



COMMUNITY FACILITIES DISTRICTS **EXPLAINED**

One of Manteca Unified School District's core objectives is to work with staff, the community, and the Board to maintain a fiscally sound budget.

Community Facilities Districts (CFD's) are one of the crucial components for generating enough funding to ensure a fiscally sound budget for school facility construction and maintenance. Sometimes referred to as Mello-Roos taxes, these CFD's are always approved by property owners as part of the public process for forming CFD's. CFD's are the funding mechanism used historically by the District to help build new student classrooms in areas of growth.

Manteca Unified School District reviews all new development proposals within the District boundaries. Through this review process, the District works closely with local agencies, property owners, and developers to explain the level of financial commitment that will be required for the proposed development to mitigate their impact to school facilities.

The financial support required is well beyond the State mandated Developer Fees. In order to address and support our incoming students with adequate classroom capacity generated by residential development, the District created a School Facilities Mitigation Program which has been successful in using a combination of CFDs (Mello-Roos Taxes) and Mitigation Agreements.

The money generated through this program is critically required by the District for new facility construction, adding capacity, and replacing interim

solutions at existing sites. Without the partnerships with the development community that provides funding beyond the State mandated Developer Fees, the District would be unable to provide adequate facilities to house the students generated by new construction activity. A residential development proposal interested in gaining District support shall participate in this program.

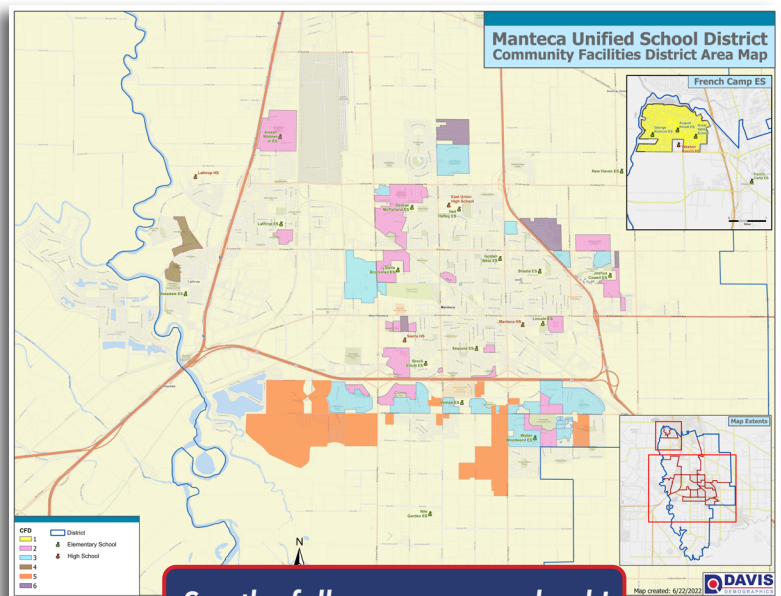
Additional Home buyer explanation:

When purchasing a home, buyers receive pre-sale disclosure of CFD Taxes and are required to sign a separate Mello-Roos Taxes disclosure statement. This disclosure statement clearly defines the details, requirements and terms of the Mello-Roos Taxes. This document must be signed at least 3 days prior to any closing documents for the sale of the home.



For more information, visit:

www.mantecausd.net/cfds



See the full-page map on back!

Manteca Unified School District Community Facilities District Area Map

