



# Vacant Property Remediation

# Project Area

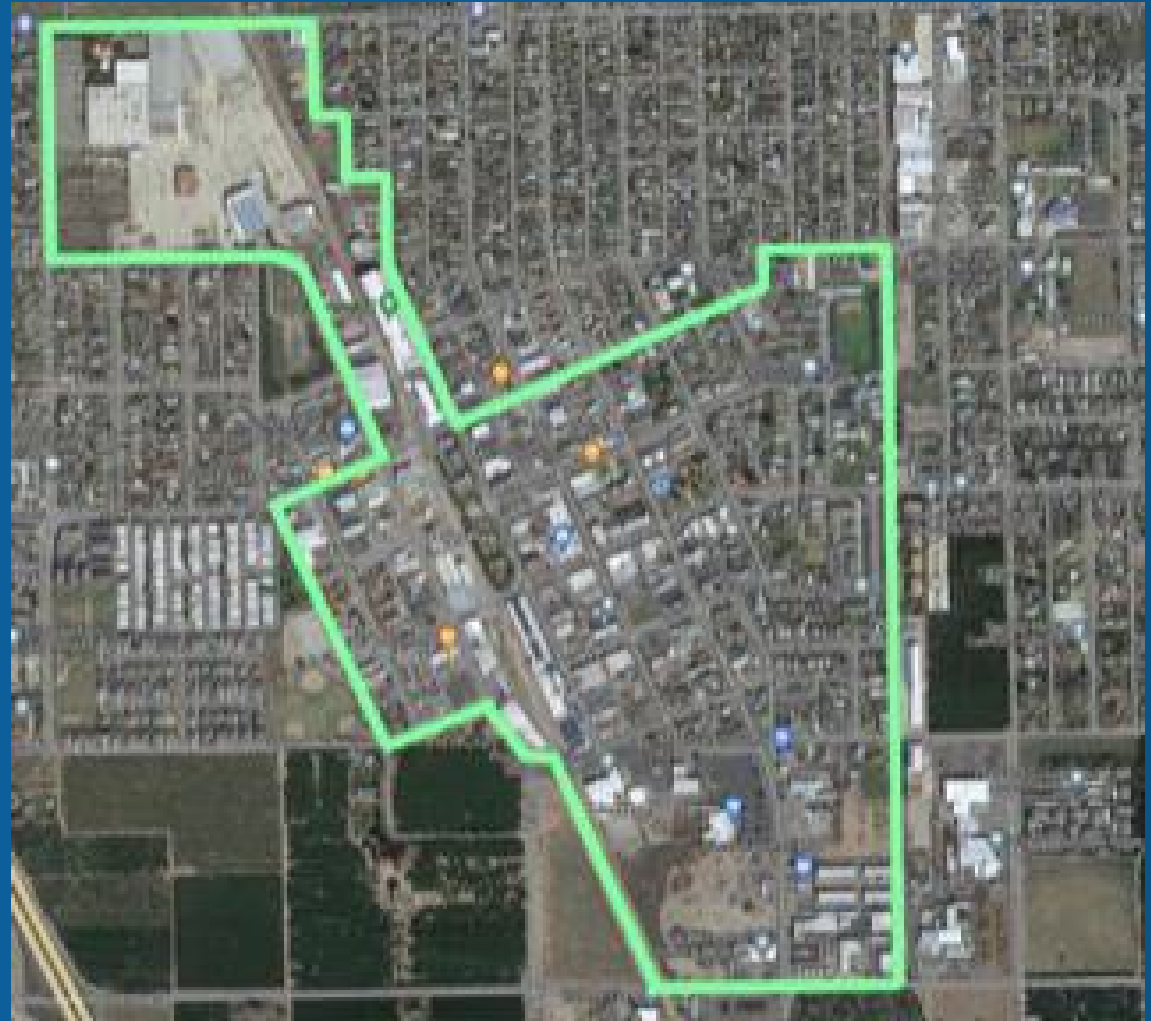
## Vacant Downtown Properties

### Zoning:

Commercial, retail, mixed-use, light industrial and heavy industrial

### Project Description:

Economic development programs, beautification projects (planters and murals, curb/gutter/sidewalks), ADA improvements, code enforcement and possibly public safety and street maintenance



# Financing Mechanisms

Special Financing Districts



**Community Facilities  
Districts**



**Assessment Districts**



**Landscape & Lighting  
Maintenance Districts**



**Abatement Charges**

## *Mello-Roos Community Facilities Act of 1982*

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- Finance new public improvements and/or services
- 2/3 majority vote required to form
- Governed by Rates and Method of Apportionment
- Can be bonded for infrastructure (limited term)
- Services can be assessed in perpetuity

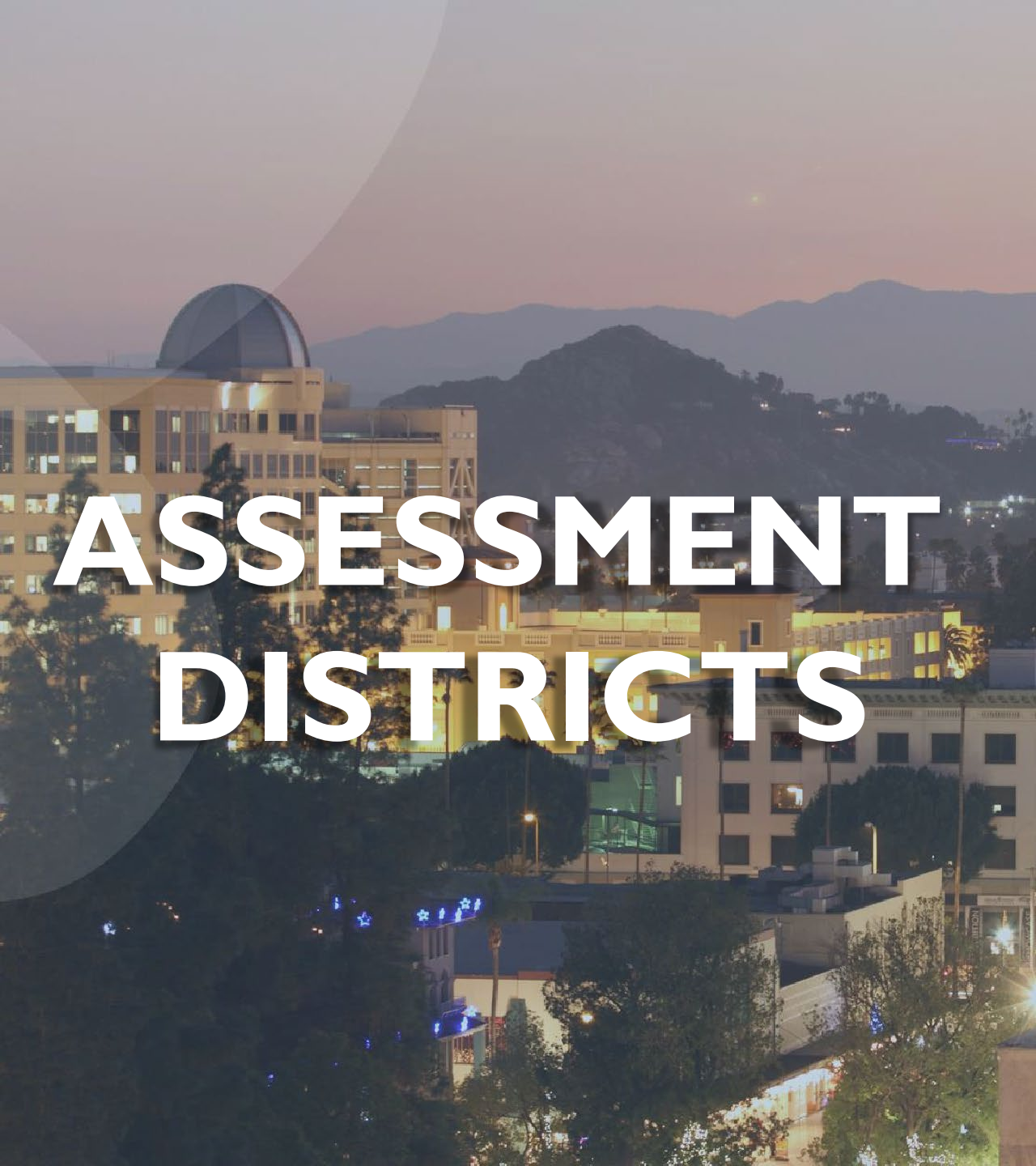
### FORMED TO FINANCE



Backbone Infrastructure, Natural gas pipeline facilities, Streets, Telephone lines, electrical or cable lines, Libraries, Local parks, Open-space facilities, parkways, recreation, Childcare facilities, Elementary and Secondary school sites and structures, Flood and storm protection facilities, Undergrounding of water transmission and distribution facilities, Water and sewer system facilities

# COMMUNITY FACILITIES DISTRICTS





# ASSESSMENT DISTRICTS

## *Improvement Act of 1911* *Municipal Improvement Act of 1913*

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*Improvement Act of 1911 or*  
*Municipal Improvement Act of 1913 (more common)*  
*Improvement Bond Act of 1915*

- Formed to finance public improvements
- Requires direct benefit to property owners
- Vote is majority based upon assessment
- Annual assessment based on amortization of original assessment
- Limited term

Provides for financing and maintenance of public infrastructure improvements, requires determination of special benefit, requires vote of the property owners based upon weighted assessment

## *Landscaping & Lighting Act of 1972*

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- Majority vote based on assessment at formation
- Finances landscape/lighting and other improvement services in public areas
- Governed by annual Engineer's Report and benefit formula
- Perpetuity as long as services are provided

Maintenance of public improvements, requires determination of special benefit, requires vote of the property owners based upon weighted assessment



# LANDSCAPING & LIGHTING MAINTENANCE DISTRICTS



# ABATEMENT CHARGES

## *Abatement of Public Nuisances and Unlawful Acts*

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- Annual Public Hearing (No Vote)
- Resolution Placing delinquent Nuisance Abatement Charges on the Property Tax Bill
- Abatement of unlawful acts and public nuisance
- Annual assessment based on delinquent violations/citations and administration fees.
- Lien placed on property to recover the costs
- Lien released upon payment in full of property taxes the respective Fiscal Year

Will require Code Enforcement Citations, an update to the Municipal Code to allow for the recovery of Public Nuisance Abatement Costs and administrative expenses, and determination/definition of public nuisance.



Need more info? **Let's talk.**