

Harris Ranch

CID Frequently Asked Questions

1. What is a CID?

Harris Ranch is part of a *Community Infrastructure District (HRCID# 1)*, the HRCID#1 is put into place to facilitate the cost of the developments public infrastructure.

There are two parts to the HRCID#1, a *General Obligation Bond* and a *Special Assessment Bond*. The *General Obligation Bond* is an itemized item on the homeowners tax statement, which cannot exceed three (3) mills. The *Special Assessment Bond* is a one-time fee that is based on lot size and will not be assessed upon transfer of the property.

2. What are the benefits of being apart of a CID area of impact?

The CID guarantees to the homeowners that the improvements will be made on the infrastructure regardless of the availability of more traditional financing, therefore protecting the homeowner and their investment.

3. What area is apart of the CID area of impact?

The area of impact includes 400.71 acres of land in the Community Infrastructure District, which includes residential and commercial properties.

4. How is the CID tax on my home calculated?

The *General Obligation Bond* is calculated on the assessed value of the home not to exceed 3 Mills (.003) after the homeowner tax exemption is applied. The *Special Assessment Bond* is calculated on the appraised value of the land only at \$.24 per square foot.

General Obligation Bond Example:

Assessed Value: \$300,000

Tax Exemption: \$92,040*

Taxable Value: \$207,960

CID Tax Rate: .0031 = \$623

5. Can the CID tax be increased?

The current General Obligation Bond is capped at .003 mills (+.0001 admin fee) and by state statute cannot be increased.

6. How long will the CID be on my tax bill?

The *Special Assessment Bond* is over a period of 30 years. The *General Obligation Bond* is permanent.

7. How can the funds created from the CID tax be used?

The funds generated from the CID tax can only be used to build public infrastructure such as roadways, parks, recreation areas, public facilities, storm water, flood control, etc.

8. Who controls the CID and oversees receipt of The CID Board?

Current members are: Dave Eberle, Alan Shealy and Elaine Clegg who are also City Council members. The CID by statute consists of 3 City Council Members. The Community Infrastructure District Treasurer is the City of Boise treasurer.