

**REVIEW OF ASSESSMENT
DISTRICTS AND FUNDING
OPTIONS FOR THE TOWN
OF DISCOVERY BAY**

12/19/2018

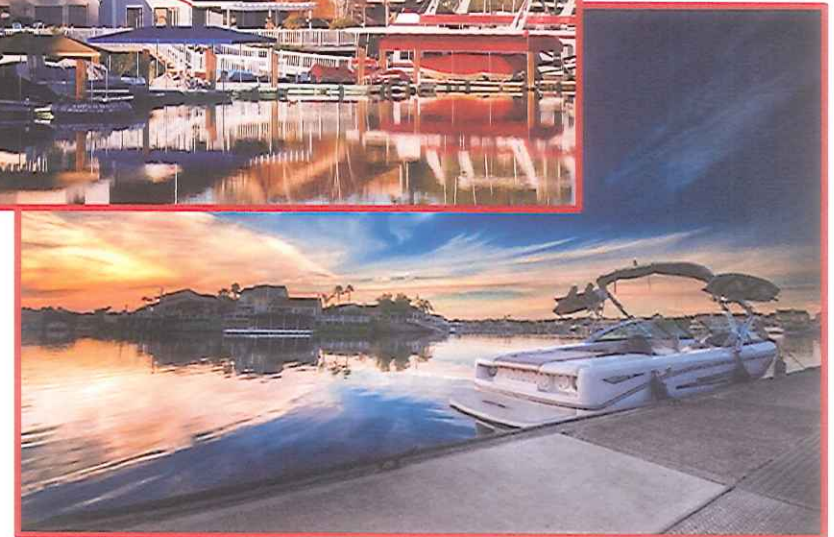
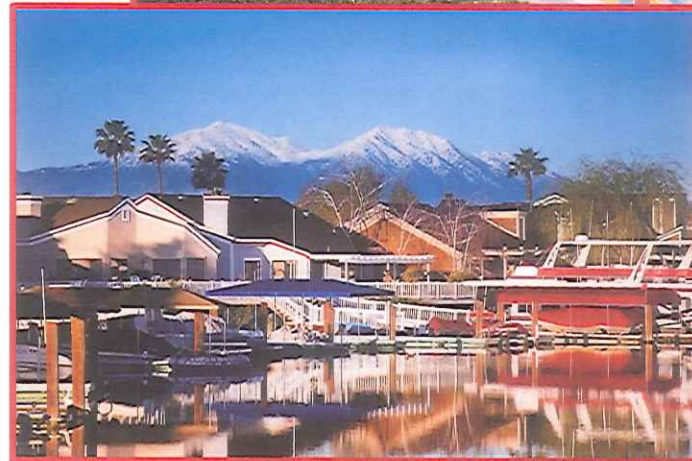
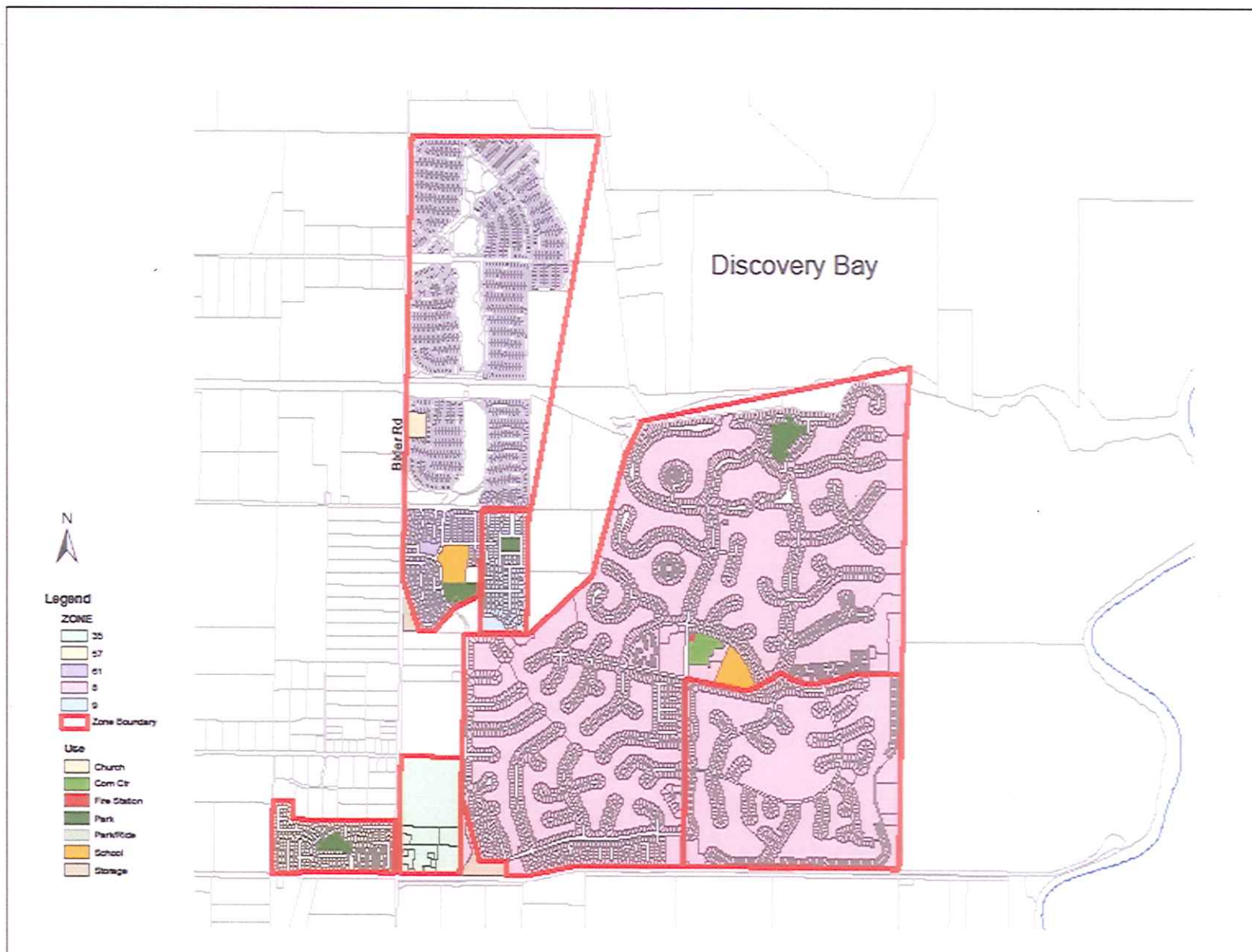


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REVIEW OF KEY ISSUES

- Zone 8 revenue (portion of 1% property tax received by TODB) is funding 100% of community center operations (excluding \$'s received from fee programs).
- Community center is a community facility that benefits all parcels within TODB.
- This impacts funds available to fund other maintenance services within Zone 8, that are being funded by assessment revenues in Zones 35, 57, 61 & 9.
- TODB is maintaining improvements in Zones 35, 57 & 61 under agreement with CCC-DPW. Current revenues are not adequate to fund desired level of maintenance services. Additionally, parks in Zones 57 & 61 are used by residents from other areas in TODB.
- County has expressed willingness to transfer LMD (excluding roadway medians and landscaping) to TODB, however TOBD is concerned that revenue transfer would still not be adequate to meet revenue needs.
- Need to develop funding strategy for replacement of facilities as they age



OPTIONS TO ADDRESS KEY ISSUES

Option 1 – TODB forms new LMD to replace current CCC LMD (Zones 35, 57 & 61) to fund park maintenance, landscaping and community center (excluding roadway landscaping which would still be County's responsibility).

- TODB has greater control over service levels and how funds are allocated.
- CCC-DPW only responsible for roadway landscaping and would retain reduced assessment revenues to fund.
- Would require property owner approval of new assessment including property owners in Zone 8.
- Will require significant outreach efforts to educate property owners to support new assessment.

OPTIONS TO ADDRESS KEY ISSUES

Option 2 – Continue “Status Quo” but form a new TODB LMD to fund community center maintenance and supplement funds for park maintenance (\$50-100/year assessment for typical home in TOBD) This would free up approx. \$225k in Zone 8 for other services, plus provide additional funds for park maintenance across all zones.

- CCC-DPW still assesses and maintains control over revenues.
- TOBD still retains liability under current maintenance agreement with CCC unless new agreement can be negotiated.
- Would require property owner approval of new assessment, including property owners in Zone 8.
- County still legally responsible for existing assessment districts.
- Would provide additional funding for community center facilities and park maintenance

OPTIONS TO ADDRESS KEY ISSUES

Option 3 – TODB forms new assessment district in Zone 8 only, to augment property tax revenues for maintenance since property owners are not paying any “additional” tax/assessment

- TODB still retains liability under current maintenance agreement
- CCC-DPW still maintains control over revenues
- Would require approval of property owners in Zone 8 for new assessment which may be difficult since they may feel that they are funding community center that benefits the entire community.
- Property owner education will be needed

NEXT STEPS

- Finalize funding requirements
 - Maintenance (landscaping, parks and community center facilities)
 - Replacement of aging facilities
 - Additional Needs (maintenance facility, increased costs from expansion of pool)
- Meet with CCC to review options for transfer of current assessments to TODB
- Develop preliminary estimates of assessments & methodology
- Present recommendations to TODB Board of Directors
- Outline property owner education strategy

ASSESSMENT DISTRICT FORMATION PROCESS

1972 ACT ASSESSMENT DISTRICT

