

Parcel Tax Blue Ribbon Committee

Consideration of Parcel Tax
Renewal Approach to Support
Local Funding of
High-Quality Education



NOVATO
UNIFIED
SCHOOL
DISTRICT



Government
Financial
Strategies

Presented by Lori Raineri and Matt Kolker
April 20, 2022

Introductions

- ◆ Lori Raineri, President & Founder

- ▶ Registered Municipal Advisor
- ▶ Certified Independent Professional Municipal Advisor
- ▶ Certified Fraud Examiner



- ◆ Matt Kolker, Client Services Director

- ▶ Registered Municipal Advisor



- ◆ Government Financial Strategies

- ▶ Public finance consulting firm dedicated to helping public agencies meet their capital needs
- ▶ Established in 1988



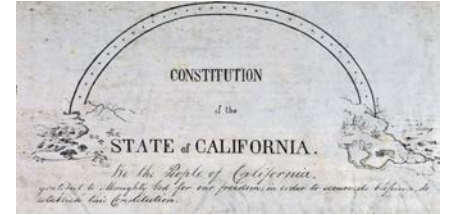
Agenda

- ◆ How School Districts Raise Local Funds
- ◆ Review of Measure A (2014)
- ◆ Budget Trends
- ◆ Overview of Parcel Taxes
- ◆ Considerations for Novato USD
- ◆ Examining a Tax Bill
- ◆ Tax Base Demographics
- ◆ For Reference
 - ▶ Budget Details
 - ▶ Additional Information on Statewide Trends
 - ▶ Historical Changes in CPI
 - ▶ Additional Tax Base Demographics



How School Districts Raise Funds

◆ California State Constitution allows four methods for school districts to raise local funds:



▶ General Obligation Bonds (Education Code)

- Limited to capital projects

▶ Assessment Districts (Streets & Highways Code)

- Limited to special benefits (typically not used by school districts – typically used for water, sewer, parks, etc.)

▶ Special Taxes (Government Code)

- “Mello-Roos” Community Facilities Districts

- Can fund capital projects and certain services
- For school districts, limited to maintenance services

- Parcel taxes

- Allows funds to be spent on any specified purpose.

Measure A (2014)

- ◆ Measure A was approved by voters in May 2014
- ◆ \$251 per parcel
- ◆ 8-year term
 - ▶ Took effect 2015-16 tax year
 - ▶ Expires June 30, 2023
- ◆ Exemptions include:
 - ▶ Senior citizens (taxpayers 65 years and older)
 - ▶ SSI Disability (Supplemental Security Income)
 - ▶ SSDI Disability (Social Security Disability Insurance)
- ◆ Taxes levied on an approximate average of 16,500 parcels per year
- ◆ Annual revenue was \$4,011,125 in 2020-21 and budgeted at \$3,956,244 for 2021-22 (per Second Interim)

Accountability & Community Participation

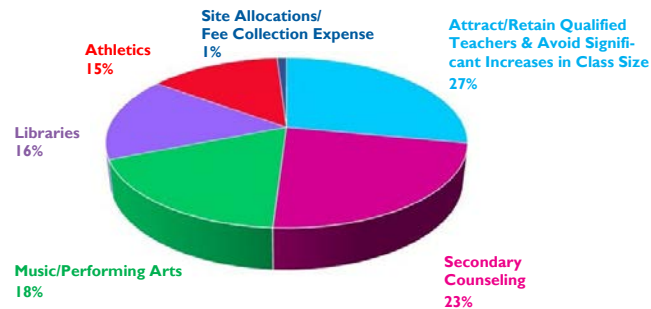
- ◆ Measure A included accountability provisions
- ◆ Annual reports by District on expenditures
- ◆ Parcel Tax Oversight Committee
 - ▶ Has existed since at least 2005
 - ▶ Formed to ensure that tax proceeds are spent for their authorized purposes
 - ▶ Comprised of local community members representing the PTA, Parents, the Business Community, and the Community at large
 - ▶ Seeks to meet twice a year and provide annual report

Measure A Parcel Tax Oversight

2019 - 2020 Annual Report

An Accounting of Your Parcel Tax Dollars

- ⇒ The current parcel tax is \$251, and has not increased since 2009
- ⇒ The number of paid parcels is relatively flat from 16,642 in 2018-19 to 16,549 in 2019-20
- ⇒ In 2019-20, your parcel tax dollars funded 42.3 full-time employees and 88 Athletic coaching positions
 - **2019-20 Parcel Tax Revenues = \$4,153,802**
 - **2019-20 Parcel Tax Expenditures = \$4,147,233**

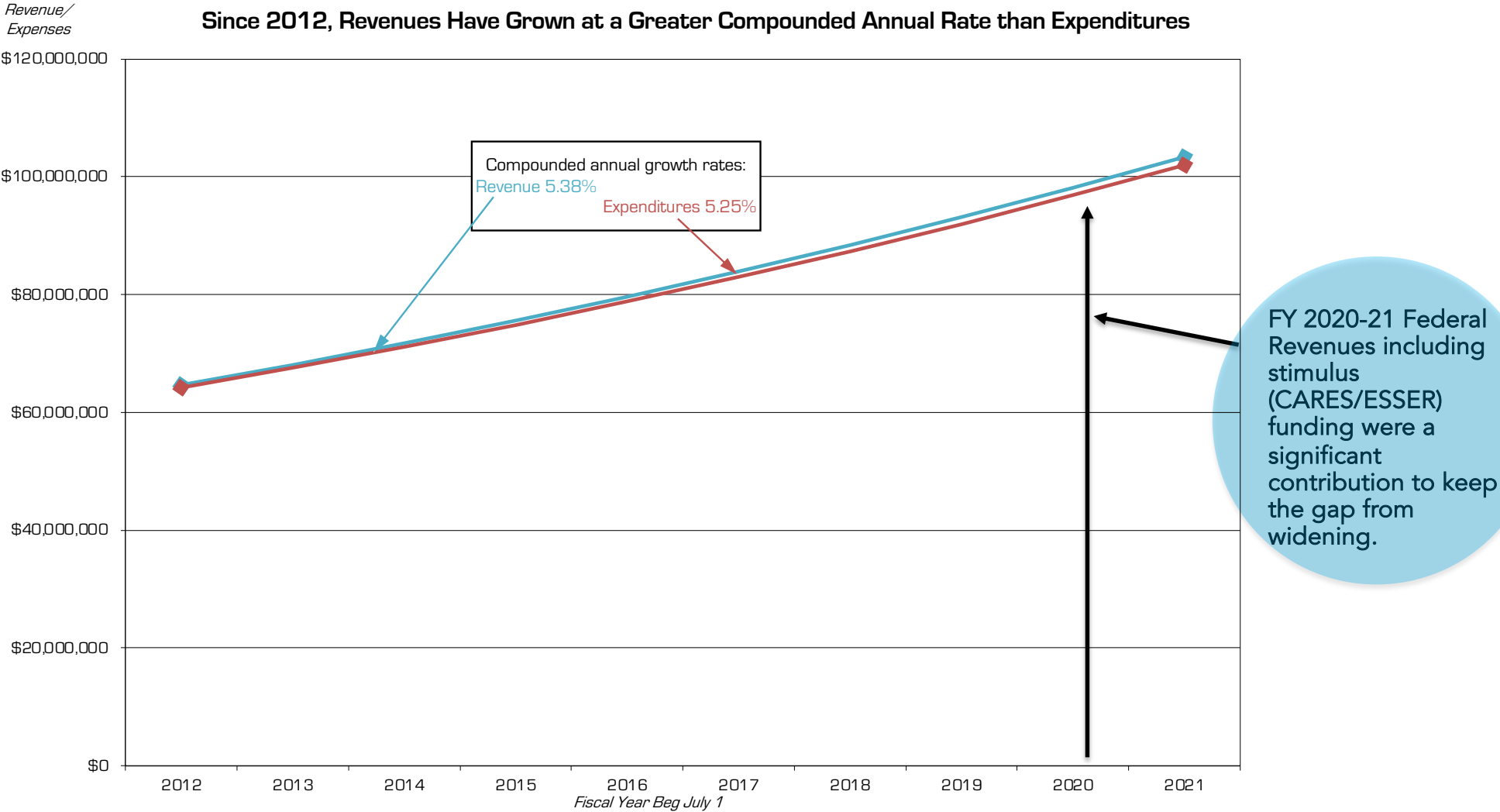


Parcel Tax: Use of Funds

Attracting/Retaining Qualified and Experienced Teachers & Avoiding Significant Increases in Class Size	\$1,106,715	27%
Secondary Counseling	\$955,516	23%
Music/Performing Arts	\$760,888	18%
Libraries	\$671,282	16%
Athletics	\$601,420	15%
Site Allocations/ Fee Collection Expense	\$15,527 \$35,885	1%
Total	\$4,147,233	100%

Source: Measure A Parcel Tax Oversight Committee FY2019-2020 Annual Report

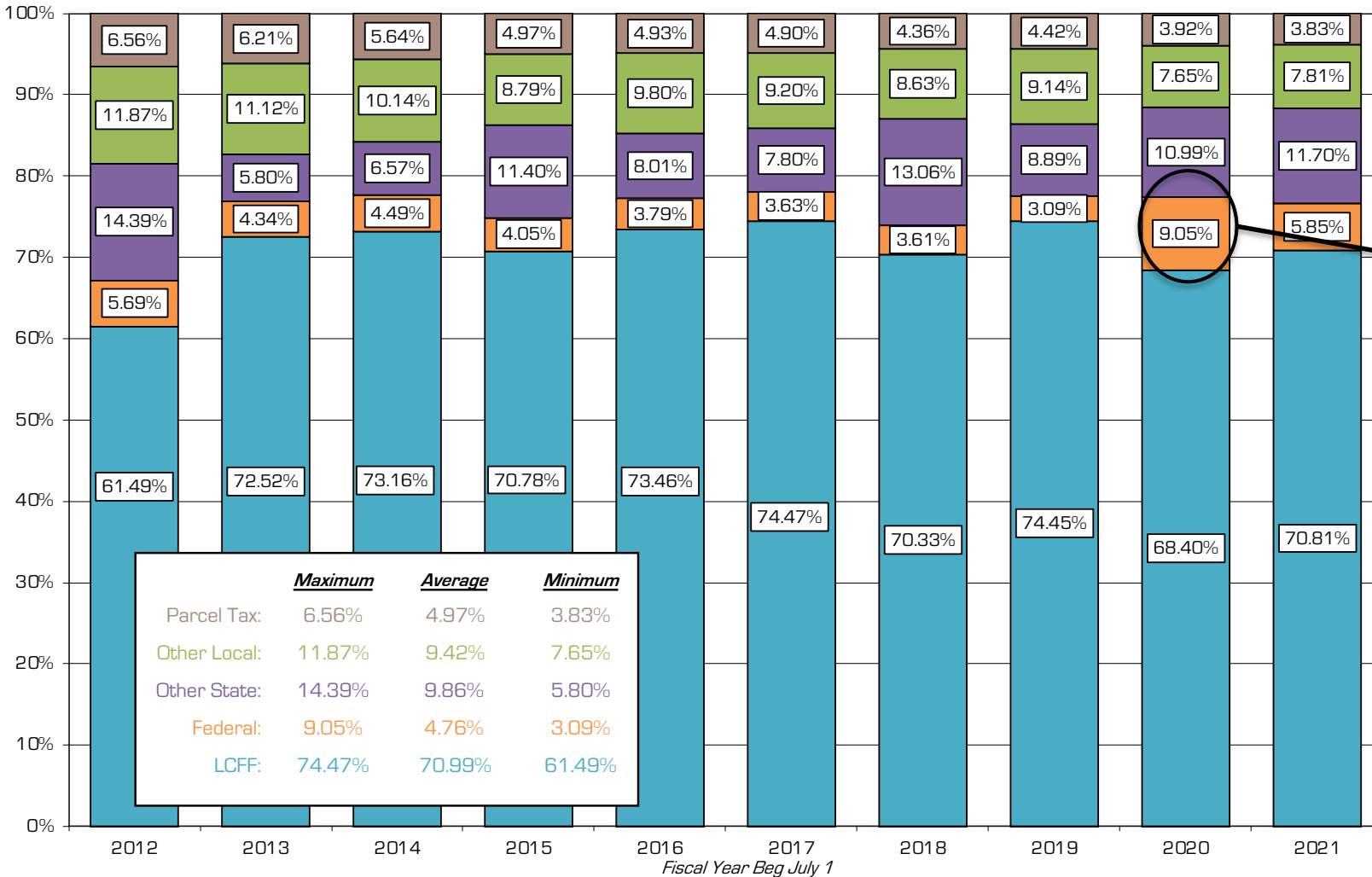
District Budget: Revenues and Expenditures Nearly Equal



Revenue: Historical Composition

Expenses Allocation

Components of Revenue Have Fluctuated in Portion, With Parcel Tax Revenue Becoming an Increasingly Smaller Component



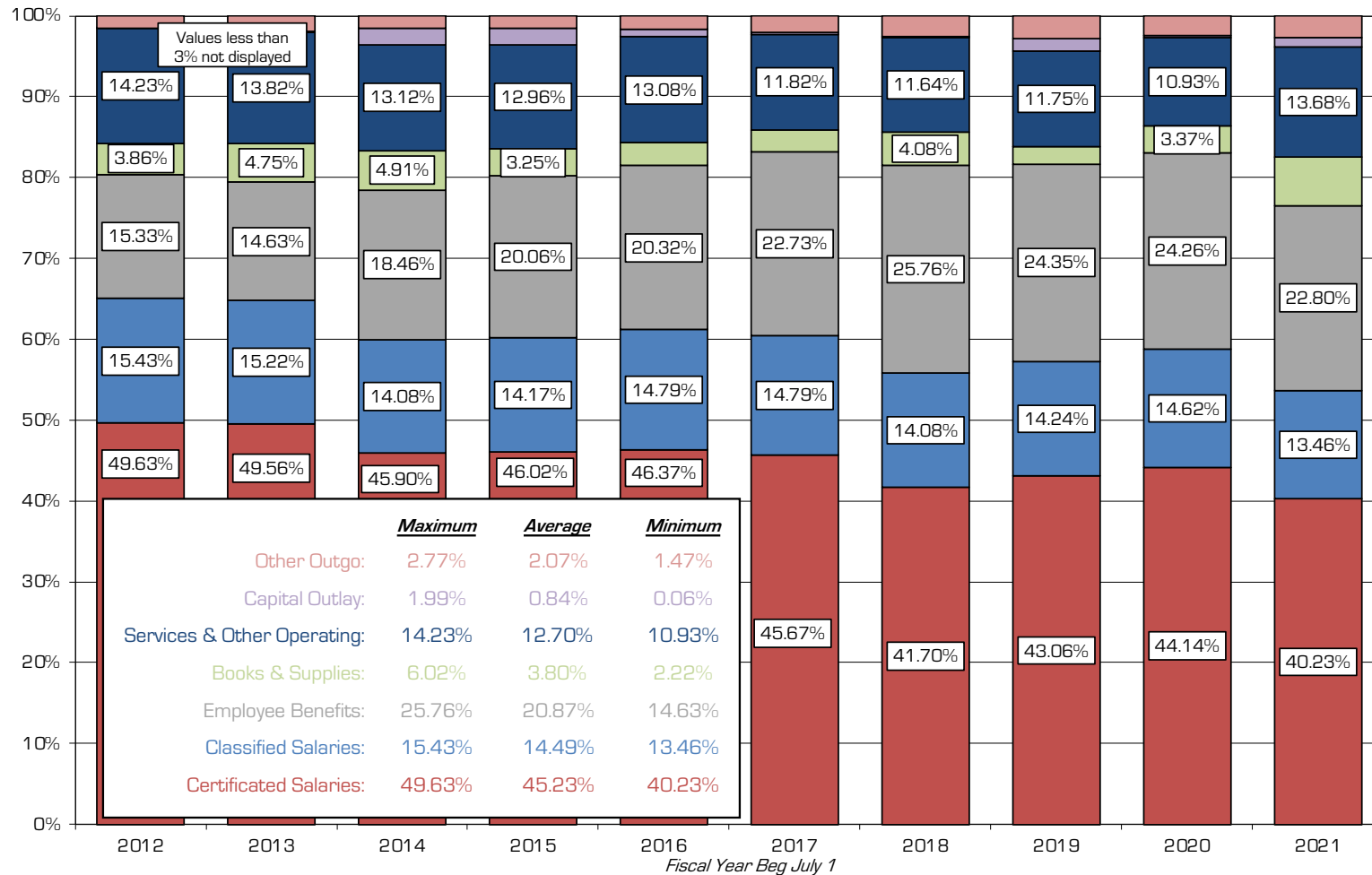
◆ FY 2020-21 Federal Revenues include stimulus (CARES/ESSER) funding

Data from 2012-13 to 2020-21 from District's Unaudited Actuals, while 2021-22 from Second Interim..

Expenditures: Historical Composition

Expenses Allocation

Employee Benefits have Become a Larger Portion of The District's Expenses

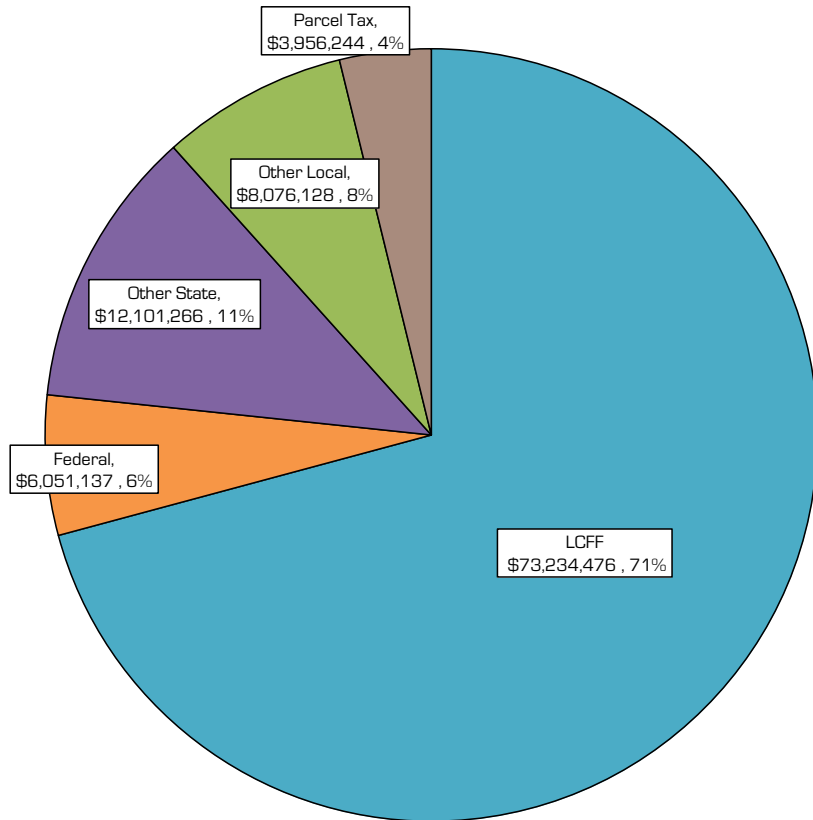


Data from 2012-13 to 2020-21 from District's Unaudited Actuals, while 2021-22 from Second Interim.

✓ **Salaries and benefits, combined, have averaged over 80% of total expenditures**

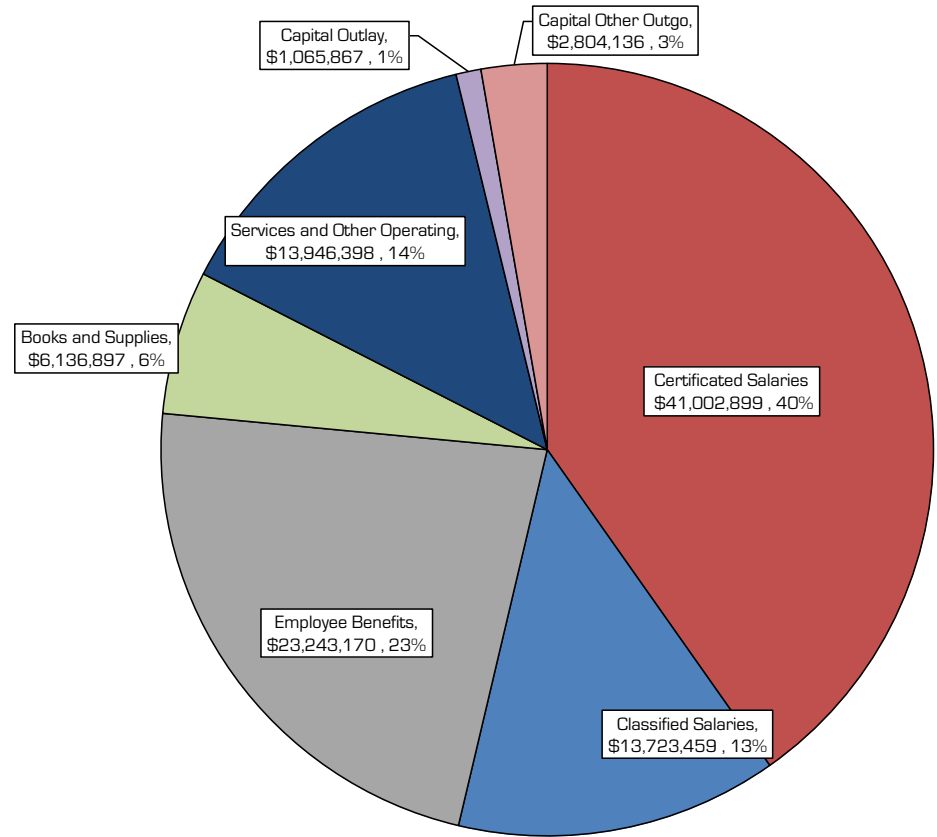
Current Budget (Second Interim)

FY 2021-22 Second Interim Projects 4% of Revenue to be from Measure A Parcel Tax



2021-22 data from Second Interim.

Employee Salaries and Benefits Constitute 76% of Total Expenses



2021-22 data from Second Interim.

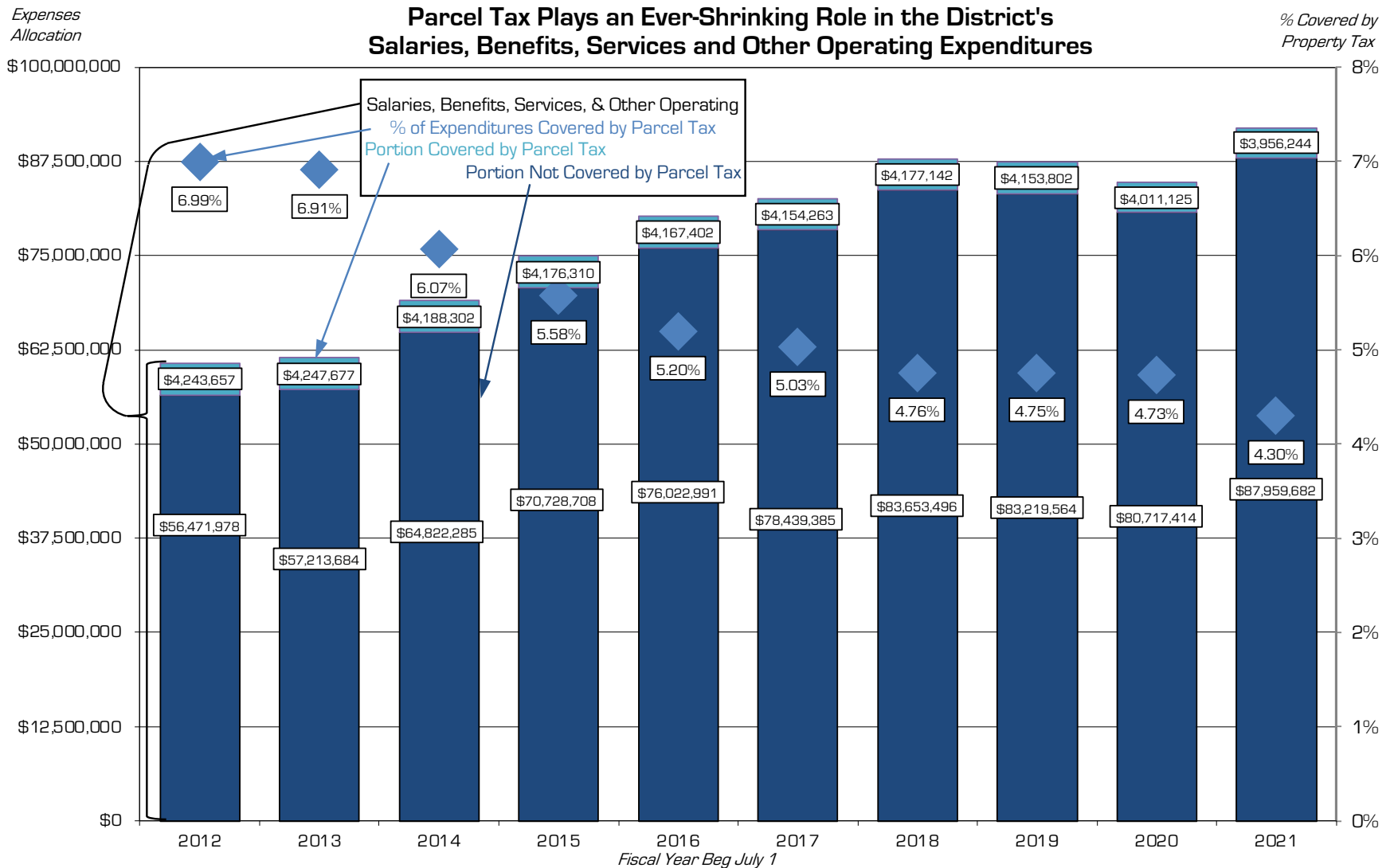
Multi-Year Projection

Novato Unified School District 2021-2022 Second Interim Report & Multiyear Projection

Combined General Fund	2021-2022 2nd Interim	2022-2023 MYP	2023-2024 MYP
LCFF Sources	\$73,234,476	\$72,275,525	\$73,859,032
Federal Revenue	\$6,051,137	\$4,049,653	\$4,049,653
State Revenue	\$12,101,266	\$6,586,797	\$6,556,642
Local Revenue	\$12,032,372	\$10,801,223	\$6,858,806
Total Revenues	\$103,419,251	\$93,713,198	\$91,324,133
Certificated	\$41,002,899	\$38,482,473	\$39,071,779
Classified	\$13,723,459	\$13,538,682	\$13,788,396
Benefits	\$23,243,170	\$23,562,128	\$23,754,084
Supplies	\$6,136,897	\$1,755,158	\$1,868,266
Operating Expenditures	\$13,946,398	\$11,159,012	\$11,308,575
Equipment	\$1,065,867	\$0	\$0
Transfer Services	\$2,895,436	\$3,034,960	\$3,142,175
Indirect Costs	(\$91,300)	(\$91,300)	(\$91,300)
Other Adjustments	\$0	\$0	\$0
Total Expenditures	\$101,922,826	\$91,441,113	\$92,841,975
Excess of Revenues over Expenditures	\$1,496,425	\$2,272,085	(\$1,517,842)
Transfers In	\$40,000	\$0	\$0
Transfers Out	(\$656,169)	(\$656,169)	(\$656,169)
Contributions	\$0	\$0	\$0
Total Sources/Uses	(\$616,169)	(\$656,169)	(\$656,169)
Net Increase/Decrease in Fund Balance	\$880,256	\$1,615,916	(\$2,174,011)
Beginning Fund Balance	\$21,195,161	\$22,075,417	\$23,691,333
Ending Fund Balance	\$22,075,417	\$23,691,333	\$21,517,322

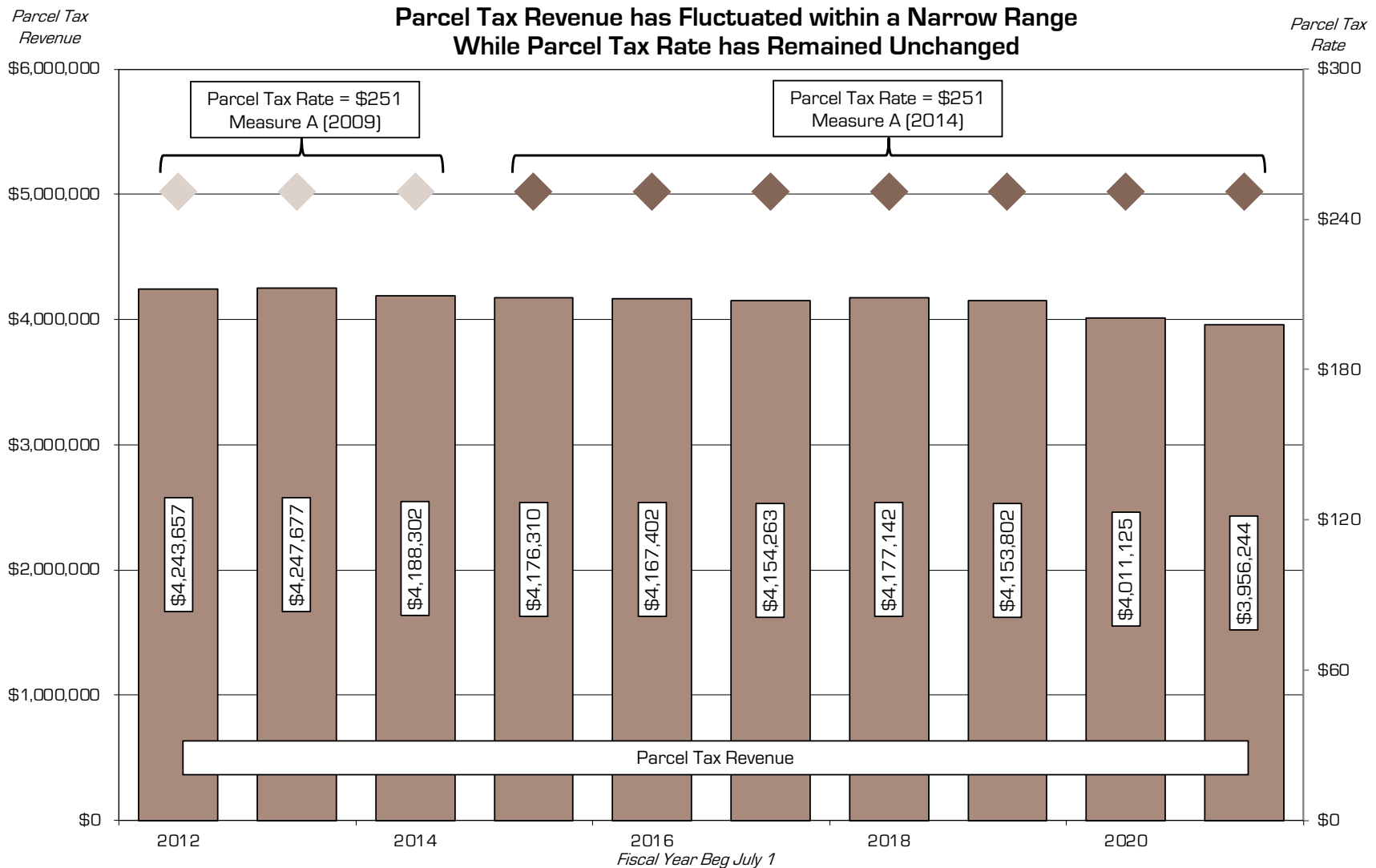
- ◆ Declining enrollment
 - ▶ Offset slightly by estimated COLA
- ◆ Potential loss of parcel tax revenue

Parcel Tax Has Been Losing Impact



Data from 2012-13 to 2020-21 from District's Unaudited Actuals, while 2021-22 from Second Interim.

Parcel Tax is Losing Efficiency



Data from 2012-13 to 2020-21 from District's Unaudited Actuals, while 2021-22 from Second Interim.

School District Parcel Taxes



- ◆ Part of and a Reaction to 1978's Prop. 13
 - ▶ Parcel taxes can be authorized by school districts and other types of local government agencies
- ◆ Real property taxes but not "ad valorem"
- ◆ Tax must be approved by 2/3 of voters
- ◆ Taxes must be applied "uniformly"



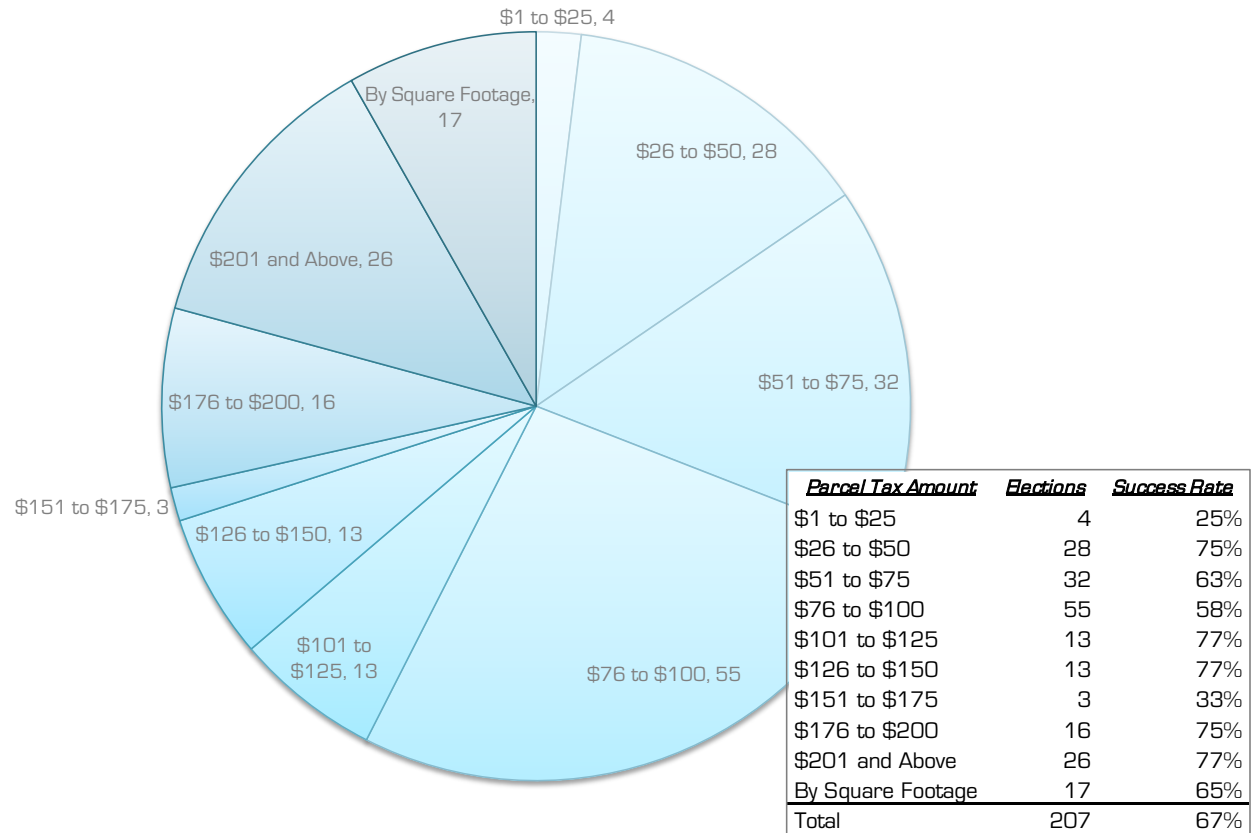
School District Parcel Tax Parameters

- ◆ Amount of tax (no legal constraints)
 - ▶ May be lower for unimproved parcels
- ◆ Exemptions (limited/optional)
 - ▶ Senior citizens (taxpayers 65 years and older)
 - ▶ SSI Disability (Supplemental Security Income)
 - ▶ SSDI (Social Security Disability Insurance Term of tax (optional))
- ◆ Inflation adjustment (optional)
 - ▶ Fixed inflation rate
 - ▶ CPI (Consumer Price Index) adjustment
- ◆ Oversight
 - ▶ Annual report to the Board (required)
 - ▶ Independent citizens' oversight committee (optional)

Since 2008, Amounts > \$201 → 77% Passage Rate

- ✓ Amounts are often a primary focus though likely not the only consideration.
- ✓ Past history, income levels, number of measures voters have considered (e.g. from other agencies, for bonds, for past parcel taxes, etc.)
- ✓ General political environment including influence from surrounding communities

Most School Districts Have Asked for a Parcel Tax Between \$26 to \$100



Notes: K-14 election passage rates and parcel tax measures per California Local Government Finance Almanac (CaliforniaCityFinance.com)

- ✓ Additional information on statewide trends in the For Reference section

Parcel Tax Elections in Marin County

(Since 2008)

<i>District</i>	<i>Election Date</i>	<i>Rate</i>	<i>Term</i>	<i>Result</i>	<i>Approval</i>
1 Bolinas-Stinson SD	March 2009	\$250	5	Pass	75.2%
2 Bolinas-Stinson SD	June 2013	\$300	6	Pass	68.7%
3 Bolinas-Stinson SD	August 2019	\$318	5	Pass	73.8%
4 Kentfield SD	February 2008	\$774	10	Pass	71.7%
5 Kentfield SD	November 2016	\$1,600	10	Fail	57.7%
6 Kentfield SD	March 2018	\$1,498	10	Pass	68.5%
7 Lagunitas SD	November 2009	\$325	8	Pass	67.4%
8 Lagunitas SD	August 2017	\$535	8	Pass	71.8%
9 Larkspur-Corte Madera SD	November 2009	\$369	8	Pass	70.8%
10 Larkspur-Corte Madera SD	May 2016	\$679	8	Pass	68.1%
11 Mill Valley SD	November 2008	\$193	4	Pass	74.4%
12 Mill Valley SD	November 2012	\$196	8	Pass	71.4%
13 Mill Valley SD	November 2016	\$980	12	Pass	66.8%
14 Miller Creek SD	May 2011	\$352	8	Pass	80.1%
15 Miller Creek SD	June 2018	\$470	12	Pass	70.6%
16 Nicasio SD	June 2008	\$375	8	Pass	71.9%
17 Nicasio SD	May 2015	\$573	10	Pass	67.3%
18 Novato USD	June 2009	\$251	6	Pass	68.7%
19 Novato USD	May 2014	\$251	8	Pass	80.9%
20 Novato USD	March 2020	\$376	8	Fail	55.4%
21 Reed SD	May 2014	\$508	8	Pass	78.2%
22 Reed SD	November 2019	\$589	12	Pass	74.8%
23 Ross SD	November 2014	\$955	8	Pass	75.6%
24 Ross Valley SD	June 2012	\$458	8	Pass	73.9%
25 Ross Valley SD	June 2018	\$622	8	Pass	77.0%
26 San Rafael City ESD	May 2013	\$204	8	Pass	78.6%
27 San Rafael City ESD	May 2021	\$323	8	Pass	68.4%
28 San Rafael City HSD	May 2013	\$146	8	Pass	79.1%
29 San Rafael City HSD	May 2021	\$232	8	Pass	69.6%
30 Shoreline USD	November 2012	\$185	8	Pass	71.5%
31 Shoreline USD	November 2020	\$212	8	Pass	79.4%
32 Tamalpais UHSD	November 2011	\$246	10	Pass	73.4%
33 Tamalpais UHSD	November 2018	\$149	4	Pass	71.9%
34 Tamalpais UHSD	March 2020	\$645	10	Fail	63.7%
35 Tamalpais UHSD	November 2020	\$469	9	Pass	73.6%
Marin County Median:		\$369	8	Pass 91%	71.8%

Note: source data from Education Data Partnership (a partnership of CDE (California Department of Education), EdSource (a 501(c)(3) nonprofit organization), and FCMAT (Fiscal Crisis and Management Assistance Team).

Note: source data for 2008 to 2021 from Education Data Partnership (a partnership of CDE (California Department of Education), EdSource (a 501(c)(3) nonprofit organization), and FCMAT (Fiscal Crisis and Management Assistance Team).

Novato Unified: 8 Measures in 26 Years

Parcel Tax Election History

<i>Election</i>	<i>Measure</i>	<i>Tax Amount</i>	<i>Tax Term</i>	<i>Approval Percentage</i>	<i>Approval Required</i>	<i>Pass/Fail</i>
Nov 1985		\$84/year	4 years	42.00%	2/3	×
Apr 1992		\$96/year	5 years	70.00%	2/3	✓
Mar 1997	A	\$98/year	8 years	71.03%	2/3	✓
Nov 2004	E	\$185/year	8 years	65.98%	2/3	×
Mar 2005	A	\$155/year	6 years	75.08%	2/3	✓
Jun 2009	A	\$251/year	6 years	68.72%	2/3	✓
May 2014	A	\$251/year	8 years	80.89%	2/3	✓
Mar 2020	A	\$376/year	8 years	55.00%	2/3	×

- ✓ *The frequency of elections and the dependence on large increases in the amount for voter consideration creates budget instability and risk*

Novato USD Parcel Tax Summary Statistics

- ◆ In 2012-13, revenue from parcel tax was 6.6% of total District revenues
 - ▶ Currently estimated to be 4.3% of total District revenues in FY 2021-22
 - ▶ This is because expenditures are growing faster than parcel tax revenue (and generally faster than revenues in total) and parcel tax is becoming less efficient



Current School Parcel Taxes in Marin County



Mary Jane Burke

Marin County Superintendent of Schools
Business Services Department

MARIN COUNTY SCHOOL DISTRICTS PARCEL TAX SUMMARY FISCAL YEAR 2021-22

October 7, 2021

DISTRICT	Term	Initial Amount	Annual Inflation	2021-22 Amount	Election Date	Effective Date	Expiration Date
Bolinas-Stinson	5 yrs	\$ 318.00	None	\$ 318.00	8/27/2019	7/1/2020	6/30/2025
Kentfield	10 yrs	\$ 1,498.00	3%	\$ 1,636.90	3/6/2018	7/1/2018	6/30/2028
Lagunitas	8 yrs	\$ 535.00	6.5%	\$ 646.26	11/7/2017	7/1/2018	6/30/2026
Larkspur-Corte Madera	8 yrs	\$ 679.00	5%	\$ 866.58	5/3/2016	7/1/2016	6/30/2024
Mill Valley	12 yrs	\$ 980.00	5%	\$ 1,191.18	11/8/2016	7/1/2017	6/30/2029
Miller Creek	12 yrs	\$ 470.00	3%	\$ 513.58	5/8/2018	7/1/2018	6/30/2030
Nicasio	10 yrs	\$ 573.46	3%	\$ 684.72	5/5/2015	7/1/2015	6/30/2025
Novato	8 yrs	\$ 251.00	None	\$ 251.00	5/6/2014	7/1/2015	6/30/2023
Reed	12 yrs	\$ 589.00	3%	\$ 624.58	11/5/2019	11/6/2019	6/30/2031
Ross	8 yrs	\$ 955.10	3%	\$ 1,140.44	11/4/2014	7/1/2015	6/30/2023
Ross Valley	8 yrs	\$ 621.66	3%	\$ 640.30	6/5/2018	7/1/2020	6/30/2028
San Rafael Elementary	8 yrs	\$ 323.00	3%	\$ 323.00	5/4/2021	7/1/2021	6/30/2029
San Rafael High	8 yrs	\$ 232.00	3%	\$ 232.00	5/4/2021	7/1/2021	6/30/2029
Shoreline	9 yrs	\$ 212.00	None	\$ 212.00	11/3/2020	7/1/2021	6/30/2029
Tamalpais	9 yrs	\$ 469.00	3%	\$ 483.68	11/3/2020	11/4/2020	6/30/2029

Considerations for a New Approach

- ◆ Amount of tax: \$251 per parcel
- ◆ Term of tax: Permanent or 8 years until ended by a majority vote (local control)
- ◆ Exemptions: all included
 - ▶ Senior citizens (taxpayers 65 years and older)
 - ▶ SSI Disability (Supplemental Security Income)
 - ▶ SSDI Disability (Social Security Disability Insurance)
- ◆ Inflation adjustment: Change in the San Francisco CPI
 - ▶ Historical changes in CPI are in the For Reference section

✓ *The \$96 per parcel rate approved by voters in 1992, adjusted annually by the change in CPI-SF would be \$202 today.*

Sample Tax Bill

MARIN COUNTY SECURED TAX STATEMENT July 1, 2021 to June 30, 2022

QUESTIONS: ON PAYMENTS CALL (415) 473-6133. ON ASSESSMENT VALUE CALL (415) 473-2414

MARIN COUNTY TAX COLLECTOR

USE THIS PARCEL NO. ON ALL CHECKS AND CORRESPONDENCE

LAND	FULL/ABSTRACTED VALUE	EXEMPTION DETAIL	GROSS TAX AMOUNT
LAND	483,538		10,663.52
IMFR	320,406 #0	7,000	
BUS			
PERS			60.34
TOTAL	804,144	797,144	10,603.16

TAX REDUCTION ATTRIBUTABLE TO THE HOMEOWNERS PROPERTY TAX RELIEF PROGRAM

NET VALUE NET BASIC TAX

RATES AND DISTRIBUTIONS OF AMOUNTS BY TAXING AGENCIES

TAXING AGENCY	LEVY	AMOUNT
BASIC TAX	0.0000	7,971.44
SCHOOL BONDS K12&COM	1.3313	1,046.58
CITY BONDS	0.0165	133.52
MS MOSQUITO #1	3.105110	12.00
NOVATO FIRE	3.105250	211.56
SANI #6 - NOVATO	3.105427	657.00
NOVATO USD PRCLTX	3.107651	251.00
WILDFIRE JPA	3.101130	163.50
CO LIBRARY SPEC TAX	3.101140	57.55
FLOOD CONTROL ZONE#1	3.102587	9.00
LIBRARY ZONE #2	3.109130	36.00
NOVATO-RUNOFF CHARGE	3.109159	15.00
MARINEMERGENCY RADIO	3.109263	29.00
S.F. BAY RESTOR AUTH	3.109290	12.00
TOTAL	1.1478	10,603.16

1ST INSTALLMENT 5,301.59 10% PENALTY AFTER DELINQUENT DATE

2ND INSTALLMENT 5,301.59 10% PENALTY + \$20.00 COST AFTER DELINQUENT DATE

TOTAL TAX DUE 10,603.16 PENALTIES APPLY WHEN SHOWN BELOW

IMPORTANT INFORMATION
 Regarding the Bill amount, please refer to the bill. The bill amount is based on the assessed value of the property. The bill amount may vary if there are changes in the assessed value of the property. The bill amount is based on the assessed value of the property. The bill amount may vary if there are changes in the assessed value of the property.

INSTALLMENT 2 PAID

REQUIRE FIRST INSTALLMENT.

RETURN THIS STUB WITH YOUR SECOND INSTALLMENT PAYMENT.

ADDITIONAL PENALTIES ARE CHARGED IF THIS BILL IS NOT PAID BY JUNE 30, 2022.

PLEASE MAKE CHECKS PAYABLE TO: MARIN COUNTY TAX COLLECTOR

MAIL TO: MARIN COUNTY TAX COLLECTOR
 P.O. BOX 4209
 SAN RAFAEL, CA 94913-4200
 TELEPHONE (415) 473-6133

PAYMENT BY CREDIT CARD OR ELECTRONIC CHECK BY PHONE OR INTERNET ONLY, FEES MAY APPLY
 Payment By Phone: 1-800-865-7777
 Online Payment: marincounty.org/TaxBillOnline

2ND DUE

AFTER ADD 10% PENALTY AND \$20.00 COST

TOTAL

INSTALLMENT 1 PAID

SEND BOTH ORIGINAL STUBS WITH PAYMENT

RETURN THIS STUB WITH YOUR FIRST INSTALLMENT PAYMENT.

PLEASE MAKE CHECKS PAYABLE TO: MARIN COUNTY TAX COLLECTOR

MAIL TO: MARIN COUNTY TAX COLLECTOR
 P.O. BOX 4209
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1ST DUE

AFTER ADD 10% PENALTY

TOTAL

Looking at the Details

Values

Land Value:	\$354,965.00
Improvement:	\$188,841.00
Business Property:	\$0.00
Personal Property:	\$0.00
Total Value:	\$543,806.00
Home Exemption:	\$7,000.00
Other Exemption:	\$0.00
Net Value:	\$536,806.00

Property Tax Charges

Levy	Name	Rate/Fund	Install 1	Install 2	Total
0	BASIC TAX	1.0000	\$2,684.03	\$2,684.03	\$5,368.06
1	▼SCHOOL BONDS K12&COM	0.1313	\$352.35	\$352.35	\$704.70
District				Rate	Total
	▶ CLG MARIN			0.0275	\$147.54
	▶ NOVATO USD			0.1038	\$557.16
1	▶ CITY BONDS	0.0165	\$44.28	\$44.28	\$88.56
3	▶ MS MOSQUITO #1	105110	\$6.00	\$6.00	\$12.00
3	▶ NOVATO FIRE	105250	\$88.31	\$88.31	\$176.62
3	▶ SANI #6 - NOVATO	105427	\$328.50	\$328.50	\$657.00
3	▶ NOVATO USD PRCLTX	107651	\$125.50	\$125.50	\$251.00
3	▶ WILDFIRE JPA	101130	\$66.55	\$66.55	\$133.10
3	▶ CO LIBRARY SPEC TAX	101160	\$28.78	\$28.78	\$57.56
3	▶ FLOOD CONTROL ZONE#1	102587	\$4.50	\$4.50	\$9.00
3	▶ LIBRARY ZONE #2	109130	\$18.00	\$18.00	\$36.00
3	▶ NOVATO-RUNOFF CHARGE	109159	\$7.50	\$7.50	\$15.00
3	▶ MARINEMERGENCY RADIO	109283	\$14.50	\$14.50	\$29.00
3	▶ S.F. BAY RESTOR AUTH	109290	\$6.00	\$6.00	\$12.00
Total Tax:			\$3,774.80	\$3,774.80	\$7,549.60

Looking at the Details

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Land Value:	\$354,965.00
Improvement:	\$188,841.00
Business Property:	\$0.00
Personal Property:	\$0.00
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Home Exemption:	\$7,000.00
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Total Tax:			\$3,774.80	\$3,774.80	\$7,549.60

- ◆ Sample tax bill details (for 2021-22) with a net assessed value of \$536,806, near the median single family residential net assessed value of \$536,711
- ◆ Ad Valorem Taxes = \$1.1478 per \$100 of Assessed Value
 - ▶ 1.0% general local government property tax
 - ▶ 0.0275% for College of Marin Bonds
 - ▶ 0.1038% for Novato USD Bonds
 - ▶ 0.0165% for City of Novato Bonds
- ◆ In this case, a total of:

General Local Government Property Tax	\$5,368.06
Voter Approved Bonds	+\$793.26
Special Assessments	+\$1,388.28
	<u>\$7,549.60</u>
- ◆ Assessments (per parcel) are listed separately
 - ▶ Measure A Parcel Tax = \$251
 - 3.3% of total property tax bill

Looking at the Details

Values

Land Value:	\$354,965.00
Improvement:	\$188,841.00
Business Property:	\$0.00
Personal Property:	\$0.00
Total Value:	\$543,806.00
Home Exemption:	\$7,000.00
Other Exemption:	\$0.00
Net Value:	\$536,806.00

Property Tax Charges

Levy	Name	Rate/Fund	Install 1	Install 2	Total
0	BASIC TAX	1.0000	\$2,684.03	\$2,684.03	\$5,368.06
1	▼SCHOOL BONDS K12&COM	0.1313	\$352.35	\$352.35	\$704.70
District				Rate	Total
	▶ CLG MARIN			0.0275	\$147.54
	▶ NOVATO USD			0.1038	\$557.16
1	▶ CITY BONDS	0.0165	\$44.28	\$44.28	\$88.56
3	▶ MS MOSQUITO #1	105110	\$6.00	\$6.00	\$12.00
3	▶ NOVATO FIRE	105250	\$88.31	\$88.31	\$176.62
3	▶ SANI #6 - NOVATO	105427	\$328.50	\$328.50	\$657.00
3	▶ NOVATO USD PRCLTX	107651	\$125.50	\$125.50	\$251.00
3	▶ WILDFIRE JPA	101130	\$66.55	\$66.55	\$133.10
3	▶ CO LIBRARY SPEC TAX	101160	\$28.78	\$28.78	\$57.56
3	▶ FLOOD CONTROL ZONE#1	102587	\$4.50	\$4.50	\$9.00
3	▶ LIBRARY ZONE #2	109130	\$18.00	\$18.00	\$36.00
3	▶ NOVATO-RUNOFF CHARGE	109159	\$7.50	\$7.50	\$15.00
3	▶ MARINEMERGENCY RADIO	109283	\$14.50	\$14.50	\$29.00
3	▶ S.F. BAY RESTOR AUTH	109290	\$6.00	\$6.00	\$12.00
Total Tax:			\$3,774.80	\$3,774.80	\$7,549.60

- ◆ Sample tax bill details (for 2021-22) with a net assessed value of \$536,806, near the median single family residential net assessed value of \$536,711
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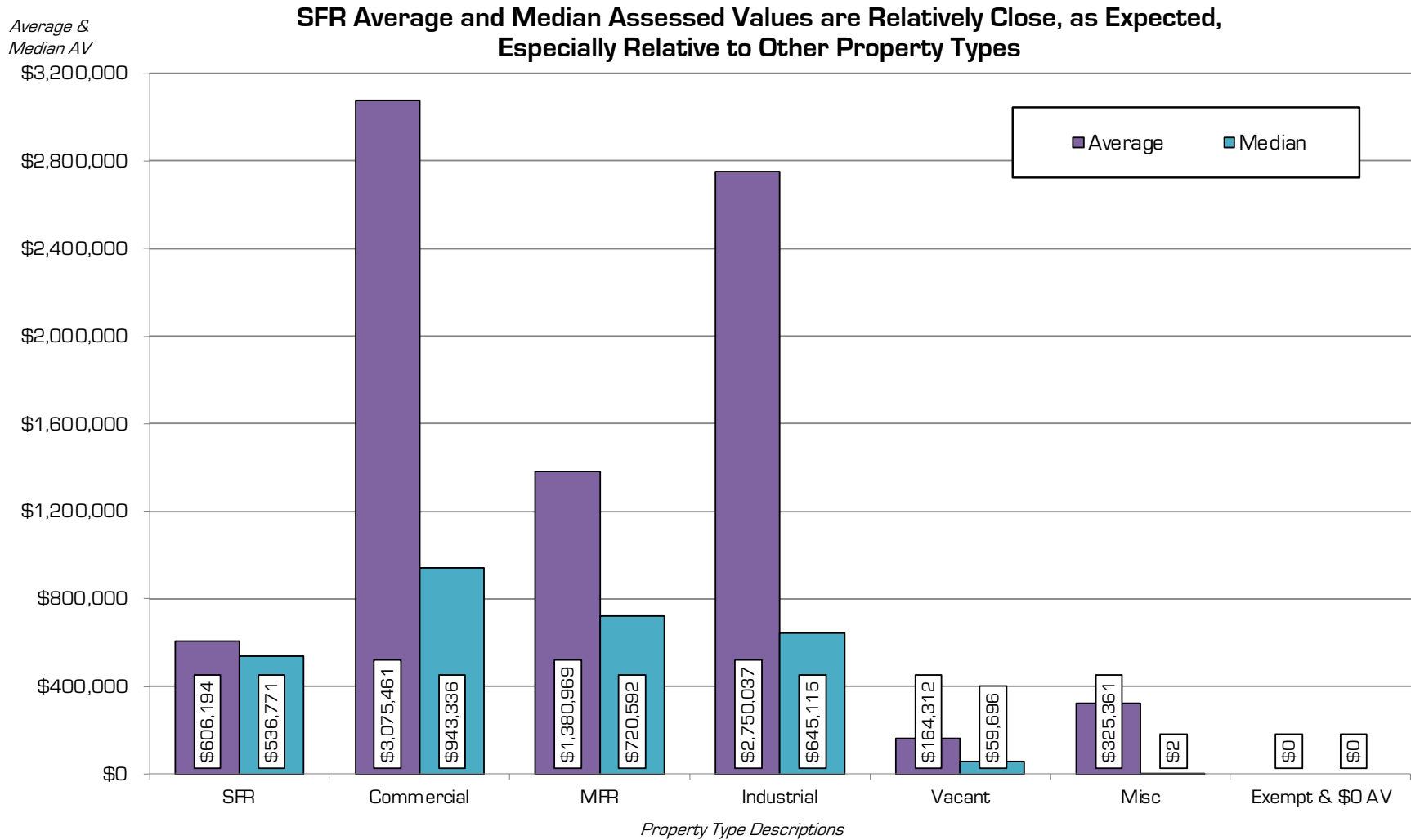
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Why the Average May Not Be Typical



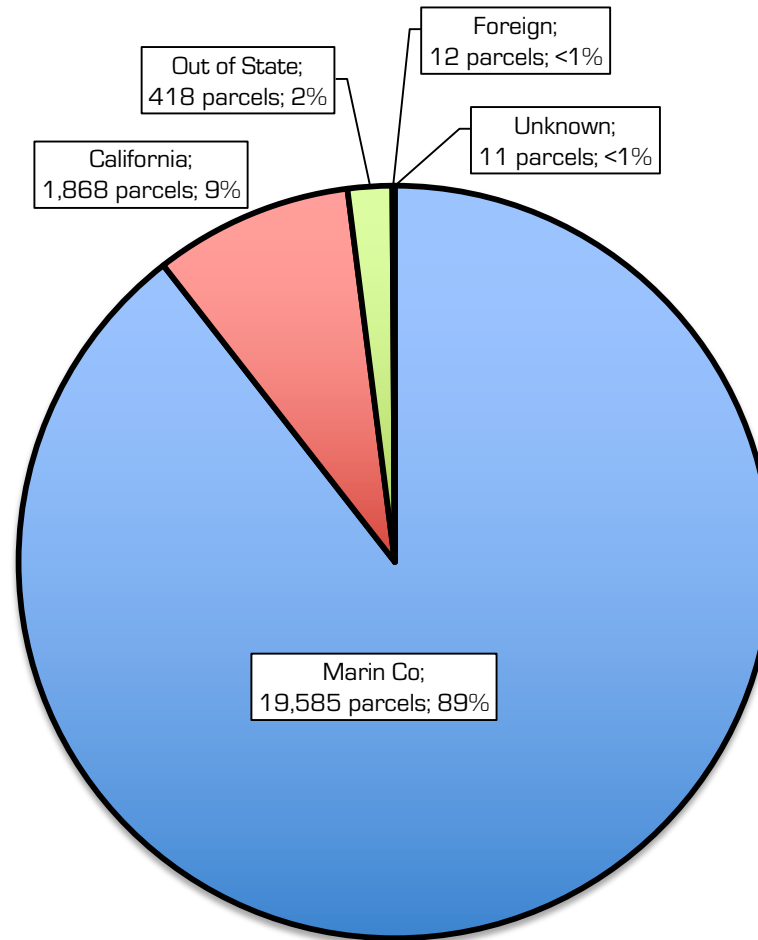
Understanding Who Pays What



Note: 2021-22 assessment roll as provided by Marin County Assessor's office. Misc comprised of County categories: Misc, Agricultural, & Utility. Percentages rounded.

Majority of Parcels Locally Owned

89% of Tax Bills are Sent Within Marin Co



Note: 2021-22 assessment roll as provided by Marin County Assessor's office. Percentages rounded.

Questions to Consider

- ◆ What are the reasons to consider a school parcel tax measure?

- ◆ What factors should be considered for a parcel tax?
 - ▶ Term (limited, indefinite, alternative)?
 - ▶ Rate/amount?
 - ▶ Fixed/annual adjustment?
 - ▶ Exemptions?

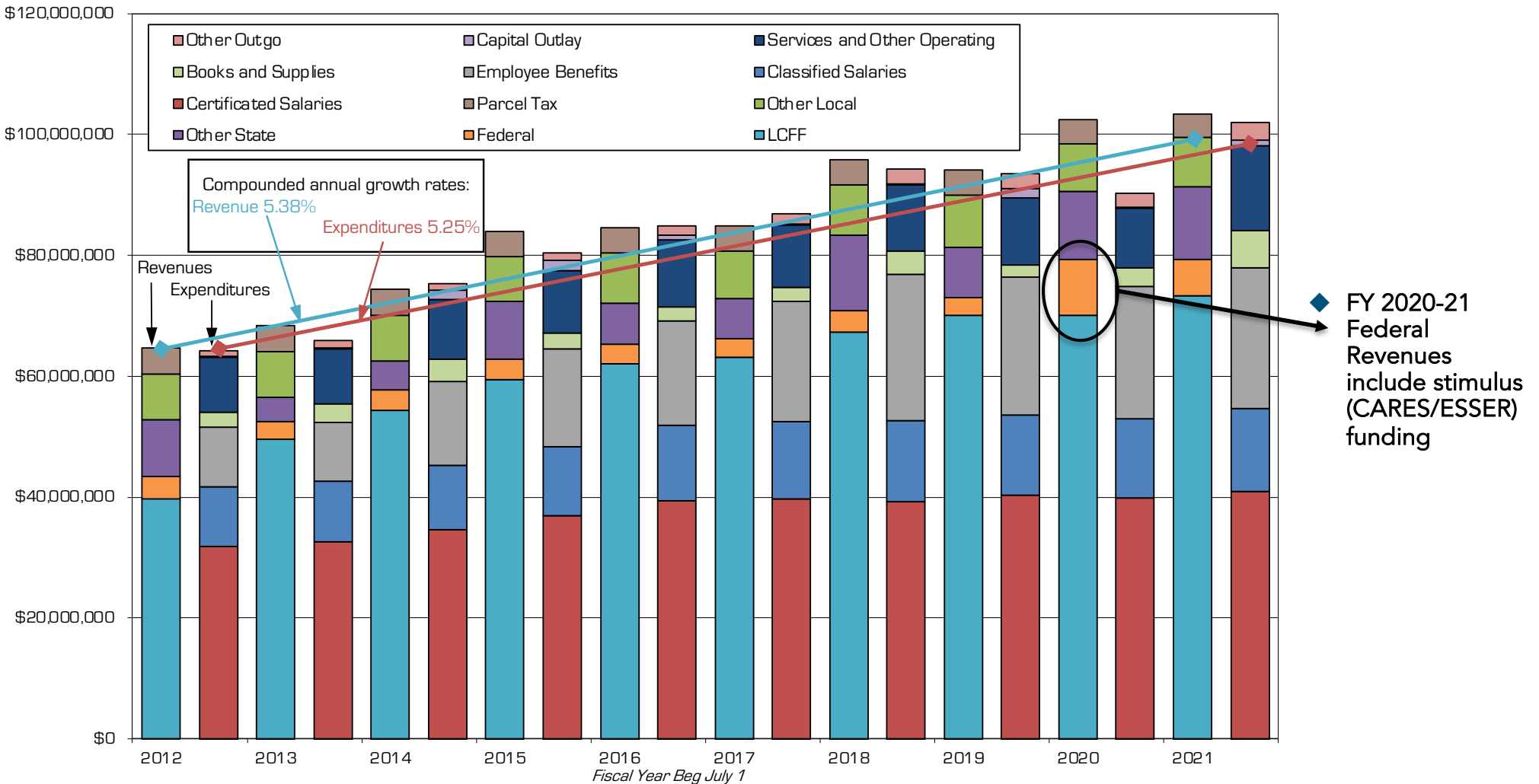


For Reference

- ◆ Budget Details
- ◆ Additional Information on Statewide Trends
- ◆ Historical Changes in CPI
- ◆ Additional Tax Base Demographics

Budget Details: Revenue vs. Expenditures

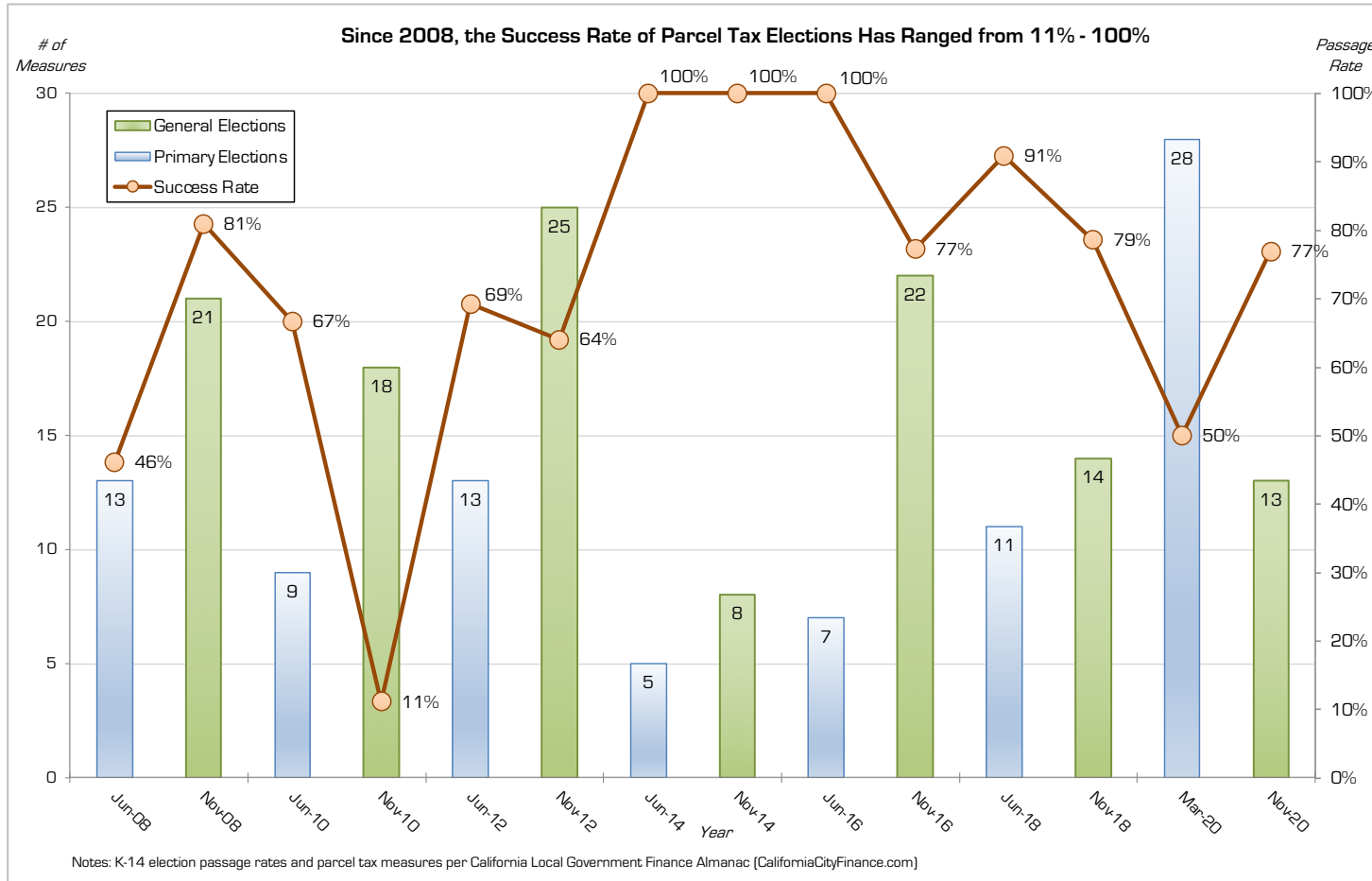
Revenue/Expenses **Since 2012, Revenues Have Grown at a Higher Average Annual Rate than Expenditures**



Data from 2012-13 to 2020-21 from District's Unaudited Actuals, while 2021-22 from Second Interim.

Historical CA Education Parcel Tax Elections

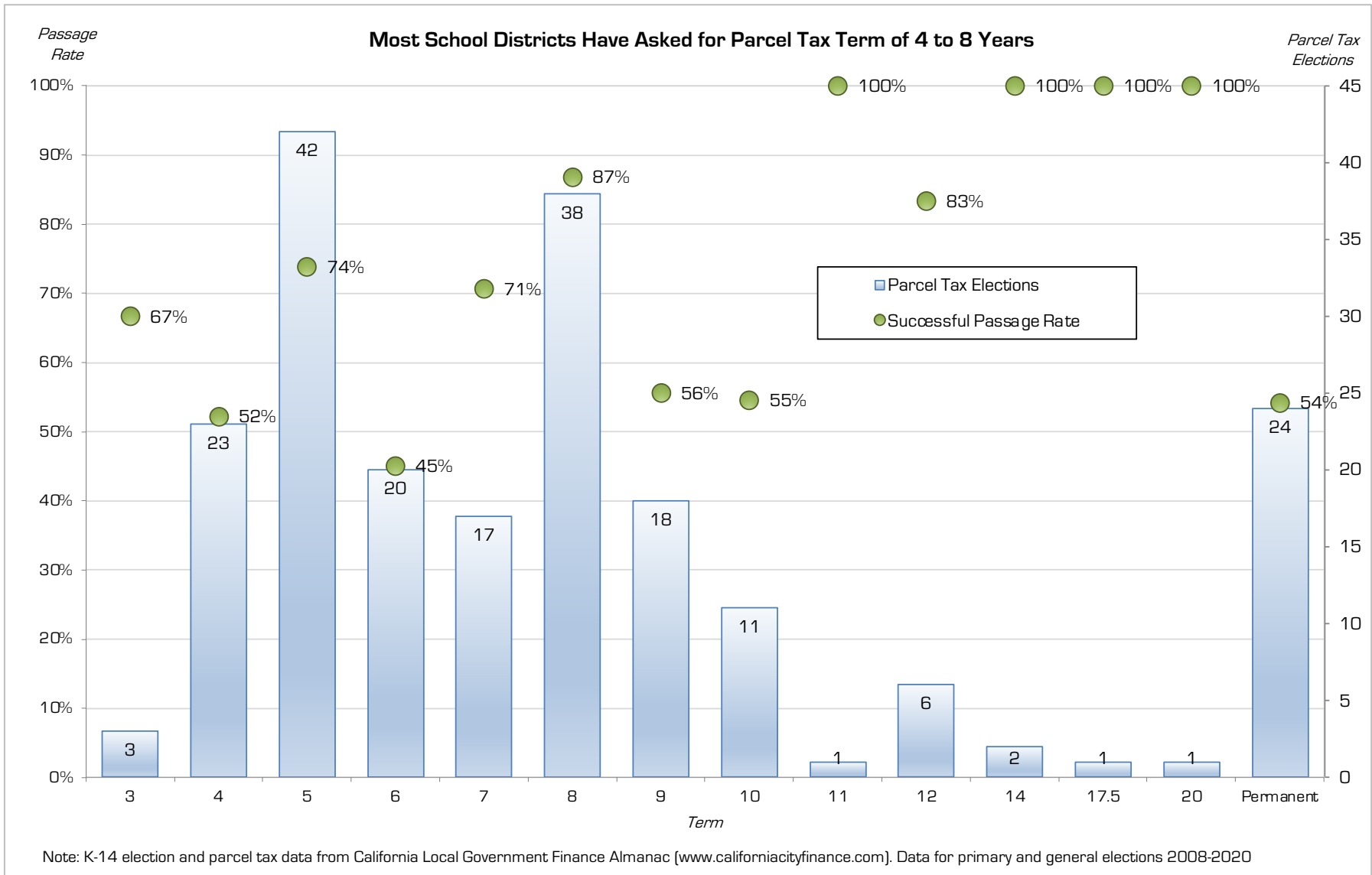
(Since 2008)



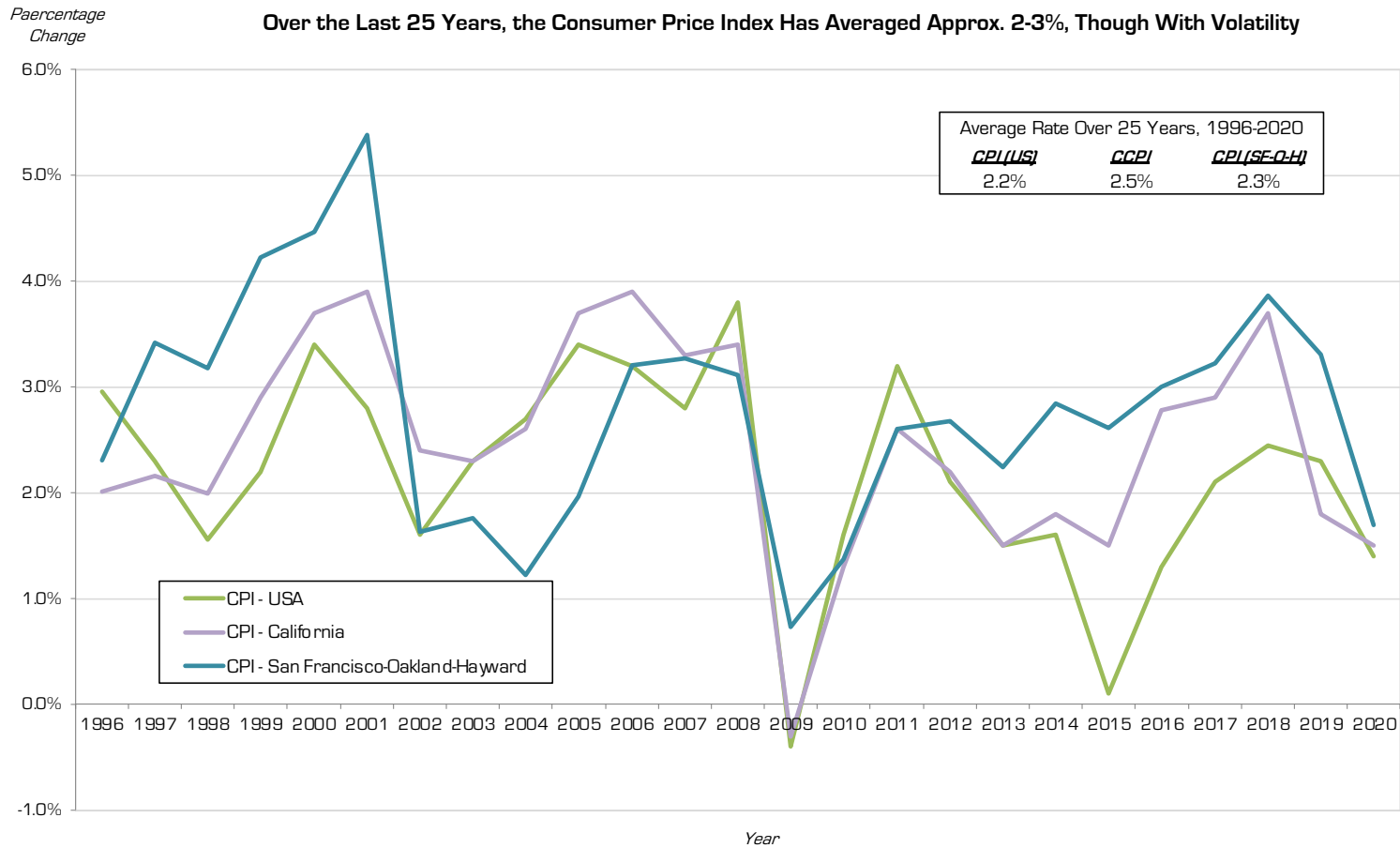
<u>County</u>	<u>Pass Rate</u>	<u>Measures</u>
Alameda	80%	30
Contra Costa	67%	15
El Dorado	100%	1
Fresno	0%	1
Humboldt	100%	2
Kern	0%	1
Los Angeles	43%	14
Marin	78.6%	14
Mono	100%	2
Monterey	50%	2
Nevada	0%	1
Orange	0%	1
Placer	0%	2
Sacramento	0%	1
San Diego	0%	2
San Francisco	100%	5
San Mateo	78%	27
Santa Barbara	63%	8
Santa Clara	65%	40
Santa Cruz	82%	11
Solano	0%	2
Sonoma	64%	11
Tulare	0%	4
Ventura	67%	6
Yolo	100%	4
California	67%	207

Note: K-14 election and parcel tax data from California Local Government Finance Almanac (www.californiacityfinance.com). Data for primary and general elections 2008-2020

Historical Parcel Tax Elections by Term



Historical Changes in CPI

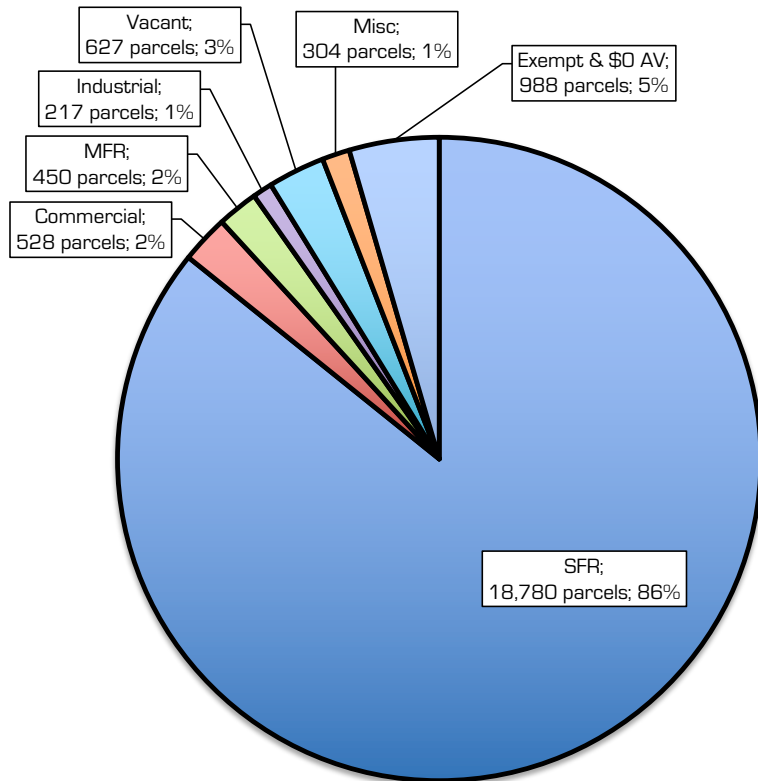


Notes: per State of California, Department of Industrial Relations with source cited as U.S. Department of Labor, Bureau of Labor Statistics.

- ✓ The \$96 per parcel rate approved by voters in 1992, adjusted annually by the change in CPI-SF would be \$202 today.

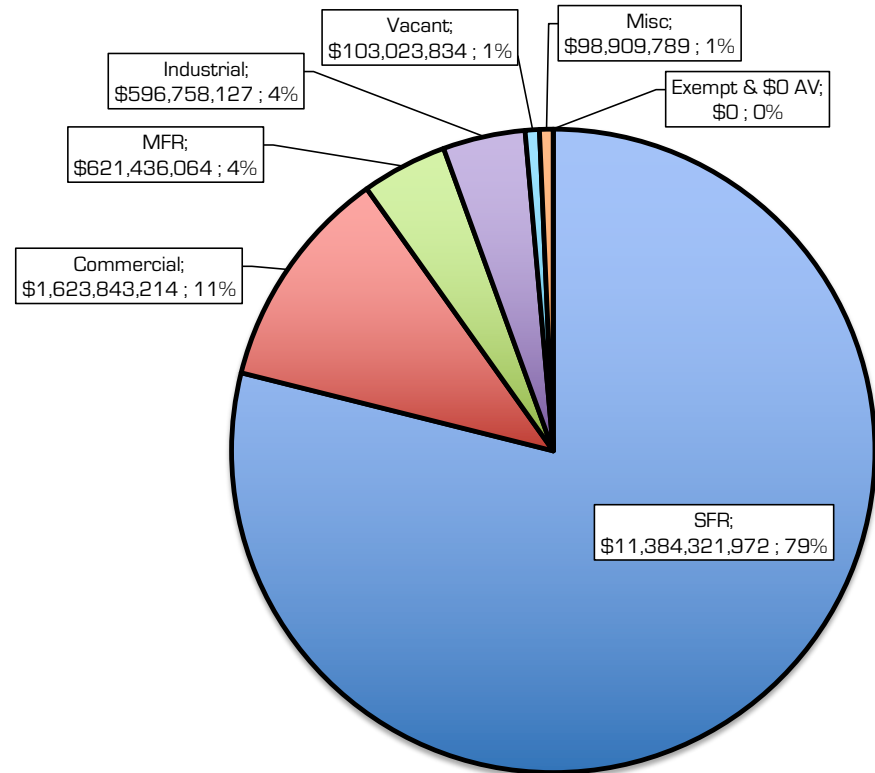
SFR Are 86% of Total Parcels; 79% of Total AV

86% of District Parcels are SFR



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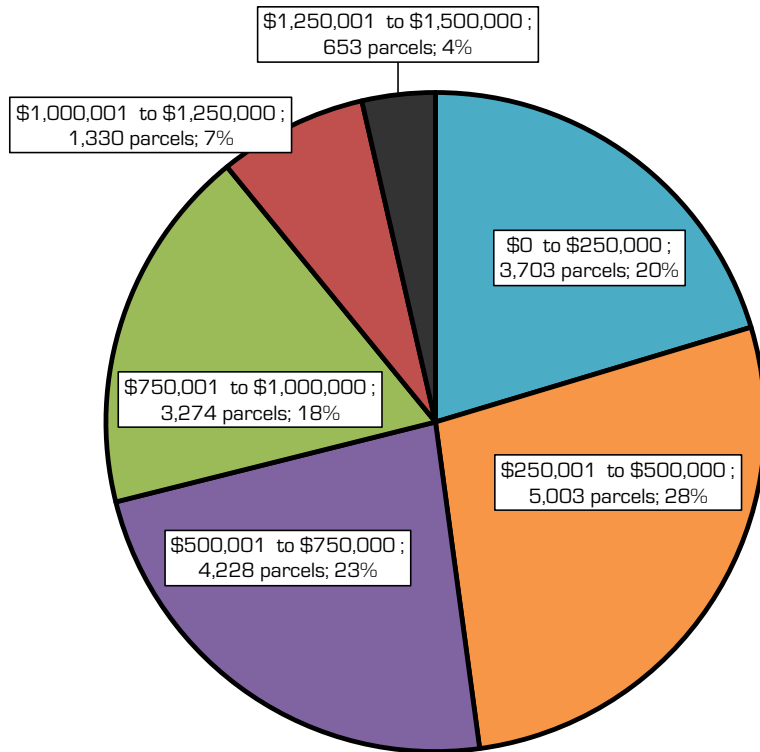
79% of AV in District is SFR



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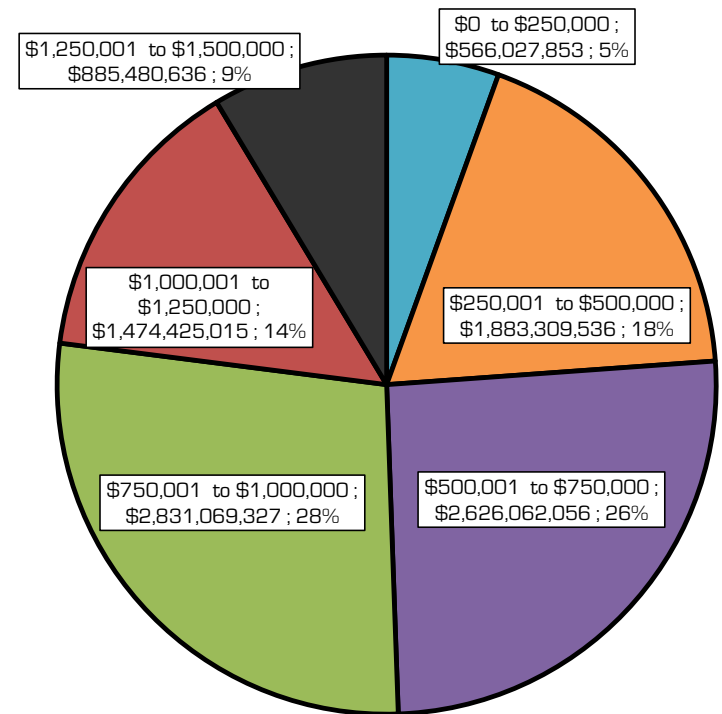
71% of SFR Parcels Assessed \leq \$750k; Comprise 49% of SFR Total Assessed Value

71% of SFR Parcels have an AV of \$750,000 or Less



Note: 2021-22 assessment roll as provided by Marin County Assessor's office. Percentages rounded.

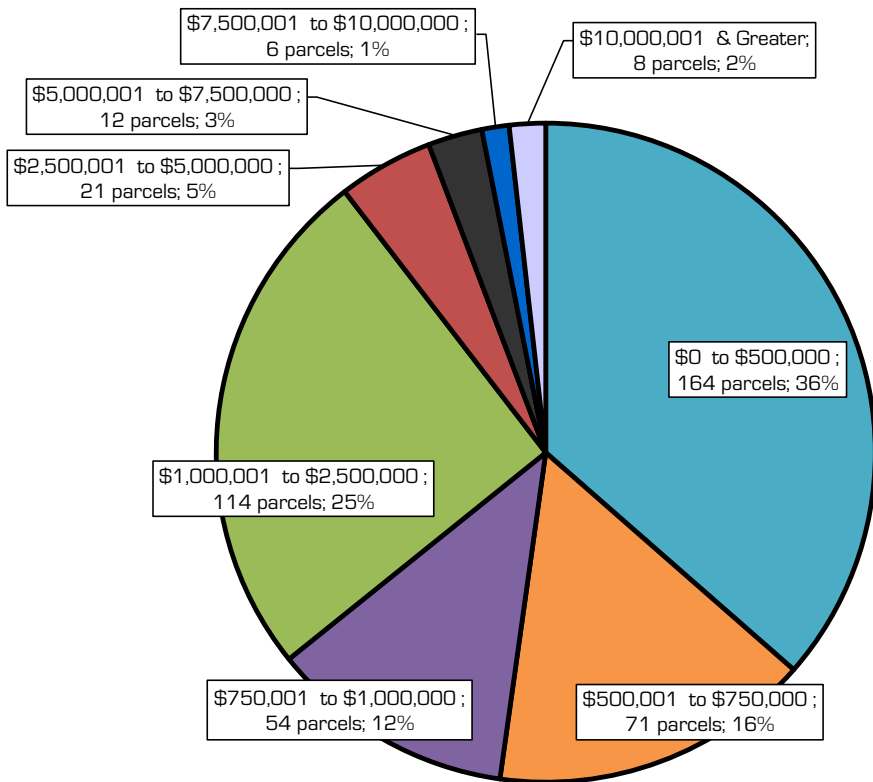
49% of SFR AV is from Parcels with an AV of \$750,000 or Less



Note: 2021-22 assessment roll as provided by Marin County Assessor's office. Percentages rounded.

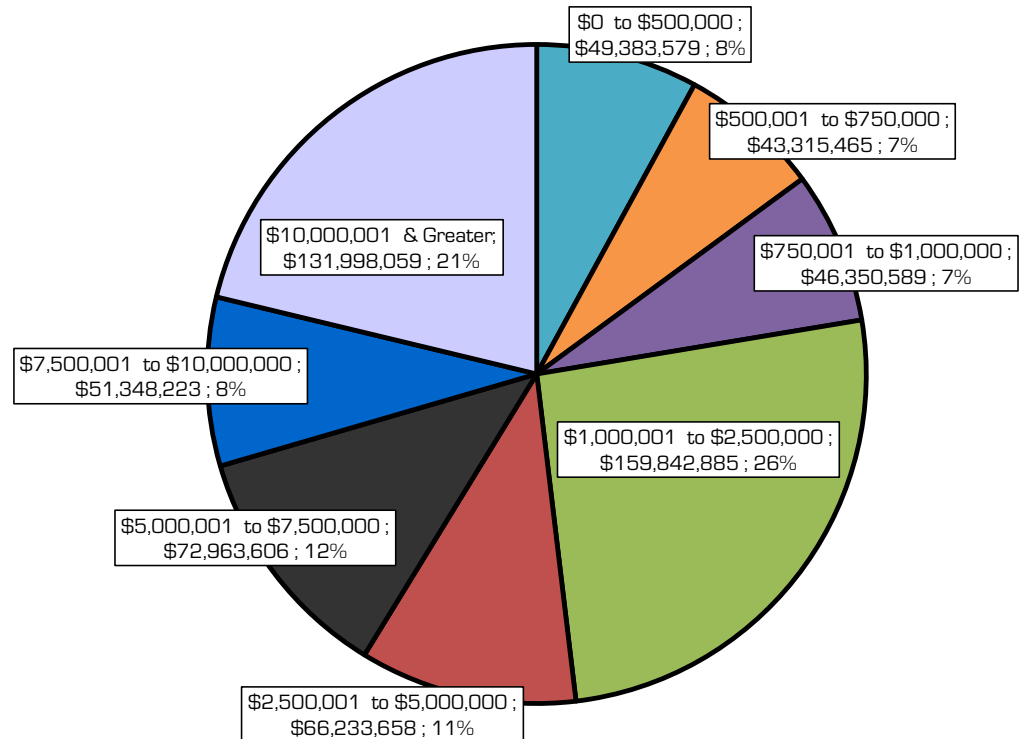
64% of MFR Parcels Assessed ≤ \$1 Mil.; Comprise 22% of MFR Total Assessed Value

64% of MFR Parcels have an AV of \$1,000,000 or Less



Note: 2021-22 assessment roll as provided by Marin County Assessor's office. Percentages rounded.

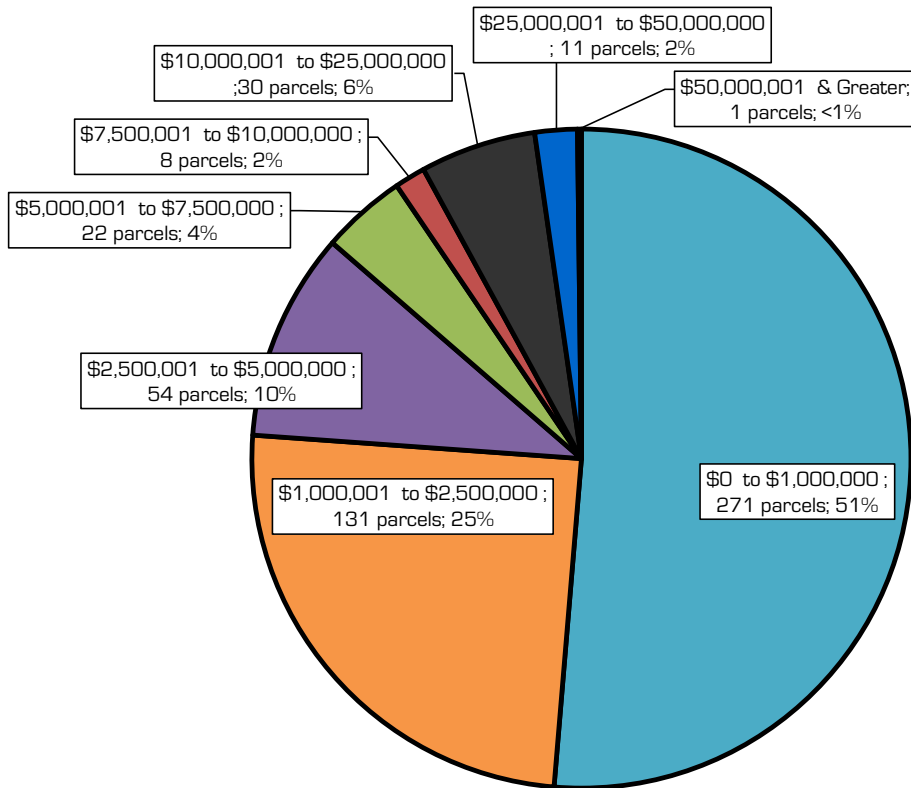
22% of MFR AV is from Parcels with an AV of \$1,000,000 or Less



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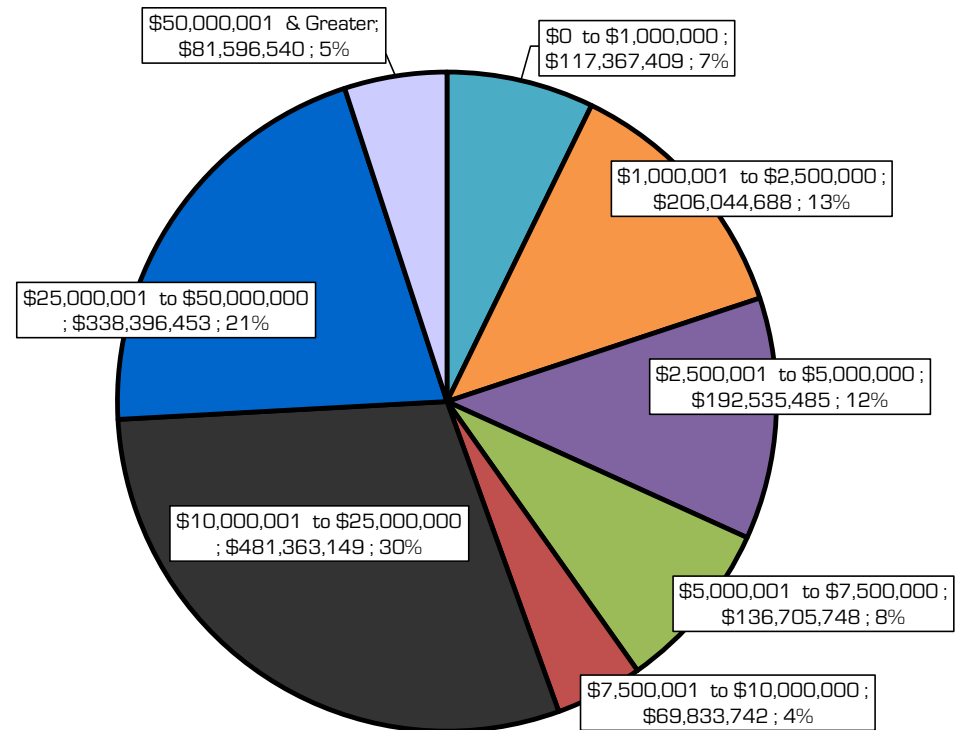
51% of Commercial Parcels Pay 7% of Commercial Taxes

51% of Commercial Parcels Have an AV of \$1,000,000 or Less



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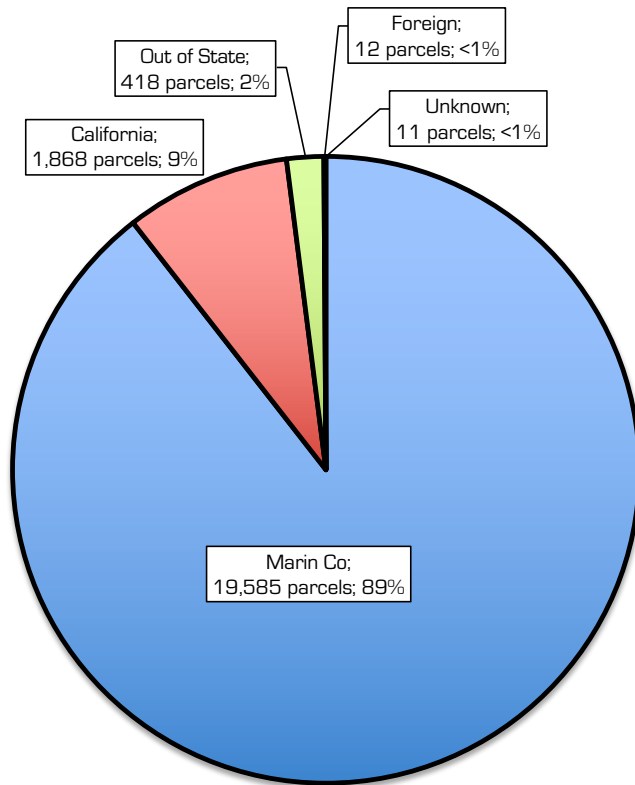
7% of Commercial AV is from Parcels with an AV of \$1,000,000 or Less



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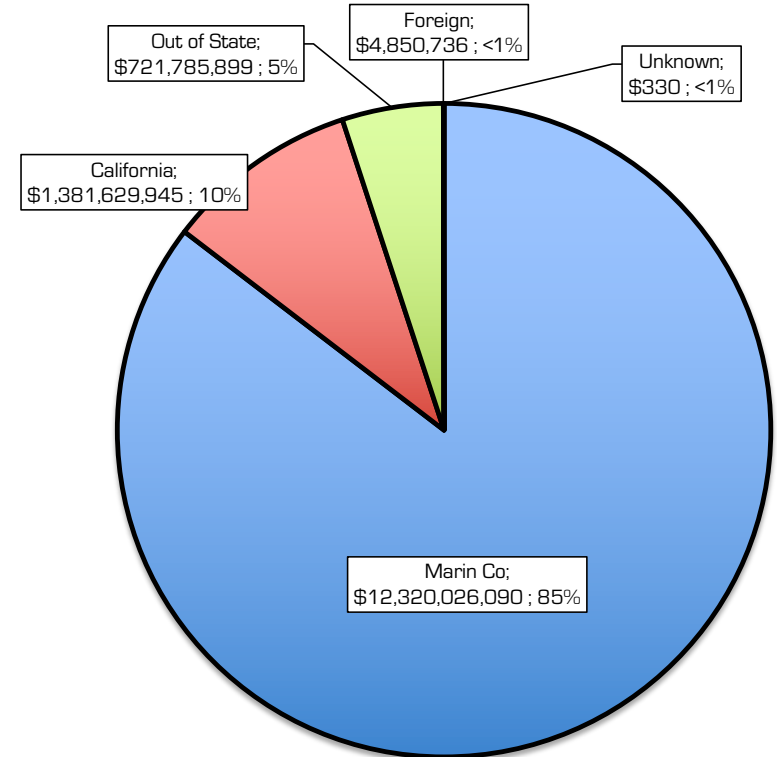
Majority of Parcels Locally Owned

89% of Tax Bills are Sent Within Marin Co



Note: 2021-22 assessment roll as provided by Marin County Assessor's office. Percentages rounded.

85% of District's AV Owned Inside County



Note: 2021-22 assessment roll as provided by Marin County Assessor's office. Percentages rounded.

Top 20 Taxpayers

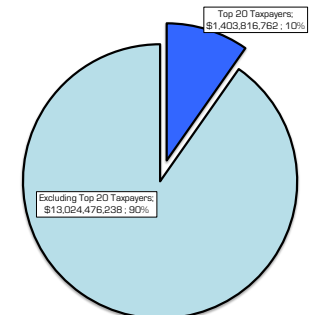
(by billing address)

Top 20 Taxpayers by Billing Address

<i>Rank</i>	<i>Mailing Address</i>	<i>Net Value</i>	<i>% of District's AV</i>	<i># of Parcels</i>	<i>Owner/Mailing Location</i>	<i>Owners</i>
1	105 Digital Dr Novato CA	\$401,239,765	2.8%	8	Marin Co	Bio Marin Pharmaceutical
2	1 Horizon Way Deerfield IL	\$114,928,444	0.8%	7	Out of State	KW Hamilton Landing
3	350 Ignacio Blvd #300 Novato CA	\$105,725,197	0.7%	76	Marin Co	Professional Financial Investors - Office, Apt Buildings, & SFR
4	1001 Kamokila Blvd Ste 200 Kapolei HI	\$91,940,487	0.6%	8	Out of State	Vintage Oaks Shopping Ctr
5	235 Posada Del Sol Novato CA	\$83,663,739	0.6%	16	Marin Co	Apts - Hamilton Woods, Hill Valley, Walnut Grove et al
6	10851 Mastin St Ste 300 Overland Park KS	\$82,849,517	0.6%	3	Out of State	Office buildings at San Marin Dr
7	1900 S Norfolk St Ste 225 San Mateo CA	\$76,998,497	0.5%	126	California	Contesta Novato Investors - Millwork Apts & Whole Foods
8	One California Street Ste 2500 San Francisco CA	\$48,916,621	0.3%	4	California	Hamilton Marketplace
9	2880 Gateway Oaks Dr Ste 220 Sacramento CA	\$46,590,278	0.3%	5	California	Sutter Bay Hospital
10	PO Box 1450 Chicago IL	\$44,855,557	0.3%	1	Out of State	WM - Redwood Landfill
11	2029 Century Park E 2920 Los Angeles CA	\$37,873,079	0.3%	3	California	Rowland Plaza
12	12625 High Bluff Drive #315 San Diego CA	\$34,524,126	0.2%	7	California	Scripps Summit Sole - Crooked Oak
13	PO Box 5260 Santa Rosa CA	\$34,085,904	0.2%	10	California	Condiotti Enterprises
14	3819 Maple Ave Dallas TX	\$32,586,270	0.2%	1	Out of State	Pacheco Plaza
15	101 Larkspur Landing Cir Ste 112 Larkspur CA	\$32,227,503	0.2%	9	Marin Co	Meadows Apts, & Misc Office Buildings
16	100 Smith Ranch Rd Ste 325 San Rafael CA	\$29,300,000	0.2%	1	Marin Co	Pell Plaza
17	9240 Old Redwood Hwy #200 Windsor CA	\$27,424,871	0.2%	1	California	Oakmont Of Novato
18	1422 Clarkview Rd Baltimore MD	\$26,852,339	0.2%	1	Out of State	Elegance Hamilton Hill
19	388 Market St Ste 800 San Francisco CA	\$25,764,000	0.2%	1	California	DPW Woodside Diablo - Office Building
20	PO Box 8910 Jericho NY	\$25,470,568	0.2%	2	Out of State	Novato Fair Shopping Center
		\$1,403,816,762	9.7%	290		

Note: 2021-22 assessment roll as provided by Marin County Assessor's office. Percentages rounded.

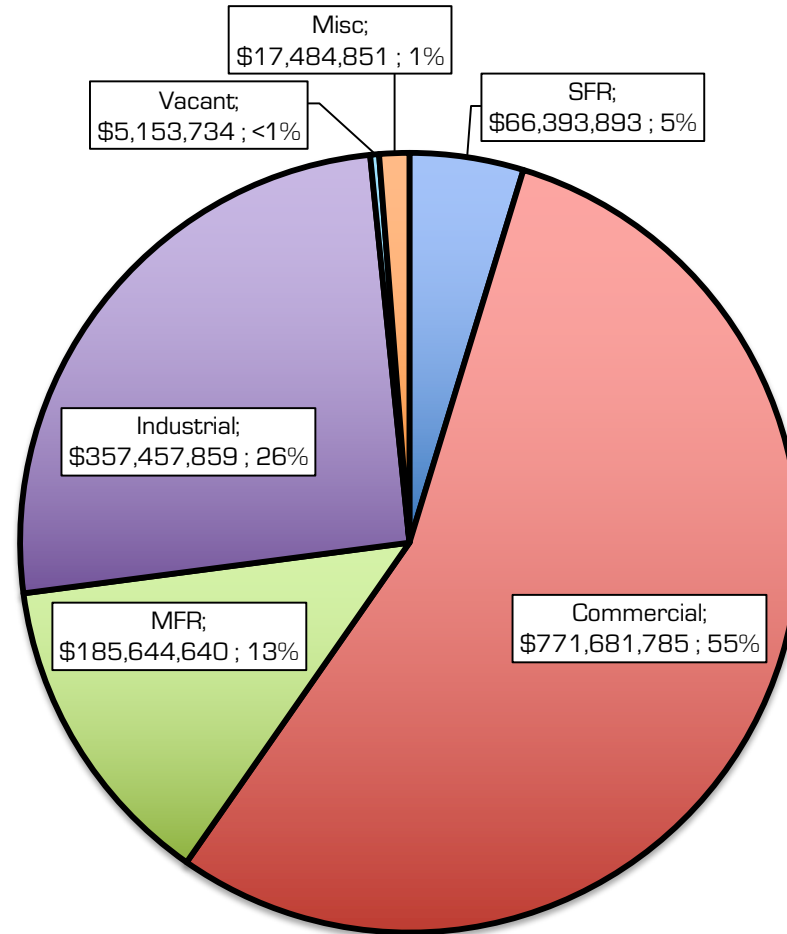
Top 20 Taxpayers (by Billing Address) Comprise 10% of Total District AV



Note: 2021-22 assessment roll as provided by Marin County Assessor's office. Percentages rounded.

Top 20 Taxpayers Mostly Comm/Ind and MFR

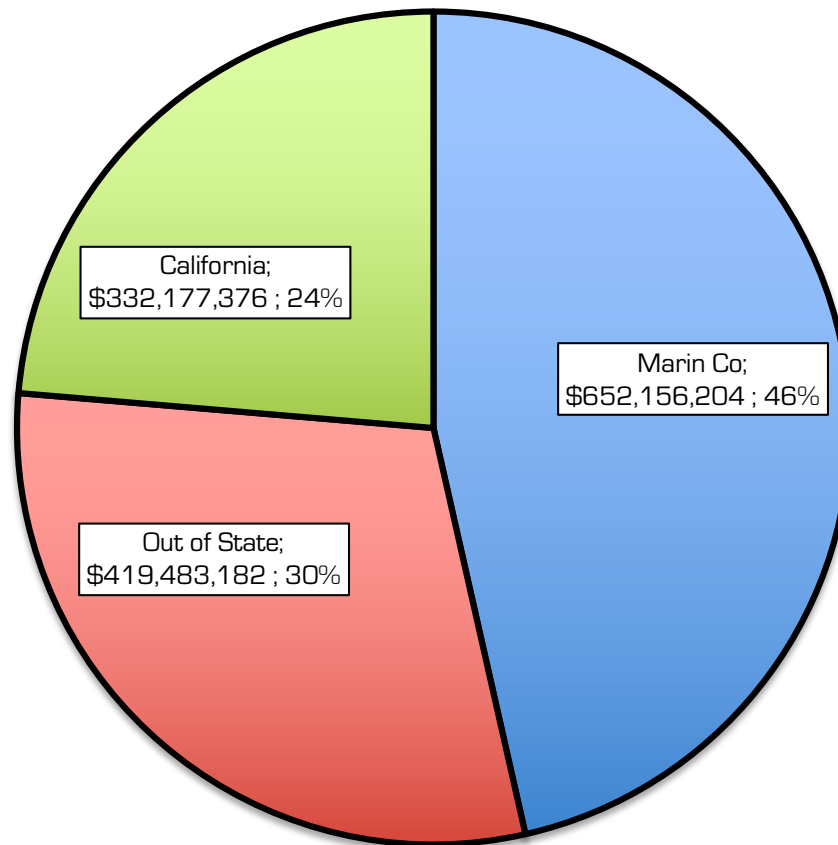
Commercial, Industrial, & MFR Account for 94% of the AV for the Top 20 Taxpayers (by Billing Address)



Note: 2021-22 assessment roll as provided by Marin County Assessor's office. Misc comprised of County categories: Misc, Agricultural, & Utility. Percentages rounded.

Nearly Half of "Top 20" AV Locally Owned

For Top 20 Taxpayers (by Billing Address), 54% of AV is Owned Outside of Marin County



Note: 2021-22 assessment roll as provided by Marin County Assessor's office. Percentages rounded.