

45 Rincon Drive Suite 104-A

805-437-2667

805-437-2681 fax

Background Information for Question to be raised at Academic Senate Regarding Special Tax in University Glen

A question has been raised regarding the ability of the campus to recognize homeowners in University Glen as donors to the institution given the special tax assessed to the University Glen community.

This question should be referred to Advancement for a response. Below are definitions for the two types of taxes and the maintenance fee in University Glen.

There are three main charges assessed to homeowners in University Glen:

* Property Tax. The property tax is a tax assessed to every homeowner in each county they reside. It is assessed based on value of home. This tax is collected by the county of residence and used by that county for county expenses. The Site Authority has been given special consideration and the county property tax is returned to the Site Authority and is used for the purpose of paying off debt.

* Special Tax (Mello Roos). The special tax is a tax assessed to every homeowner and was approved by the Site Authority. It is assessed based on square footage of the home. It is collected by the county, returned to the Site Authority and used for the purpose of paying off debt.
* Common Area Maintenance Fee. The common area maintenance fee is a fee charged to every homeowner to cover expenses for the upkeep and maintenance of the common area. This fee covers items such as: landscaping, trash collection, water, irrigation, pool area expenses, common area custodial and common area insurance. The fee is higher for the owners of townhomes due to a contribution made for additional insurance and reserves. The fee is:
  + Single Family: $194.86
  + Townhome: $277.54

Please refer to the below table for an outline of randomly selected single family and townhome properties and the various taxes associated with them (taken from the Ventura County Assessor’s Office webpage).

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Annual Property and Special Taxes | | |  |  |
| County Property Tax | County Bonds / Other | Site Authority Special Tax (Mello Roos) | County Assessments | Total |
| **Single Family** |  |  |  |  |
| 3,221.49 | 203.91 | 2,978.06 | 26.42 | 6,429.88 |
| 3,718.89 | 235.39 | 3,782.94 | 26.42 | 7,763.64 |
| 4,139.02 | 261.98 | 3,782.94 | 26.42 | 8,210.36 |
| 4,191.25 | 265.29 | 3,782.94 | 26.42 | 8,265.90 |
| **Townhomes** |  |  |  |  |
| 2,531.62 | 160.24 | 2,155.36 | 26.42 | 4,873.64 |
| 2,762.50 | 174.86 | 2,514.36 | 26.42 | 5,478.14 |
| 3,059.74 | 193.68 | 2,514.60 | 26.42 | 5,794.44 |
| 2,541.48 | 160.86 | 2,155.36 | 26.42 | 4,884.12 |