

MORLEY FIELD HISTORIC STREETLIGHTS

FAQ SHEET

1. What is the Morley Field Historic Streetlight Project?

Our neighborhood has a unique opportunity with the upcoming utility undergrounding in the Morley Field community. We have the cost-saving ability to improve our streetscape and increase the feeling of safety by combining the undergrounding with the installation of historic-style streetlights. These types of streetlights have been successfully added in historic neighborhoods such as Kensington, Mission Hills and Talmadge, among other San Diego communities - increasing the feeling of safety with better lighting, providing aesthetic appeal and beauty, and adding unique neighborhood character. Forming a Maintenance Assessment District for our neighborhood provides a means by which we can make this a reality.

2. What is a Maintenance Assessment District (MAD)?

In a Maintenance Assessment District (MAD), property owners pay for and receive "special benefits" from improvements or activities that are above-and-beyond the "general benefits" provided by the City or the public-at-large. With a MAD, property owners can approve the levy of assessment on properties within a designated area to fund the costs associated with providing these "special benefits". Decorative street light improvements can confer "special benefits" to property owners by way of enhancing the neighborhood aesthetic and character. If successfully formed, owners of property located within the MAD will pay an additional amount on their property tax bill specifically designated for the MAD. The money collected in the MAD is managed by the City and is required to be spent in the MAD under the guidelines of a Management Plan (developed with input from the community) and in conformity with an Engineer's Report (prepared by an assessment engineer).

3. What are the boundaries of the Morley Field Historic Streetlight MAD?

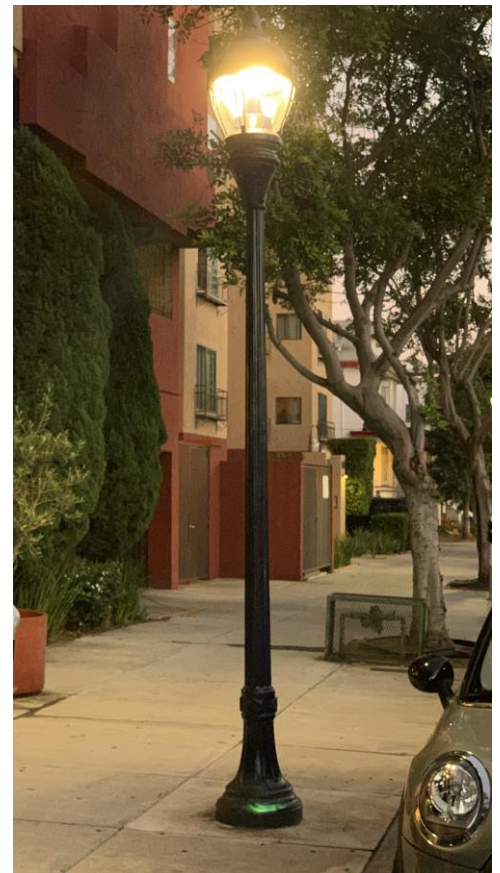
The proposed MAD is generally bordered by Alabama St to the west, 28th St to the east, Wightman St to the north, and Upas St to the south.

4. How many additional streetlights will be added to our street?

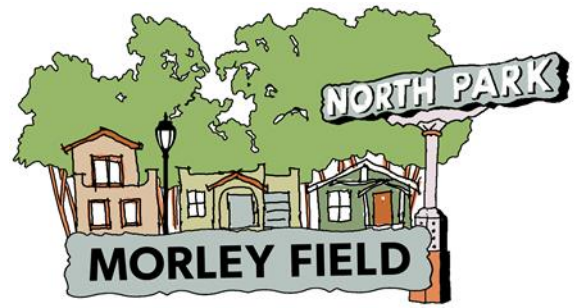
The current "draft" plan envisions two historic-style lights at every intersection, and one light at mid-block locations. Some blocks may have two mid-block lights. This plan would increase our total area lighting from 44 lights (current estimate), to roughly 117 streetlights (at project completion).

5. What is the timeframe for this project?

Currently, we are in the "communication" phase where we are educating our neighbors about the project. Next, property owners should expect to receive a survey sometime in early Spring 2020. After the survey, the City will conduct a feasibility study and then property owners can expect to receive a ballot to approve or disapprove the project. We would like to go to ballot by Summer 2020. The project would require a majority (50% + 1) weighted ballot* approval for formation of the MAD. If approved, design and construction for the first of two concurrent phases may begin as early as 2021. Construction is estimated to take five years.



* Each ballot is weighted according to the parcel's assessment obligation (e.g., \$1.50 assessment = 1.50 votes).



6. What will my property assessment be?

Implementing our project in conjunction with the upcoming utility undergrounding effort yields substantial project savings. The preliminary cost estimate for district formation, lighting procurement, and installation is approximately \$730,000. If we were to undertake construction in the absence of the undergrounding effort, this project cost would at least three times higher. It is estimated that it will take five years to fund, design, and construct the project.

Property assessments for the first five years ("capital payback period") are estimated to be in the \$90-\$95 range per single-family residence per year. Assessments for condominiums, duplexes, apartments and other multi-unit parcels are estimated to be in the \$60-\$65 range per unit per year. Non-residential assessments (if any) will vary by land use and will generally be assessed on per acre or per square-foot basis. Following the capital payback period, assessments will be reduced substantially to a maintenance level of service.

7. Will my assessment ever increase?

The assessments may be indexed annually to keep pace with increases in the cost of service or maintenance. However, in no case will the assessments levied exceed the reasonable cost of providing the specifically identified services and establishment of a prudent reserve fund.

8. Who is responsible for the maintenance of the lights?

The City will remain responsible for all street work and street electrical, including repairs of lights and fixtures.

9. Do we have a choice of light fixture for this project?

The City has recently adopted a standard warm-LED light and pole fixture as presented in the photo on the front of this flyer. Our neighborhood has the choice of pole color – green, blue, or black.

For additional information and events: morleyfieldhistoricstreetlights.org

Qs or want to get involved? morleyfieldstreetlights@gmail.com

Spread the word about this project to your neighbors!