



MOUNTAINS RECREATION & CONSERVATION AUTHORITY

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MEMORANDUM

TO: The Governing Board

FROM:  Joseph T. Edmiston, FAICP, Hon. ASLA, Executive Officer

DATE: July 29, 2020

SUBJECT: **Agenda Item VIII: Consideration of resolution establishing Community Facilities District No. 2020-1**

Staff Recommendation: That the Governing Board adopt the attached resolution establishing Community Facilities District No. 2020-1 (Local Fire Prevention, Water Quality and Open Space Measure).

Background: On June 24, 2020 the Governing Board approved a resolution declaring intention to establish Community Facilities District No. 2020-1 (the "CFD"). On July 29, 2020 the Governing Board approved a resolution modifying resolution declaring intention to establish Community Facilities District No. 2020-1 in order to add a low-income exemption.

The low income exemption would apply to developed parcels owned and occupied by a person or persons whose combined family income is at or below 50% of the median family income for the Los Angeles-Long Beach-Glendale, CA United States Department of Housing and Urban Development Metro Fair Market Rents Area shall be exempt from the special tax. Property owners seeking a low-income exemption must submit an application and provide the required verification documentation by June 1 prior to the tax year. The qualifying low-income ranges are from \$39,450 per year for a one person household up to \$56,300 per year for a four person household.

The proposed boundaries for the CFD are within the Santa Monica Mountains Conservancy Zone in the City of Los Angeles and generally within the Santa Monica Mountains west of Griffith Park and east of Interstate 405 (the "Eastern Santa Monica Mountains / Hollywood Hills Area"). The proposed boundary map has been recorded with the Los Angeles County Recorder, is on file with the Board Clerk, and is attached to the Resolution of Formation as Exhibit A.

The types of services and facilities to be financed by the CFD ("Services and Facilities") shall include acquisition, maintenance, improvement, servicing,

protection, and preservation of open space, parklands, wildlife corridors, natural or other lands and facilities owned or managed or maintained by the MRCA within the CFD, and the reduction of the risk of wildfires. The public facilities and services proposed to be financed by the CFD and the rate and method of apportionment of special tax are on file with the Board Clerk and attached to the Resolution of Formation as Exhibit B and Exhibit C.

The MRCA published a notice of a public hearing to be held on July 29, 2020 regarding establishing the proposed formation of the CFD, and this public hearing was held by the Board, and the proposed special tax to be levied within the CFD has not been precluded by majority protest.

If the Board proceeds with formation of the CFD, the special tax would be submitted to a vote of the registered voters within the proposed CFD in the November 3, 2020 general election. Each voter will have one vote.

The Rate and Method of Apportionment, as set forth in Exhibit C of the Resolution of Intention, provided for a 10-year maximum special tax of \$68.00 per developed parcel. The Rate and Method of Apportionment is included as Exhibit C in the Resolution of Formation.

If the CFD is approved by two-thirds or more of voters in the CFD who vote on the proposition in the November 2020 general election, the CFD would generate approximately \$1,940,000 per year.

Staff has been working with legal counsel to ensure that all proceedings undertaken thus far by MCRA in connection with the establishment of the CFD and the levy of the special tax have been valid and in conformity with the applicable provisions of Government Code §53311 et seq.