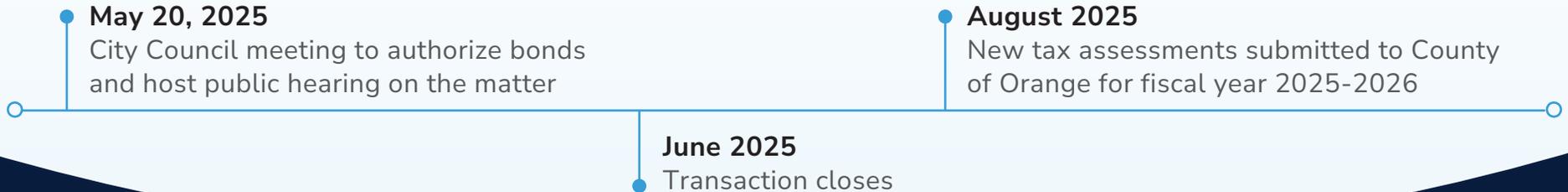


HOW WILL THIS IMPACT PROPERTY OWNERS?

- Affected property owners will save money on future property tax bills if this refinancing transaction is approved.
- The exact savings will not be finalized until the transaction closes in June 2025. The City will provide an estimate savings range based on current market conditions and this information will be available on the City's website.
- Refinancing is not used to fund new projects — the taxpayer is the sole beneficiary of this action.
- While Mello-Roos taxes will not be removed from annual property taxes, the lower interest rates will reduce the tax burden.

TIMELINE OF BOND REFINANCING



GET MORE INFORMATION



The City has set up a dedicated email address Finance@tustinca.org to respond to questions from property owners.



More information will be provided on the City's website in a Q&A format and will be updated as additional information (i.e. estimated savings) becomes available.



A public hearing will be held on May 20, 2025 at 6p.m. at City Hall (300 Centennial Way).

LOWER PAYMENTS ON PROPERTY TAXES

COMMUNITY FACILITIES DISTRICTS 06-1 AND 2014-1 BOND REFINANCING



Over the years, the City of Tustin has formed several Community Facilities Districts (CFD) in Tustin Legacy and issued bonds to finance public infrastructure for these CFDs. CFD 06-1 bonds were issued for the Columbus Grove and Columbus Square communities, and CFD 2014-1 bonds were issued for the Greenwood community. The CFD bonds are supported by an assessment via annual property tax and paid by homeowners. City staff have identified an opportunity to generate savings on community members' annual property taxes within these two CFDs, by refinancing their CFD or Mello-Roos bonds.

This process is similar to a homeowner refinancing a mortgage to get lower interest rates and monthly payments. This will reduce your annual property taxes starting in Fiscal Year 2025-2026 by replacing older, higher-interest bonds with new, lower-interest bonds. It's all part of the City's commitment for responsible fiscal management and delivering values to our residents.



CFD bond refinancing lowers property rates for Tustin Legacy Homeowners at CFD 06-1 and 2014-1