</li> </ul>	<ul style="list-style-type: none"> <li>• Landscaping (Street frontage, medians, slopes, open space, trees)</li> <li>• Lighting (Streetlights)</li> <li>• Street Maintenance (Street Sweeping, Pavement Management)</li> <li>• Sidewalks</li> <li>• Clubhouse &amp; Pools</li> </ul>

## Recommendation #4 – Establish more specific criteria whereby City would CFD finance improvements related to development impact fees or in-tract improvements

<b>Existing Policy</b>	<ul style="list-style-type: none"> <li>• Development impact fee obligations imposed by the City, approved to be financed by the City in its sole discretion, and subject to limitations that may be imposed by the district's tax counsel related to the issuance of bonds. The City will not, generally, consider an application to finance fee obligations, but may consider such financing on a case-by-case basis if it is determined that certain public benefits can be achieved.</li> <li>• In-tract infrastructure generally will not be financed through the City's use of the Act.</li> </ul>
<b>Recommended Change</b>	<ul style="list-style-type: none"> <li>• Add the following: The City generally will not finance development impact fee obligations or in-tract infrastructure unless such financing approach meets one of following criteria:               <ol style="list-style-type: none"> <li>1. The City may achieve a financial or community enhancement objective not otherwise achievable through the development entitlement process or without such CFD financing mechanism</li> <li>2. As may be negotiated under a Development Agreement, whereby the City receives a negotiated benefit</li> </ol> </li> </ul>
<b>Rationale</b>	<ul style="list-style-type: none"> <li>• With this criteria, the City Council can be assured that the inclusion of such facilities in a CFD financing plan are not simply an accommodation to increase the CFD bond amount solely to reduce the developer's cost of development</li> </ul>

## Richland CFD Proposal – Skyline Heights

Proposal Summary	Compliance with Debt Policy inclusive of recommendations
Effective Tax Rate of 1.95%	Complies with Recommendation #1; Would need HOA budget to determine if complies with Recommendation #2
<p>Eligible Costs to be financed:</p> <p>Off-site Improvements \$6.03M</p> <p>On-site Improvements \$7.46M</p> <p>Corona DIF fees \$1.53M</p> <p>Corona Water fees \$4.86M</p> <p>Corona Sewer fees \$1.36M</p> <p>Total Eligible Costs \$21.24M</p> <p>(Estimated bond capacity ~ \$18-19M in net projected project fund proceeds, developer assumes cost of any eligible costs not financed from bonds or otherwise not available as described below)</p>	Would need to meet criteria under Recommendation #4
<p>City Maintenance CFD to include \$225/unit/year tax to maintain additional slopes along Foothill Pkwy not conditioned to the Project (provides 40-year NPV benefit to City General Fund of \$2.11M at 4% discount rate)</p> <p>City would retain 9% of net bond proceeds (with a floor of \$1.56M) for City improvements of its choice not required of the Project (at 5% bond rate, projects to \$1.67M)</p> <p>Together the City receives ~19% of total projected CFD funding amount</p>	The City may achieve a financial or community enhancement objective not otherwise achievable through the development entitlement process or without such CFD financing mechanism



# Army Corps Lease for 2205 Railroad St

*FLED*



**Tom Moody**  
General Manager  
July 1, 2020

# Background

- DWP leases approx. 48 acres at 2205 Railroad Street from Army Corps of Engineers
- Site of Water Reclamation Facility #1
- Initial lease term: May 1, 1967 – April 30, 2017
- Initial lease payment was re-evaluated periodically based on a reappraisal of the property
- Current payment is approx. \$91,000 per year

# Current Status

- Staff has been working with Army Corps on a 35-year lease agreement
- In May 2018 appraisal performed valued the land at \$11,453,000 for the current use
- Army Corps proposed two lease options
  1. 35-year lease with annual payments
  2. 35-year lease paid in 7 years through in-kind services



# Lease Options

Option	Term	Annual Payment	Cumulative Amount Paid
Annual Payment	35 years	\$600,000 (plus up to 3% escalation per year)	Minimum \$21,000,000 Maximum \$36,277,249
In-kind Services Option	35 years	\$2,000,000 first four years \$1,000,000 three years	\$11,000,000

# In-kind Services Lease

<b>Fiscal Year</b>	<b>Amount</b>	<b>Admin Cost Retained by the City</b>	<b>Paid to USACE Contractors Directly</b>
2020	\$2,000,000	\$100,000	\$1,900,000
2021	\$2,000,000	\$100,000	\$1,900,000
2022	\$2,000,000	\$100,000	\$1,900,000
2023	\$2,000,000	\$100,000	\$1,900,000
2024	\$1,000,000	\$100,000	\$900,000
2025	\$1,000,000	\$100,000	\$900,000
2026	\$1,000,000	\$100,000	\$900,000
<b>Total</b>	<b>\$11,000,000</b>	<b>\$700,000</b>	<b>\$10,300,000</b>

# Committee Input Needed



- Staff recommends Option 2: In-kind Services Agreement
- Benefits
  - Lower total cost
  - Keeps money local in the community

# QUESTIONS?



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