

# Placentia CCRP - Taxation Stack Handout

## Summary of Taxation Mechanisms

- GO Bonds (Chapman Corridor infrastructure)
- Multiple CFDs (Public Safety & TOD Area)
- EIFD (Metrolink/Old Town development)
- Existing legacy city/school bonds

## Estimated Annual Tax Impact per Household

### New GO Bond (Chapman Infrastructure)

Ad-valorem, based on \$10M bond at 5% over 30 years

Estimated Cost: \$33

### New CFD (Chapman Corridor Maintenance/Improvements)

Flat tax estimated from similar CFD structures

Estimated Cost: \$1,200

### EIFD (2019, Old Town TOD Area)

Indirect diversion of tax increment, est. at 0.1% of AV growth

Estimated Cost: \$50

### CFD 2014-01 (Public Safety)

Flat parcel levy (historical reports indicate ~\$260)

Estimated Cost: \$260

### CFD 2018-01 (TOD Area Maintenance)

Tiered levy, estimated range \$300-\$2,000; conservative average used

Estimated Cost: \$1,000

### Existing Bonds (City, School, Library)

Ongoing voter-approved bonds citywide

Estimated Cost: \$250

**Total Estimated Annual Burden per Household: \$2,793.00**

## Key Observations

- Tax burden could exceed \$2,700/year per homeowner
- Most mechanisms are layered without sunset provisions
- EIFD tax diversion is not visible on property tax bill
- CFD charges vary widely; TOD parcels pay up to \$30K