

About Willdan



Community Facilities Districts for Fire and Paramedic Services

Willdan has had two primary objectives since our inception in 1964; ensuring the success of our clients and enhancing our surrounding communities. Working steadily toward these goals—primarily in engineering, planning, geotechnical, and building safety—we gained our notable reputation for technical excellence, cost effectiveness, and client responsiveness.

During the past decade, our nation has witnessed mounting fiscal and security concerns, as well as critical issues regarding both our man-made infrastructure and the natural environment. In response, Willdan has expanded our service offerings into several vital areas including:

- Financial and Economic Analysis
- Homeland Security
- Environmental Remediation
- Sustainability

We have crafted this set of integrated services so that, in the face of our evolving environment—whether economic, natural, or built—Willdan can continue to extend the reach and resources of our clients.

Community Facilities Districts for Fire and Paramedic Services

Willdan Financial Services

27368 Via Industria, Suite 110
Temecula, California 92590
951.587.3500 | 800.755.6864
Fax 951.587.3510 | 888.326.6864



www.willdan.com



Engineering



Geotechnical



Sustainability



Financial



Homeland Security



Environmental



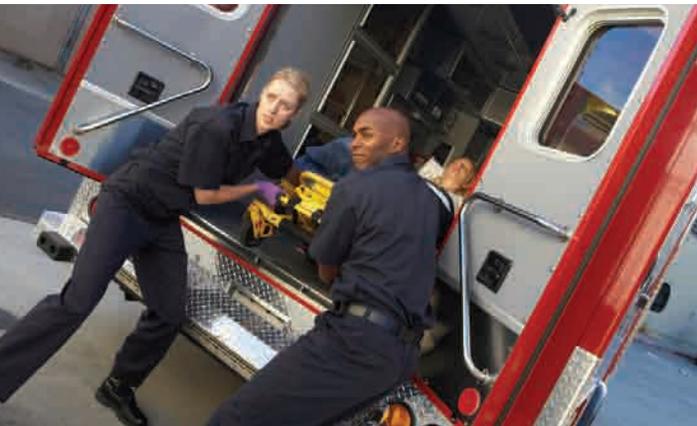


Community Facilities Districts for Fire and Paramedic Services

Fire districts, cities, and counties in California may form a Community Facilities District (CFD) to fund fire protection and suppression services, ambulance and paramedic services, and/or capital improvements. Although a CFD may be formed to encompass the existing constituent base of an agency, CFDs are more typically formed over newly developing areas to mitigate the impact of new development on the services provided by a fire agency.

During the recent “boom” years of real estate development, fire and paramedic services were substantially impacted due to an increase in demands—in many cases, causing services to be spread too thinly throughout an agency’s boundaries. As a means of generating sufficient revenue to keep up with new demands and maintain adequate staffing, CFDs have been created to levy special taxes against new development to offset negative fiscal impacts placed on agencies for fire and paramedic services.

A substantial amount of development occurred during the first half of this decade, but has since slowed significantly. However, in the next few years, it is likely that development activity will return to normal levels. Fire districts and cities may want to consider the formation of CFDs before the next surge in development.



Mello-Roos Act

The Mello-Roos Act states that if there are less than 12 registered voters within the territory proposed to be included within the CFD, the CFD shall be established by a landowner vote. However, if the CFD is established to fund fire protection/suppression and paramedic services, the services must be in addition to those already provided within the boundary of the proposed CFD. Therefore, a connection must be developed between the additional services provided to the area as a result of the development and the special tax rates proposed to be levied through the CFD.

Fiscal Impact Analysis

Willdan Financial Services recommends that a Fiscal Impact Analysis be completed in order to determine the financial impact new development may place on the services provided by the fire agency. Our approach to a Fiscal Impact Analysis is to model the effects of new development occurring within the service area of a fire agency. We analyze revenue and expenditures on a per capita basis to determine whether the increased service population expected to be generated by new development causes a non-neutral fiscal impact. If the new development causes a negative fiscal impact, the agency may make a policy decision to move forward with the formation of a CFD.

Facilities

In addition to services, facilities may also be funded using a CFD by establishing separate tax rates within the CFD—one for services and the other for facilities. The special tax for facilities may be structured and levied in a number of different ways.

One commonly used option is to impose an Impact Fee through a CFD. The facilities special tax could be structured as a one-time special tax that would be levied in the first fiscal year after the issuance of a building permit. The special tax for facilities would be collected as part of the property tax bill and disbursed directly to the fire agency.

Another option for facilities is to calculate the special tax rates based upon the anticipated issuance of bonds over a certain time period. This option provides a means to construct the facilities and purchase apparatus and equipment prior to residents living within the newly developing areas. The special taxes would secure the annual debt service payments for the bonds issued.

Future Development

Once a CFD is formed, areas of future development may be annexed into the CFD in order to ensure that they are fiscally neutral in terms of the new services to be provided. One beneficial characteristic of CFDs is the ability to include non-contiguous territory within a CFD through either the initial formation or future annexations. This provides the flexibility to levy special taxes against newly developing areas within a fire agency’s boundaries wherever they occur. Additionally, CFDs are structured to be self-funding, including annual administration costs.

