



Community Maintenance & Service Funding

April 30, 2026



CURRENT ASSESSMENT

- \$17.28 per property per year
- *Equivalent to about \$1.44/month*
- Established in the 1980s
- Has not kept pace with rising costs



COST PRESSURES

Revenues are not keeping up with:

- ~3.5% annual property tax growth (limited growth)
- ~3.5% annual cost increases (COLA)

Additional cost pressures NOT fully captured:

- Prevailing wage contracts (landscaping, crossing guards, street sweeping)



REVENUE VS. EXPENSES

SCENARIO 1 – 3X INCREASE

Example: ~\$51.84/year

- Still results in:
~\$91,765 annual deficit
- Would require:
Ongoing use of fund balance (reserves)

Does NOT solve the long-term issue

SCENARIO 2 – 4X INCREASE

Example: ~\$69.12/year

- Results in:
~\$366,405 surplus in first year

Allows for:
Stabilizing finances
Rebuilding fund balance
Preparing for future uncertainties



CURRENT CHALLENGE

What an Increase DOES / DOES NOT Do:

✓ WOULD:

Maintain current service levels

Improve financial stability

Rebuild reserves

✗ WOULD NOT:

Expand services



PROCESS

How an Assessment Increase Happens (Not a LAFCo Process)

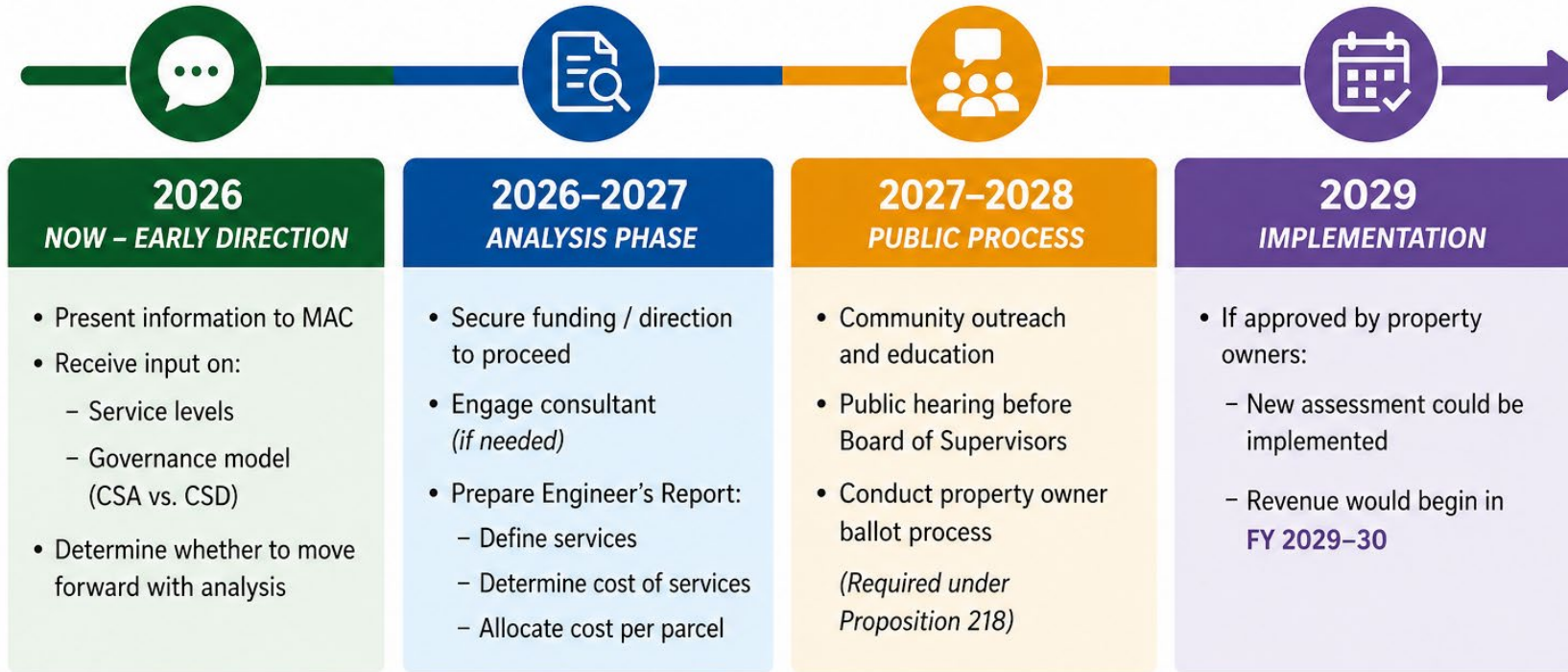
Under Proposition 218:

- Engineer's report required
- Managed by:
 - Public Works / Real Estate Services
- Costs could be rolled into assessment
- Public hearing before Board of Supervisors
- Ballot mailed to property owners
- Majority approval required (weighted vote)
- The community ultimately decides



ASSESSMENT ADJUSTMENT TIMELINE (ESTIMATED)

CSA 4 – Oak Park Services



KEY REALITY:

Even if the process begins now, changes to funding would not take effect for approximately **2–3 years**.

There will be multiple opportunities for public input and decision-making.

Timeline is estimated and subject to change based on Board direction, consultant availability, and community process.



QUESTIONS / DISCUSSION

- Direction from MAC

This is not about expanding services—

it's about sustaining the level of service the community expects.



THANK YOU!