

Clubhouse lot acquisition: Recreation & Park District

The best method of acquiring the Clubhouse lot for use as a local park, would be by creating a local Recreation and Park District. These districts are created by the Los Angeles County office of a State program called Local Agency Formation Commission (LAFCO). One of the roles of this commission is to create local district for various local improvements (Ex: roads, bridges, community centers and parks). Many of these districts are quite small.

The process to create a Recreation & Park District is complex. The community needs to take the lead in the formation and ultimately would approve, fund and maintain the project.

Process:

- * Negotiate with owners of property an asking price and get an option-to-buy agreement.
- * Write up "Notice of Intention". This includes a proposed boundary of district.
Submit to LAFCO. Publish in local newspaper.
- * Circulate a petition for creation of district
Need 25% of registered voters in the neighborhood, LAFCO to certify a petition
- * File an application with LAFCO
- * Calculate the Property Tax transfer amount and resolution.
The County Assessor and Auditor Controller determine if some of the pre-existing property taxes collected from the community can be redirected to the district. This resolution is submitted to the Los Angeles County Board of Supervisors.
- * LAFCO Public Hearing
LAFCO issues a public notice and conducts hearings on whether it should be formed. They will see if revenue is sufficient. If community input is positive, the project is advanced to an election.
- * Election
Vote on formation of district and the permanent assessment to fund the district. 50% needed. Since the expenses of the district are very small, this permanent assessment would be very small. We expect the only costs to be liability insurance and maintenance (Ex: weed abatement).

We believe this election would also have an additional revenue component. This would be for the purchase of the lot. The purchase would be structured like any home purchase (Ex: 30 year, 4.5% interest, fixed rate)
- * Formation approved
LAFCO issues certificate of completion
LAFCO records the Parks District with County Recorder
- * District gets a loan and purchases property
- * Management of District and property
The district would be governed by members of the community. These members would be separate from the Malibu Lakeside Community Assoc. and would be elected. The District would be a legal entity that can sign contracts and have bank accounts. Any extra funds would be generated after an additional neighborhood election.