

# Parks and Recreation Department Maintenance Assessment Districts

Morley Field Lighting MAD Informational Presentation  
September 18, 2019

# What is a MAD?

MADs provide homeowners the opportunity to assess themselves to provide funding for maintenance and services on City property that is above and beyond the City standard (also referred to as “General Benefit”)

Only services considered above the City standard (referred to as “Special Benefit”) can be assessed for



Sixty three (63) MAD's in San Diego

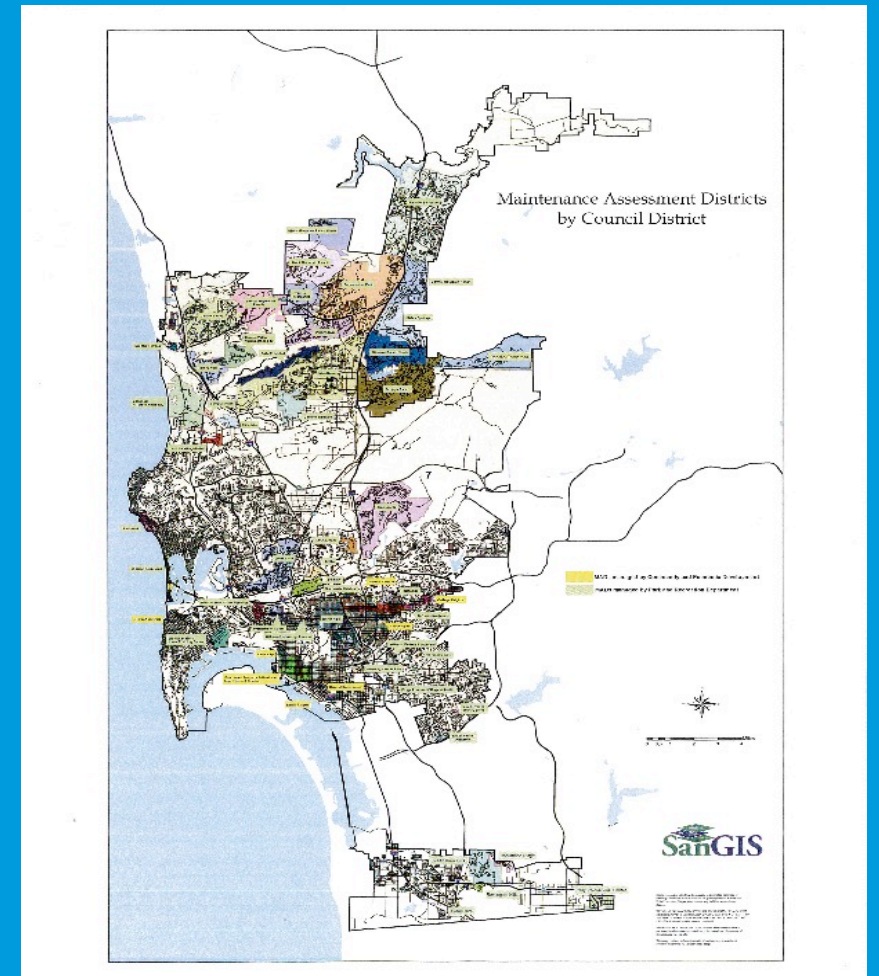
Fifty five (55) Parks and Recreation-managed MAD's

P&R MADs utilize City management with  
contracted service providers

Eight (8) Economic Development Dept-managed MAD's

Provide services by contracting with non-profit  
organizations which procure service providers

MADs maintain separate budgets, assessment funds cannot be  
intermingled or crossed between districts and /or General Fund



# Steps to Form a MAD

- Define scope of work - services, frequencies, locations
- Define district boundaries – determined by Assessment Engineer based on benefits conferred by services
- Estimate costs – Improvement, Formation, ongoing maintenance
- Develop assessment methodology
- Ballot property owners
  - 50% + 1 **weighted** vote required to approve



# Example of Historic Street Lighting

HISTORIC ACORN STREET LIGHT



STANDARD COBRA STREET LIGHT



# Overview

Proposed Boundaries –

North- Wightman      South- Upas  
East-28<sup>th</sup> St      West- Alabama St

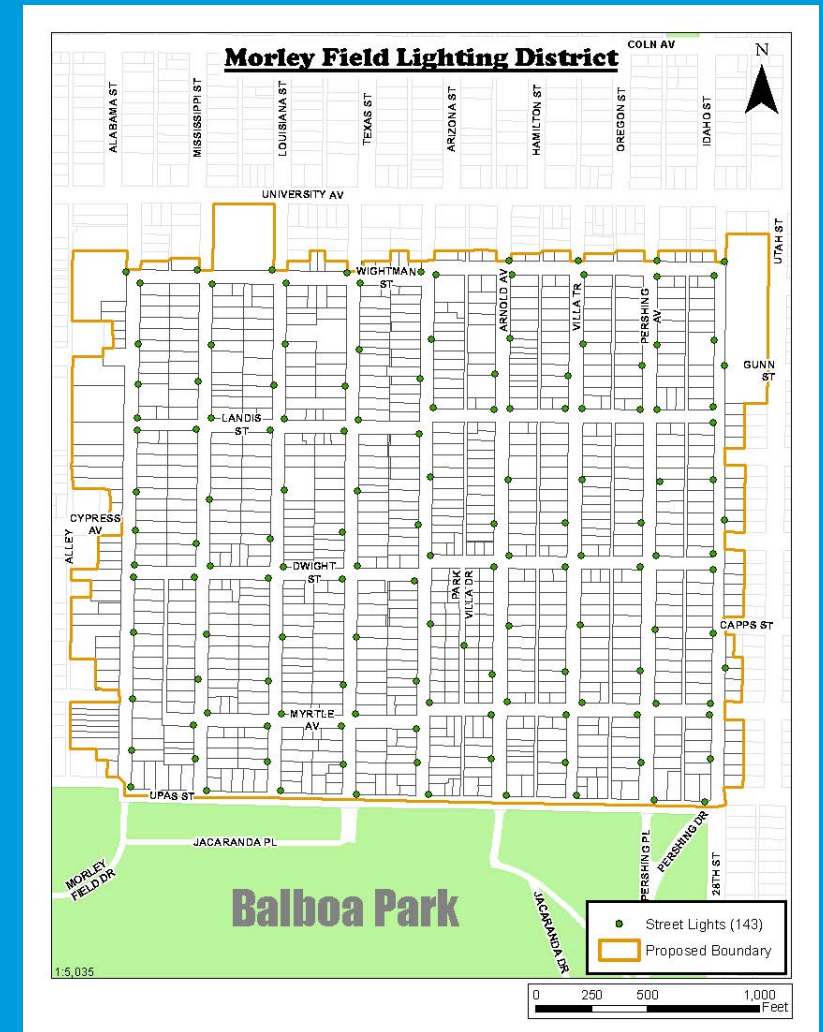
Decorative Street Lights (acorn) to replace Cobra lights

Include upgrade with proposed Undergrounding Projects (4UUP)

- a. Provides significant cost savings
- b. City covers infrastructure & light tops for new lights

Lights proposed along City standard spacing (est. 117 lights)

- a. Saves on installation and power costs



## Cost Estimate to the MAD

117 Acorn style lights at City spacing (MAD pays for light poles)

\$6,000 / light = \$702,000

Cost of Engineering new MAD Lighting District = \$20,500

Total number of EBU's (Equivalent Benefit Units) = 1576 EBU's

Total Cost installation and Engineering = \$722,500 / 1576 EBU's = \$458

Spread cost over three years = \$150-\$160/ year per EBU

Spread cost over 5 years = \$90 - \$95 / year / EBU

On going maintenance costs after installation = \$60 / year per EBU



Many MADs have Citizen Advisory Groups which meet regularly to establish priorities for spending within their Districts

Some MAD Advisory Groups are official sub-committees of the area Planning Groups

Annual Budgets are reviewed by the appropriate Advisory Group each year in the fall





The screenshot shows a web browser window displaying the City of San Diego website. The page is titled "Maintenance Assessment Districts" and is part of the "Park & Recreation" section. The header includes the City of San Diego logo, a weather widget showing 62 degrees, and a search bar. The navigation menu includes categories like LEISURE, RESIDENT RESOURCES, DOING BUSINESS, LIBRARY, PUBLIC SAFETY, and CITY HALL. The main content area features a list of links under "General Information" and a "Contact Us" section. The browser's address bar shows the URL: https://www.sandiego.gov/park-and-recreation/general-info/mads. The taskbar at the bottom shows various application icons and the system clock indicating 3:30 PM on 1/17/2017.

## Maintenance Assessment Districts

- [PUBLIC NOTICES](#)
- [Map of Maintenance Assessment District Boundaries](#)
- [Map of Street Lighting District #1 Sub-District Boundaries](#)
- [Assessment Engineer Reports](#)
- [How Maintenance Assessment Districts Are Formed](#)
- [How To Establish A Maintenance Assessment District](#)
- [Laws Concerning Maintenance Assessment Districts](#)
- [Special Benefits Funded By Maintenance Assessment Districts](#)
- [Upcoming Public Maintenance Assessment District Meetings](#) (Select "Miscellaneous" from the menu)
- [First San Diego River Improvement Project \(ESDRIP\) Natural Resource Management Plan \(NRMP\)](#)

A Maintenance Assessment District (MAD) is legal mechanism by which property owners can vote to assess themselves to pay and receive services above-and-beyond what the City of San Diego normally provides. This above-and-beyond service level is called a "special benefit." What the City normally provides is called the "general benefit."

MADs may also be known as Landscape Maintenance Districts (LMDs), Lighting and Landscape Maintenance Districts (LLMDs), Enhanced Maintenance Assessment Districts (EMADs), or Community Benefit Districts (CBDs). Because many districts include more than landscaping and lighting, the name was changed to better represent the nature of the districts.

### Contact Us

### General Information

- [General Information Home](#)
- [Boards & Committees](#)
- [Park & Recreation Budget Update](#)
- [Park Standards](#)
- [Community Gardens](#)
- [Employment Opportunities](#)
- [Maintenance Assessment Districts](#)
- [Mount Hope Cemetery](#)
- [Golf Division - Business Plan Update Committee](#)
- [Videos](#)

[Fast Facts \(PDF\)](#)

[Consultant's Guide and Planning Documents](#)

[Frequently Asked Questions](#)

[Quick Reference Phone List](#)

[Organization Structure](#)

Visit our web page at:  
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