



The Chinatown  
Property & Business Improvement District  
(CTPBID)

**MANAGEMENT DISTRICT PLAN**

*Being Renewed for a 5-year Term Pursuant to  
California Streets and Highways Code Section 36600 et seq.  
Property & Business Improvement District Act of 1994, as amended*

*Submitted by New City America, Inc.*

**AUGUST 4, 2020 - FINAL**



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## MANAGEMENT DISTRICT SUMMARY

The *Los Angeles Chinatown PBID* is a Property and Business Improvement District (CTPBID) is being established for a 5-year period by a consortium of property and business owners within the current BID area. The current district, formed on the previous local enabling ordinance will end its ten-year term on December 31<sup>st</sup>, 2020.

For the sake of consistency, this Property Business Improvement District will be referred to as the “CTPBID”, throughout this document.

The purpose of renewing this BID under the PBID law, Section 36600 of the California Streets and Highway Code, is to continue to provide and manage supplemental services and improvements for this growing transit-oriented district which is in the process of tremendous redevelopment. The services to be provided by the new CTPBID will include sanitation, sidewalk cleaning, sidewalk pressure washing, beautification, promotion, event planning, administration services, programs and improvements. The CTPBID is a special benefit assessment district that funds needed property, business-related and residentially oriented improvement programs and services above what is provided by the City of Los Angeles.

This will be the second renewal of this district, originally formed in 2000. The CTPBID was formed in 2000 and renewed in 2010 under a local enabling ordinance at that time. The new district will be formed under the California Streets and Highway Code which requires an initial term of five years, and then may be renewed for up to ten years at a time.

**Name:** The name of the new PBID is the Chinatown Property Business Improvement District (CTPBID).

**Location:** The proposed CTPBID is in the core of the Chinatown community. The key streets that make up the CTPBID area include North Hill Street, North Broadway, North Spring Street, North Alameda Street, Yale Street, W. College, and Ord Street.

**Benefit Zones:** There are three benefit zones within the proposed CTPBID.

**Services:** The special benefit services by category are: Sidewalk Operations, District Identity and Placemaking and Administration Services.

**Finance:** Benefit assessment of real property (410 parcels). No bonds shall be issued to fund CTPBID programs.

**Budget:** CTPBID assessment revenue for Year 1 is projected to be \$ 2,007,951. It is noted that the Assessment Engineer has determined that general benefits equate to 2% of the total adjusted CTPBID programs of \$2,048,930 or \$ 40,979 in general benefit revenue.

## Year 1 – PROPOSED BUDGET (ASSESSMENT REVENUES/SPECIAL BENEFIT)

	Sidewalk Operations	District Identity and Placemaking	Administration Services	TOTAL
% (Approximate)	60%	20%	20%	100%
Special Benefits Amount (Rounded off)	\$ 1,200,000	\$ 400,000	\$407,951	\$ 2,007,951
General Benefits	\$ 24,489	\$ 8,163	\$8,325	\$ 40,977
Total Budget	\$ 1,224,489	\$ 408,163	\$416,276	\$2,048,928

**Benefits:** “General Benefit” is defined as: “A benefit to properties in the area and in the surrounding community or benefit to the public in general resulting from the improvement, activity, or service to be provided by the assessment levied”. “Special Benefit” as defined by the California State Constitution means a distinct benefit over and above general benefits conferred on real property located in the CTPBID or to the public at large.

**Benefit Zones:** There are three benefit zones in the proposed CTPBID.

### YEAR 1 –Assessment Rates for the CTPBID

Benefit Zone	Building Square Footage Annual Costs	Land Area Annual Costs	Linear Frontage Annual Costs
1	\$0.28 per year	\$0.20 per year`	\$ 20.08 per year
2	\$0.22 per year	\$0.16 per year`	\$17.67 per year
3	\$0.0 per year	\$0.0 per year`	\$ 17.67 per year

**Cap:** Assessment increases are capped at a maximum of 5% per year, subject to approval by the CTPBID Owners Association.

**Establishment:** The Chinatown PBID establishment is a two-step process. First, petitions signed by PBID property owners representing at least 50% of the total assessment to be levied must be secured. Second, property owners will be sent a ballot to vote on the PBID formation. Returned ballots in support of the PBID must outweigh those in opposition based on the amount of assessment to be levied.

### **Duration**

As allowed by State PBID Law, the District will have a five- year (5) year operational term from January 1, 2021 to December 31, 2025. The proposed District operation is expected to begin services on January 1, 2021.



## II. CHINATOWN PBID BOUNDARIES

**General:** The proposed CTPBID is located in the historic Chinatown district just north of Downtown Los Angeles. The district is defined with its western edge being the 110 freeway with three parcels included just west of the 110 freeway at Figueroa Terrace and W. College Street. On its eastern edge, with parcels on the east side of North Alameda Street/North Spring Street from Cesar Chavez Avenue on the south to Sotello Street on the north. On the south, all of the parcels fronting along the south side of Ord Street from North Hill to North Spring Street, and then running south one block to Cesar Chavez Avenue and ending including the parcels on the north west and north east intersection of North Alameda and Cesar Chavez Avenue. On the north at Bernard Street including the parcels on both sides of Bernard from North Hill Street to North Broadway.

### **Boundary Description**

The proposed CTPBID encompasses approximately 34 blocks within the boundaries listed below. There are 410 parcels owned by 282 property owners within the proposed CTPBID.

### **Benefit Zones**

The District consists of three benefit zones. The CTPBID benefit zones and parcels within in them are shown on the map of the CTPBID in this report.

### **District Boundary Rationale**

The Chinatown PBID boundaries are comprised of the commercial core parcels where the main historic economic activity of Chinatown is centered. The commercial parcels include mixed use, institutional, retail, restaurant, public spaces, warehouses, grocery stores, parking lots, financial institutions and a variety of other neighborhood serving uses. Chinatown is surrounded by key historic districts (Olvera Street, Chavez Ravine) and natural barriers including Olvera Street and County properties on the south, Highway 110 on the west, North Main and North Spring Streets as well as the State Park on the east and the historic St. Peters Catholic Church on the north.

### **Boundaries of the BID:**

The proposed CTPBID boundaries as proposed, are as follows:

**On the west,** commencing at the most northwestern boundary beginning on the south east side of the intersection of Figueroa Terrace and College Street, east including the parcels 5406-028-013, 5406-028-087, 5406-028-088, running to the east side of the 110 freeway. The western boundaries include the parcels on the south side of College Street between the 110 freeway east to Cleveland Street, , heading southward to include the parcels on the east side of Cleveland Street from College Street to Ord Street, including the parcels on the south side of Ord Street between City of Los Angeles Chinatown Public Library and Hill Place parcel (5407-025-008), which shall represent the southwestern most corner of the district boundaries. The western boundaries conclude by running northeasterly from the intersection of the 110 freeway and College Street

including all of the parcels abutting to the 110 freeway to the intersection of Hill Street and the 110 freeway.

**On the north**, commencing at the intersection of Hill Street and the 110 freeway heading eastward from the intersection of Hill Street and Bernard Street including all of the parcels on the north side of Bernard Street between Hill Street on the west and North Broadway on the east, include parcels (5414-017-028) on the west to (5414-017-001 on the east). The northern boundary continues eastward to cross North Broadway to include the northern border of parcel 5414-015 008 on the east side of North Broadway and continues along the east side of the parcels fronting on North Broadway down to parcel 5414-015-010. The final leg of the northern boundary of the proposed district includes the northern border of parcel number 5414-014-001.

**On the east**, commencing from the southeastern corner of the intersection of Sotello Street and North Spring Street running southward including all of the parcels that abut the east side of North Spring Street/North Main Street/N. Alameda Street the northeastern corner of the intersection of Cesar E. Chavez Avenue and Alameda Street parcel (5409 -015-027), the Terminal Annex site.

**On the south**, commencing at the northeastern corner of the intersection of Cesar E. Chavez Avenue and Alameda Street parcel (5409-015-027), running westward including all parcels fronting along the north side of Cesar E. Chavez Avenue from the intersection of N. Alameda Street and Cesar E. Chavez Avenue to the parcel at the northeastern corner of the intersection of Cesar E. Chavez Avenue and N. Spring Street, (parcel # 5408-013-013). Running northward along the east side of N. Spring Street and then continuing to the parcel at the southwestern corner of N. Spring Street and Ord Street (parcel # 5408-014-018). Running westward along the south side of Ord Street to the parcel at the southeastern corner of the intersection of Ord Street and Hill Place (parcel # 5407-025-008).

**Residential Buildings:** Residential buildings in all three Benefit Zones will be assessed as all other buildings in the proposed CTPBID. Residents, whether owners or tenants, need the same cleaning services that are needed by retail, commercial, ecumenical or distribution land uses. All residents use the sidewalks, see graffiti, benefit from the enhanced promotional activities funded by the PBID and all clearly benefit from the improvements funded by the special benefits of the PBID. Properties will derive benefit from increased district identity services funded by the proposed PBID due to the fact that such services enhance the character of and create a more dynamic and desirable neighborhood in which to live.

**(Rational for Benefit Zones and their related costs)**

**Benefit Zone 1** represents all parcels within the core commercial zone of the CTPBID, or all parcels that front along North Broadway, or whose center of activity is on North Broadway (including if they run from one block to an adjacent block). This is the historical center of Chinatown, based upon the growth of Central Plaza at the northern end of North Broadway. North Broadway is the key street coming out of Downtown and linking Chinatown between Downtown and the Golden State Freeway and Lincoln Heights. The parcels along North Broadway will derive the greatest benefit from the highest frequency of sidewalk operations and district identity/placemaking special benefit services in the proposed CTPBID since they are in the

historic core of Chinatown, have the most foot traffic and shall receive the most attention from any special events or activities of the proposed CTPBID.

Benefit Zone 1 parcels shall be assessed the highest rate in the proposed CTPBID on the basis of linear street frontage, land area and building area in order to fund all special benefit CTPBID Identity/Placemaking and Administration Services. Therefore, frequent cleaning services are required to mitigate this impact and most, if not all special events, benefit individual parcels since the key public gathering places are to be found in this Benefit Zone.

**Benefit Zone 2** parcels are located in the immediate periphery of North Broadway and Zone 1 and its boundary lines, are in general, individual parcels which front along New High Street, North Spring Street, North Hill Street, Alpine Street, and along Ord Street. These parcels are designated as Benefit Zone 2 since they receive the same enhanced special benefits relative to Zone 1, however their sidewalks do not receive the same intensity of pedestrian and retail use, so services may be applied at a lower frequency on a daily basis. Zone 2 parcels include predominantly non-retail land uses including ecumenical, residential, commercial, parking lots and manufacturing and will benefit proportionately from the district identity/placemaking and programs.

**Benefit Zone 3** parcels will derive special benefit, but at a lower frequency than those in Benefit Zones 1 and 2. Regular sidewalk operation services shall be allocated to these parcels at a frequency less than Zones 1 and 2 and are found on the outer boundary of the proposed CTPBID. These parcels which are located west of the 110 freeway, along the west side Yale Street (south of College Street) and along the east side of Alameda Street/North Main and North Spring Streets up to the south side of Sotello Street, will have sidewalk operations services allocated at a frequency less than that of Zones 1 and 2 and will not pay for nor derive special benefit from the district identity/placemaking CTPBID programs and improvements. These individual parcels include 12 publicly owned parcels owned by the LA Unified School district as well as the County and City of Los Angeles and will only pay their proportionate costs of sidewalk operations and related administration special benefit services.

A list of all parcels included in the proposed CTPBID is shown as Appendix 1, attached to this Report identified by their respective Los Angeles County assessor parcel number and common street address. The boundary of the proposed CTPBID is shown on the map of the proposed CTPBID attached as Appendix 2 to this Report.

All parcels within the above-described boundaries shall be assessed to fund supplemental special benefit programs, services and improvements as outlined in this Report and in the Management District Plan. All CTPBID funded services, programs and improvements provided within the above described boundaries shall confer special benefit to identified assessed parcels inside the CTPBID boundaries and none will be provided outside of the CTPBID. Each assessed parcel within the CTPBID will proportionately specially benefit from the CTPBID funded programs and services (i.e. sidewalk operations, district identity/placemaking and administration services).

These services, programs and improvements are intended to improve commerce, employment, rents and occupancy rates and investment viability of individually assessed parcels and businesses on them within the CTPBID. The CTPBID confers special benefits on each and every individually assessed parcel by reducing litter and debris, improving aesthetics and promoting goods and services available from assessed parcels and the businesses on them within the CTPBID, all considered necessary in a competitive properly managed business district. All CTPBID funded services programs and improvements are considered supplemental, above normal base level services provided by the City of Los Angeles and are only provided for the special benefit of assessed parcels within the boundaries of the proposed CTPBID.

The CTPBID includes 410 parcels, all of which are identified as assessable by this Assessment Engineer within three Benefit Zones and which are listed in the Assessment Roll included as Appendix 1. The CTPBID Boundary Map is found on page 9.

**Summation:**

A list of all parcels included in the proposed CTPBID is shown as Appendix 1, attached to this Report identified by their respective Los Angeles County assessor parcel number. The boundary of the proposed CTPBID are shown on the map found on page 9 of this Report.

All identified assessed parcels within the above-described boundaries shall be assessed to fund supplemental special benefit programs, services and improvements as outlined in the Management District Plan. All CTPBID funded services, programs and improvements provided within the above described boundaries shall confer special benefit to identified assessed parcels inside the District boundaries and none will be provided outside of the District. Each assessed parcel within the CTPBID will proportionately and especially benefit from the District funded programs and services (i.e. Sidewalk Operations, District Identity and Placemaking, Administration Services).

These services, programs and improvements are intended to improve commerce, employment, rents and occupancy rates and investment viability of individually assessed parcels and businesses on them within the proposed CTPBID. The proposed CTPBID confers special benefits on each individually assessed parcel by improving aesthetics and promoting goods and services available from individually assessed parcels and the businesses on them within the District, all considered supplemental in a competitive properly managed business district.

All District funded services programs and improvements are supplemental, above normal base level services provided by the City of Los Angeles and are only provided for the special benefit of assessed parcels within the boundaries of the proposed CTPBID.





### III. PROPOSED FIVE-YEAR PBID WORK PLAN AND BUDGET

#### Overview

The programs and activities to be funded by the proposed CTPBID will include Sidewalk Operations, District Identity and Placemaking and Administration Services. The property uses within the boundaries of the District that will receive special benefits from District funded programs, services and improvements are currently a unique mix of retail, institutional, office, grocery, restaurant, mixed use housing developments and other neighborhood serving retail uses. District funded activities are primarily designed to provide special benefits as described below to identified assessed parcels and array of land uses within the boundaries of the District.

These benefits are distinct to each identified assessed parcel within the proposed CTPBID and are not provided to non-assessed parcels outside of the District. These programs, services and improvements will only be provided to each individually assessed parcel within the District boundaries and, in turn, confer proportionate "special benefits" to each assessed parcel.

The City of Los Angeles does not provide these supplemental programs and services. All benefits derived from the assessments to be levied on assessed parcels within the District are for services, programs and improvements directly benefiting each individual assessed parcel within the District. No District funded services, activities or programs will be provided outside of the District boundaries.

The projected program special benefit cost allocation of the District assessment revenues for the 5-year District term assuming a 5% maximum annual assessment rate increase is shown in the Table on page 13 of this Plan.

#### Work Plan Details

The services to be provided by the proposed CTPBID are all designed to contribute to the cohesive commercial fabric and to ensure economic success and vitality of the District. The following programs, services and improvements are proposed by the CTPBID to specially benefit each individually assessed parcel within the District boundaries. CTPBID services, programs and improvements will not be provided to parcels outside the District boundary. Assessment funds generated in each benefit zone shall only be used to provide services which specially benefit individual assessed parcels within that benefit zone.

#### **Year 1 – PROPOSED BUDGET (ASSESSMENT REVENUES/SPECIAL BENEFIT)**

	<b>Sidewalk Operations</b>	<b>District Identity and Placemaking</b>	<b>Administration Services</b>	<b>TOTAL</b>
<b>% (Approximate)</b>	60%	20%	20%	100%
<b>Special Benefits Amount (Rounded off)</b>	\$ 1,200,000	\$ 400,000	\$407,951	\$ 2,007,951
<b>General Benefits</b>	\$ 24,489	\$ 8,163	\$8,325	\$ 40,977
<b>Total Budget</b>	\$ 1,224,489	\$ 408,163	\$416,276	\$2,048,928

### **Sidewalk Operations:**

\$ 1,200,000 (Special Benefit) \$ 24,489 (General Benefit) = \$ 1,224,489

60%

Sidewalk Operations special benefit services include but are not limited to a landscaping, sanitation and a beautification work plan component encompassing services, personnel, trash disposal, sidewalk cleaning, graffiti removal and tree planting, maintenance and trimming.

- Sidewalk cleaning entails regular sidewalk sweeping based upon the parcel's location within one of the three Benefit Zones. This would include periodic pressure washing of all sidewalks throughout the District at a frequency determined by the Owners' Association.
- Landscaping services includes landscaping care, tree planting, watering and weed removal services throughout the entire District at the discretion based upon a frequency determined by the Owners' Association.
- Graffiti removal entails quick removal of graffiti throughout the District.

The goal of the Sidewalk Operations work plan component is to ensure that the frontage for all identified assessed parcels are clean and well maintained, thereby creating an attractive District for the special benefit of each and every assessed District parcel. These supplemental services will assist in preventing a dirty environment deters commerce and may fail to attract patrons and visitors, and reduce commercial rents and commercial occupancies. For the array of land uses within the District (i.e. retail, office, grocery, restaurant, offices, parking, mixed-use residential), this work plan component is designed to increase pedestrian traffic, Metro traffic, increase commerce and customer activity, attract and retain new business and patrons, and may increase commercial rents and commercial occupancies for the assessed parcels within the CTPBID boundaries. Each assessed parcel will specially benefit from the Sidewalk Operations programs, based upon their location within a specific benefit zone, which will only be provided to, and for the direct benefit of, each identified assessed parcel within the District boundaries.

### **District Identity and Placemaking:**

\$ 400,000 (Special Benefit) \$ 8,163 (General Benefit) = \$ 408,163

20%

The District Identity and Placemaking component of the Special Benefits services strive to build the identity of the "Chinatown" district from where it is today. The District Identity and Placemaking services would include, but not be limited to:

- Underwriting events that bring customers and business to the district.
- Maintaining street furniture and amenities in key public spaces within the boundaries of the CTPBID.
- Funding public relations and social media to benefit the businesses and property owners in the district.
- Maintaining and updating the website to promote available retail opportunities, identify properties for lease or for sale and promote the new programs that the PBID will fund.
- Fund and install holiday decoration and banners.
- Other programs to bring a positive light to the Chinatown PBID to specially benefit the parcels in the district which shall include, but not be limited to public art, historical markers throughout the community and extraordinary events that promote the positive image of the district.



The District Identity and Placemaking component is designed to promote the image of the CTPBID. This program helps meet the goals of business and service attraction and retention and increased commerce.

The Owners’ Association will continue to use its website to promote the assessed CTPBID parcels in an effort to increase awareness of the District as a destination for consumers and tenants and increase occupancy and commerce on the assessed parcels. The website is designed to provide visitors information about the proposed Chinatown PBID and comply with the open meetings and records provisions of the Brown Act.

**Administration Services and Contingency:**

\$ 407,951 (Special Benefit)	\$ 8,325 (General Benefit) = \$416,276	20%
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The Administration Services component includes activities such as: personnel, operations, professional services (e.g. legal, accounting, insurance), production of the Annual Planning Report and Budget, preparation for the regular and Annual Board meetings, preparation of taxes, City required quarterly reports, facilitation of meetings of the Owners’ Association, Brown Act compliance, outreach to District property and business owners, and participation in professional peer/best practice forums such as the LA BID Consortium, the California Downtown Association or the International Downtown Association.

The Administration Services component is key to the proper expenditure of District assessment funds and the administration of District programs and activities for the special benefit of all parcels and land uses within the CTPBID. The Administration work plan component exists only for the purposes of the District and directly relates to the implementation of cleaning and beautification, district identity and improvement programs and services, which specially benefit each identified assessed parcel within the District boundaries.

In summary, all District funded services, programs and improvements described above confer special benefits to identified assessed parcels inside the District boundaries and none will be provided outside of the District. Each assessed parcel within the proposed CTPBID will proportionately specially benefit from the Sidewalk Operations, District Identity and Administration components of the Management Plan. All District funded services programs and improvements are considered supplemental, above normal base level services provided by the City of Los Angeles and are only provided for the special benefit of each assessed parcel within the boundaries of the proposed CTPBID.

**PROGRAM & ACTIVITY BUDGET**

Each identified assessed parcel within the proposed CTPBID will be assessed the full amount of the proportionate special benefit conferred upon it based on the level of District funded services provided. The projected District program special benefit (assessment) cost allocation budget for Year 1 is shown in the following Table:

	Sidewalk Operations	District Identity and Placemaking	Administration Services	TOTAL
% (Approximate)	60%	20%	20%	100%
Special Benefits Amount (Rounded off)	\$ 1,200,000	\$ 400,000	\$407,951	\$ 2,007,951
General Benefits	\$ 24,489	\$ 8,163	\$8,325	\$ 40,977
Total Budget	\$ 1,224,489	\$ 408,163	\$416,276	\$2,048,928

To carry out the District programs outlined in the previous section, the Year 1 assessment budget of \$2,007,951 is projected. Since the District is planned for a 5-year term, projected program costs for future years (Years 2-5) are set at the inception of the District. While future new development assessments and other program cost increases are unknown at this point, a built-in maximum increase of 5% per annum, commensurate to special benefits received by each assessed parcel, is incorporated into the projected program costs and assessment rates for the 5-year District term. The District shall adhere to the budget and Management District Plan. While some variation is permissible to account for unexpected circumstances, the funding allocated to each funding category expressed as a percentage of the total budget, shall not vary by more than 10% of total budget from each year's percentage in the Management District Plan.

Any proposed variation shall be subject to review and approval of the City Clerk's office. Any surplus or unspent funds, per category, will be rolled over to the next year within the category of the Management District Plan.

**5 Year Special + General Benefits (Assumes max of 5% Annual Increase)**

YR	ZONE	PROGRAM CATEGORY	SPECIAL BENEFITS	GENERAL BENEFITS	TOTAL BENEFITS	% OF TOTAL
YR 1 - 2021	1	SIDEWALK OPERATIONS	\$372,891	\$7,610	\$380,501	59.7624%
		DISTRICT IDENTITY & PLACEMAKING	\$124,297	\$2,537	\$126,834	19.9208%
		ADMINISTRATION SERVICES	<u>\$126,768</u>	<u>\$2,587</u>	<u>\$129,355</u>	<u>20.3168%</u>
		SUBTOTAL	\$623,956	\$12,734	\$636,690	100.00%
	2	SIDEWALK OPERATIONS	\$677,442	\$13,825	\$691,267	59.7624%
		DISTRICT IDENTITY & PLACEMAKING	\$225,814	\$4,608	\$230,422	19.9208%
		ADMINISTRATION SERVICES	<u>\$230,302</u>	<u>\$4,700</u>	<u>\$235,002</u>	<u>20.3168%</u>
		SUBTOTAL	\$1,133,558	\$23,134	\$1,156,692	100.00%
	3	SIDEWALK OPERATIONS	\$149,667	\$3,054	\$152,721	59.7624%
		DISTRICT IDENTITY & PLACEMAKING	\$49,889	\$1,018	\$50,907	19.9208%
		ADMINISTRATION SERVICES	<u>\$50,881</u>	<u>\$1,038</u>	<u>\$51,919</u>	<u>20.3168%</u>
		SUBTOTAL	\$250,437	\$5,111	\$255,548	100.00%

	1,2,3	SIDEWALK OPERATIONS	\$1,200,000	\$24,489	\$1,224,489	59.7624%
	1,2,3	DISTRICT IDENTITY & PLACEMAKING	\$400,000	\$8,163	\$408,163	19.9208%
	1,2,3	ADMINISTRATION SERVICES	<u>\$407,951</u>	<u>\$8,325</u>	<u>\$416,276</u>	<u>20.3168%</u>
		<b>TOTAL YEAR 1 - 2021</b>	<b>\$2,007,951</b>	<b>\$40,979</b>	<b>\$2,048,930</b>	<b>100.00%</b>
YR	ZONE	PROGRAM CATEGORY	SPECIAL BENEFITS	GENERAL BENEFITS	TOTAL BENEFITS	% OF TOTAL
YR 2 - 2022	1	SIDEWALK OPERATIONS	\$391,536	\$7,991	\$399,527	59.7624%
		DISTRICT IDENTITY & PLACEMAKING	\$130,512	\$2,664	\$133,176	19.9208%
		ADMINISTRATION SERVICES	<u>\$133,106</u>	<u>\$2,716</u>	<u>\$135,822</u>	<u>20.3168%</u>
		SUBTOTAL	\$655,154	\$13,371	\$668,525	100.00%
	2	SIDEWALK OPERATIONS	\$711,314	\$14,516	\$725,830	59.7624%
		DISTRICT IDENTITY & PLACEMAKING	\$237,105	\$4,838	\$241,943	19.9208%
		ADMINISTRATION SERVICES	<u>\$241,817</u>	<u>\$4,935</u>	<u>\$246,752</u>	<u>20.3168%</u>
		SUBTOTAL	\$1,190,236	\$24,289	\$1,214,525	100.00%
	3	SIDEWALK OPERATIONS	\$157,150	\$3,207	\$160,357	59.7624%
		DISTRICT IDENTITY & PLACEMAKING	\$52,383	\$1,069	\$53,452	19.9208%
		ADMINISTRATION SERVICES	<u>\$53,425</u>	<u>\$1,090</u>	<u>\$54,515</u>	<u>20.3168%</u>
		SUBTOTAL	\$262,958	\$5,366	\$268,324	100.00%
	1,2,3	SIDEWALK OPERATIONS	\$1,260,000	\$25,714	\$1,285,714	59.7624%
	1,2,3	DISTRICT IDENTITY & PLACEMAKING	\$420,000	\$8,571	\$428,571	19.9208%
	1,2,3	ADMINISTRATION SERVICES	<u>\$428,348</u>	<u>\$8,741</u>	<u>\$437,089</u>	<u>20.3168%</u>
		<b>TOTAL YEAR 2 - 2022</b>	<b>\$2,108,348</b>	<b>\$43,026</b>	<b>\$2,151,374</b>	<b>100.00%</b>
YR	ZONE	PROGRAM CATEGORY	SPECIAL BENEFITS	GENERAL BENEFITS	TOTAL BENEFITS	% OF TOTAL
YR 3 - 2023	1	SIDEWALK OPERATIONS	\$411,113	\$8,391	\$419,504	59.7624%
		DISTRICT IDENTITY & PLACEMAKING	\$137,038	\$2,797	\$139,835	19.9208%
		ADMINISTRATION SERVICES	<u>\$139,761</u>	<u>\$2,852</u>	<u>\$142,613</u>	<u>20.3168%</u>
		SUBTOTAL	\$687,912	\$14,040	\$701,952	100.00%
	2	SIDEWALK OPERATIONS	\$746,880	\$15,242	\$762,122	59.7624%
		DISTRICT IDENTITY & PLACEMAKING	\$248,960	\$5,080	\$254,040	19.9208%
		ADMINISTRATION SERVICES	<u>\$253,908</u>	<u>\$5,182</u>	<u>\$259,090</u>	<u>20.3168%</u>
		SUBTOTAL	\$1,249,748	\$25,504	\$1,275,252	100.00%
	3	SIDEWALK OPERATIONS	\$165,008	\$3,367	\$168,375	59.7624%
		DISTRICT IDENTITY & PLACEMAKING	\$55,002	\$1,122	\$56,124	19.9208%
		ADMINISTRATION SERVICES	<u>\$56,096</u>	<u>\$1,145</u>	<u>\$57,241</u>	<u>20.3168%</u>
		SUBTOTAL	\$276,106	\$5,634	\$281,740	100.00%
	1,2,3	SIDEWALK OPERATIONS	\$1,323,001	\$27,000	\$1,350,001	59.7624%
	1,2,3	DISTRICT IDENTITY & PLACEMAKING	\$441,000	\$8,999	\$449,999	19.9208%
	1,2,3	ADMINISTRATION SERVICES	<u>\$449,765</u>	<u>\$9,179</u>	<u>\$458,944</u>	<u>20.3168%</u>
		<b>TOTAL YEAR 3 - 2023</b>	<b>\$2,213,766</b>	<b>\$45,178</b>	<b>\$2,258,944</b>	<b>100.00%</b>

YR	ZONE	PROGRAM CATEGORY	SPECIAL BENEFITS	GENERAL BENEFITS	TOTAL BENEFITS	% OF TOTAL
YR 4 - 2024	1	SIDEWALK OPERATIONS	\$431,669	\$8,811	\$440,480	59.7624%
		DISTRICT IDENTITY & PLACEMAKING	\$143,890	\$2,937	\$146,827	19.9208%
		ADMINISTRATION SERVICES	<u>\$146,749</u>	<u>\$2,995</u>	<u>\$149,744</u>	<u>20.3168%</u>
		SUBTOTAL	\$722,308	\$14,743	\$737,051	100.00%
	2	SIDEWALK OPERATIONS	\$784,224	\$16,004	\$800,228	59.7624%
		DISTRICT IDENTITY & PLACEMAKING	\$261,408	\$5,334	\$266,742	19.9208%
		ADMINISTRATION SERVICES	<u>\$266,603</u>	<u>\$5,441</u>	<u>\$272,044</u>	<u>20.3168%</u>
		SUBTOTAL	\$1,312,235	\$26,779	\$1,339,014	100.00%
	3	SIDEWALK OPERATIONS	\$173,258	\$3,535	\$176,793	59.7624%
		DISTRICT IDENTITY & PLACEMAKING	\$57,752	\$1,178	\$58,930	19.9208%
		ADMINISTRATION SERVICES	<u>\$58,901</u>	<u>\$1,202</u>	<u>\$60,103</u>	<u>20.3168%</u>
		SUBTOTAL	\$289,911	\$5,915	\$295,826	100.00%
	1,2,3	SIDEWALK OPERATIONS	\$1,389,151	\$28,350	\$1,417,501	59.7624%
	1,2,3	DISTRICT IDENTITY & PLACEMAKING	\$463,050	\$9,449	\$472,499	19.9208%
	1,2,3	ADMINISTRATION SERVICES	<u>\$472,253</u>	<u>\$9,638</u>	<u>\$481,891</u>	<u>20.3168%</u>
		<b>TOTAL YEAR 4 - 2024</b>	<b>\$2,324,454</b>	<b>\$47,437</b>	<b>\$2,371,891</b>	<b>100.00%</b>
YR	ZONE	PROGRAM CATEGORY	SPECIAL BENEFITS	GENERAL BENEFITS	TOTAL BENEFITS	% OF TOTAL
YR 5 - 2025	1	SIDEWALK OPERATIONS	\$453,252	\$9,252	\$462,504	59.7624%
		DISTRICT IDENTITY & PLACEMAKING	\$151,085	\$3,084	\$154,169	19.9208%
		ADMINISTRATION SERVICES	<u>\$154,086</u>	<u>\$3,145</u>	<u>\$157,231</u>	<u>20.3168%</u>
		SUBTOTAL	\$758,423	\$15,481	\$773,904	100.00%
	2	SIDEWALK OPERATIONS	\$823,435	\$16,804	\$840,239	59.7624%
		DISTRICT IDENTITY & PLACEMAKING	\$274,478	\$5,601	\$280,079	19.9208%
		ADMINISTRATION SERVICES	<u>\$279,933</u>	<u>\$5,713</u>	<u>\$285,646</u>	<u>20.3168%</u>
		SUBTOTAL	\$1,377,846	\$28,118	\$1,405,964	100.00%
	3	SIDEWALK OPERATIONS	\$181,921	\$3,712	\$185,633	59.7624%
		DISTRICT IDENTITY & PLACEMAKING	\$60,640	\$1,237	\$61,877	19.9208%
		ADMINISTRATION SERVICES	<u>\$61,846</u>	<u>\$1,262</u>	<u>\$63,108</u>	<u>20.3168%</u>
		SUBTOTAL	\$304,407	\$6,211	\$310,618	100.00%
	1,2,3	SIDEWALK OPERATIONS	\$1,458,608	\$29,768	\$1,488,376	59.7624%
	1,2,3	DISTRICT IDENTITY & PLACEMAKING	\$486,203	\$9,922	\$496,125	19.9208%
	1,2,3	ADMINISTRATION SERVICES	<u>\$495,865</u>	<u>\$10,120</u>	<u>\$505,985</u>	<u>20.3168%</u>
		<b>TOTAL YEAR 5 - 2025</b>	<b>\$2,440,676</b>	<b>\$49,810</b>	<b>\$2,490,486</b>	<b>100.00%</b>

The Assessment Engineer (see attached Engineer's Report) has found that the general benefits (i.e. general benefits to assessed parcels within the District, the general public and surrounding parcels outside the CTPBID) of the proposed programs, services and improvements (i.e. Sidewalk Operations, District Identity and PlaceMaking, and Administration Services) represent 2% of the total benefits generated and, in turn, 2% (\$ 40,979) of the total adjusted costs of the CTPBID funded improvements, activities and services provided.

Total Year 1 adjusted costs are estimated at \$2,007,951. General benefits are factored at 2% of the total adjusted costs (**see Finding 2 in the attached Engineer’s Report**) with special benefits set at 98% of the total annual budget. Article XIID Section 4(b) of the California Constitution limits the levy of property assessments to costs attributed to special benefits only. The 2% general benefit cost is computed to be \$40,979 with a resultant 98% special benefit limit computed at \$2,048,930. Based on current property data and land uses, this is the maximum amount of Year 1 revenue that can be derived from property assessments from the subject District. All programs associated with general benefits will be derived from sources other than District assessments. Sample revenue sources are shown in the following Table:

<b><u>Special and General Benefit Revenue Sources</u></b>		
<b>Revenue Source</b>	<b>Revenue</b>	<b>% of Total</b>
District Assessments/Special benefit	\$ 2,007,951	98%
General Benefit	\$40,979	2%
<b>TOTAL</b>	<b>\$ 2,048,930</b>	<b>100%</b>

The proposed CTPBID assessments may increase for each individual parcel each year during the 5-year effective operating period, but not to exceed 5% per year, commensurate to special benefits received by each assessed parcel, and must be approved by the Owners’ Association Board of Directors, included in the Annual Planning Report and adopted by the City of Los Angeles City Council. Any accrued interest and delinquent payments will be expended within the budgeted categories. The Owners’ Association Board of the Directors (Property Owner’s Association of the CTPBID) shall determine the percentage increase to the annual assessment and the methodology employed to determine the amount of the increase. The Owners’ Association Executive Director or staff shall communicate the annual increase to the City each year in which the District operates at a time determined in the Administration Contract held between the Owners’ Association and the City of Los Angeles.

*No bonds are to be issued in conjunction with the proposed CTPBID.*

Pursuant to Section 36671 of the Streets and Highways Code, any funds remaining after the 5<sup>th</sup> year of operation will be rolled over into the proposed budget or returned to stakeholders. District assessment funds may be used to pay for expenditures related to the renewal of the District. If the District is not established or terminated for any reason, unexpended funds will be returned to the property owners in the same proportion in which they were collected.

#### **Manner of Collection**

The District assessments shall appear as a separate line item on the property tax bills issued by the Los Angeles County Assessor. The City of Los Angeles is authorized to collect any assessments not placed on the County tax rolls, or to place assessments, unpaid delinquent assessments, or penalties on the County tax rolls as appropriate to implement this Management District Plan.



#### IV. PROPOSED PBID ASSESSMENT FORMULA

The PBID programs and services described in this Management District Plan will be funded through benefit assessments against real property in the PBID and non-assessment revenues to fund the costs associated with general benefits conferred on assessed parcels within the District, the public at large and surrounding parcels outside of the proposed CTPBID boundaries. The assessment formula has been developed to ensure that no parcel will be assessed an amount that exceeds the cost of the proportional special benefit that parcel derives from the programs, services and improvements to be funded by the proposed benefit assessments. The assessment rates are based on the anticipated benefit to be derived by each individual parcel within the boundary of the proposed CTPBID.

Based on the specific needs and corresponding nature of the program activities to be funded by the proposed CTPBID (i.e. Sidewalk Operations, District Identity and Placemaking, Administration services), the assessment factors on which to base assessment rates relate directly to the proportionate amount of land area, building square footage and street frontage within district boundaries.

The “Basic Benefit Units” will be expressed as a combined function of land square footage (Benefit Unit “A”), street frontage (Benefit Unit “B”) and building square footage, (Benefit Unit “C”). Based on the shape of the proposed CTPBID, as well as the nature of the District program elements, it is determined that all identified assessed properties will gain a direct and proportionate degree of special benefit based on the respective amount of land area, street frontage and building square footage.

For the array of land uses within the District, the interactive application of land area, street frontage and building square footage quantities are a common method of spreading special benefit costs to these beneficiaries of District funded services, programs and improvements. Each of these factors directly relates to the degree of special benefit each assessed parcel will receive from District funded activities.

**Land Area** is a direct measure of the current and future development capacity of each parcel and its corresponding impact or draw on District funded activities. The targeted weight of this factor, land area, should generate approximately 23% of the total first year District revenue.

**Street Frontage** is a direct measure of the static utilization of each parcel and its corresponding impact or draw on District funded activities, many of which are linear in nature (i.e. sanitation and beautification). The targeted weight of this factor, street frontage, should generate approximately 45% of the total District revenue.

**Building Square Footage** is a direct measure of the current and future improvements to the land area of each parcel and its corresponding impact or draw on District funded activities. The targeted weight of this factor, building square footage, should generate approximately 32% of the first year total District revenue. Assessing for building square footage is an appropriate gauge of the impact of employees, visitors, shopper and clients to a specific parcel.

Considering all identified specially benefiting parcels within the District and their respective assessable benefit units, the rates, cumulative quantities and assessment revenues by factor and zone are shown in the following tables:

**Data generated from County records:**

Land Area: 4,685,361 feet of assessable land area square footage  
 Linear Frontage: 50,213 linear feet of assessable linear frontage  
 Gross Building Square footage: 3,864,090 feet of assessable building square footage

**Year 1 – Projected CTPBID Assessment Revenue**

	Land Area Assessment Revenue	Linear Frontage Assessment Revenue	Building Square Footage Assessment Revenue	Subtotal Assessment Revenue
<b>Revenue</b>	\$462,235	\$ 913,263	\$632,453	\$ 2,007,951
<b>Percentage of total</b>	23%	45%	32%	100%

The number of Benefit Units for each identified benefiting parcel within the proposed CTPBID was computed from data extracted from County Assessor records and maps. These data sources delineate current land uses, property areas and dimensions of record for each tax parcel.

The assessment formula for the proposed CTPBID is as follows:

**Assessments =** Land Area (Unit A) Sq Ft x Unit A Rate, plus  
 Street Frontage (Unit B) Lin Ft x Unit B Rate, plus  
 Building Square footage (Unit C) Sq ft x Unit C rate

**YEAR 1 – Assessment Rates per Benefit Zone**

Benefit Zone	Land Area Annual Assessment  Unit A	Linear Frontage Annual Assessment  Unit B	Building square footage Annual Assessment  Unit C
<b>1</b>	\$ 0.20 per square foot	\$20.08 per linear foot	\$0.28 per square foot
<b>2</b>	\$ 0.16 per square foot	\$17.67 per linear foot	\$0.22 per square foot
<b>3</b>	\$ 0.0 per square foot	\$17.67 per linear foot	\$0.0 per square foot



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### ***Changes to Frontage, Building or Land Area***

Any changes in frontage, building and land area as a result of all three land adjustments including but not limited to lot splits, consolidations, subdivisions, street dedications, right of way setbacks shall have their assessment adjusted upon final City approval of such parcel adjustments.

### ***Other Future Development***

Other than future maximum rates with the frontage, building or land area assessment methodology delineated in this report, per State Law (Government Code Section 53750), future assessments may increase for any given parcel if such an increase is attributable to events other than an increased rate or revised methodology, such as a change in the density, intensity, or nature of the use of land. Any change in assessment formula methodology or rates other than as stipulated in this Plan would require a new Proposition 218 ballot procedure in order to approve any such changes.

### **CTPBID – 5-year Maximum Assessment Rates**

**(Includes a 5%/Yr. Maximum Increase) – Benefit Zone 1**

Projected Assessment	FY 1	FY2	FY3	FY4	FY5
Land Area	\$0.20	\$0.21	\$0.22	\$0.23	\$0.24
Linear Frontage	\$20.08	\$21.08	\$22.14	\$23.25	\$24.41
Building Square Footage	\$0.28	\$0.29	\$0.31	\$0.32	\$0.34

### **CTPBID – 5-year Maximum Assessment Rates**

**(Includes a 5%/Yr. Maximum Increase) – Benefit Zone 2**

Projected Assessment	FY 1	FY2	FY3	FY4	FY5
Land Area	\$0.16	\$0.17	\$0.18	\$0.19	\$0.19
Linear Frontage	\$17.67	\$18.55	\$19.48	\$20.46	\$21.48
Building Square Footage	\$0.22	\$0.23	\$0.24	\$0.25	\$0.27

### **CTPBID – 5-year Maximum Assessment Rates**

**(Includes a 5%/Yr. Maximum Increase) – Benefit Zone 3**

Projected Assessment	FY 1	FY2	FY3	FY4	FY5
Linear Frontage	\$17.67	\$18.55	\$19.48	\$20.46	\$21.48

**SAMPLE CTPBID FIRST YEAR ANNUAL ASSESSMENT CALCULATION - Benefit Zone 1:**

**A 5,000 sq. ft. land area with 50 linear feet of street frontage and 2,500 square foot building**

Land Area square footage:	5,000 x \$.20 cents per square foot = \$ 1,000 plus
Linear Frontage:	50 linear feet x \$ 20.08 per linear foot = \$1,004.00 plus
Building Square Footage	2,500 x \$.28 cents per square foot = \$ 700

**TOTAL YEAR 1 ASSESSMENT: \$ 2,704**

Cost Per Month:	\$ 225.33
Cost Per Day:	\$ 7.41

**SAMPLE CTPBID FIRST YEAR ANNUAL ASSESSMENT CALCULATION - Benefit Zone 2:**

**A 5,000 sq. ft. land area with 50 linear feet of street frontage and 2,500 square foot building**

Land Area square footage:	5,000 x \$.16 cents per square foot = \$ 800 plus
Linear Frontage:	50 linear feet x \$ 17.67 per linear foot = \$ 883.50 plus
Building Square Footage	2,500 x .22 cents per square foot = \$ 550.00

**TOTAL YEAR 1 ASSESSMENT: \$ 2,233.50**

Cost Per Month:	\$ 186.12
Cost Per Day:	\$ 6.20

**SAMPLE CTPBID FIRST YEAR ANNUAL ASSESSMENT CALCULATION - Benefit Zone 3:**

**A 5,000 sq. ft. land area with 50 linear feet of street frontage and 2,500 square foot building**

Land Area square footage:	5,000 x \$.00 cents per square foot = \$ 00 plus
Linear Frontage:	50 linear feet x \$ 17.67 per linear foot = \$883.50 plus
Building Square Footage	2,500 x \$.00 cents per square foot = \$ 00

**TOTAL YEAR 1 ASSESSMENT: \$ 883.50**

Cost Per Month:	\$ 73.62
Cost Per Day:	\$ 2.45

The complete Year 1 – assessment roll of all parcels to be assessed by this proposed Chinatown PBID is included in this Plan as Appendix I.

## **V. PUBLICLY OWNED PARCELS**

The State Constitution - Article 13D (Proposition 218) states that “parcels within a District that are owned or used by any agency, the State of California or the United States shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly-owned parcels in fact receive no special benefit.”

There are 14 publicly owned parcels within the CTPBID boundaries. Six are owned by the City of Los Angeles, 4 by Los Angeles County, 2 by Los Angeles County Capital Asset Leasing RP and 2 by Los Angeles Unified School District. Each of the 14 publicly owned parcels are identified as assessable by the Assessment Engineer and for which special benefit services will be provided.

The State Constitution - Article 13D (Proposition 218) states that “parcels within a District that are owned or used by any agency, the State of California or the United States shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly-owned parcels in fact receive no special benefit.”

There are 14 publicly owned parcels within the CTPBID boundaries. Six are owned by the City of Los Angeles, 4 by Los Angeles County, 2 by Los Angeles County Capital Asset Leasing and 2 by Los Angeles Unified School District. Each of the 14 publicly owned parcels are identified as assessable by this Assessment Engineer and for which special benefit services will be provided. Of these 14 publicly owned parcels, 12 are located in Benefit Zone 3, one in Benefit Zone 2 and one in Benefit Zone 1.

In the opinion of this Assessment Engineer, all 14 publicly owned parcels are identified as assessable in that they will, at minimum, each directly receive proportionate special benefit from CTPBID funded sidewalk operations and related administration services. All 14 publicly owned parcels/facilities will specially benefit from CTPBID funded sidewalk operations from cleaner facility entrances and street frontages. CTPBID sidewalk operations are designed to improve the cleanliness and usability of each publicly owned assessed parcel and facility within the CTPBID by reducing litter and debris, each considered detractors to visitation and use of publicly owned parcels and facilities if not contained and properly managed. All 14 publicly owned parcels, regardless of the Benefit Zone in which they are located, will be assessed for their respective amount of street frontage, a linear measurement that proportionately relates to the level of special benefit conferred on each publicly owned parcel from linear sidewalk operations and related administration services.

In the opinion of this Assessment Engineer, the 12 publicly owned parcels located in Benefit Zone 3 will not specially benefit from district identity/placemaking and related administration services and thus, are not assessed for building area nor land area - assessment parameters that proportionately relate to the level of special benefit conferred on parcels from district identity/placemaking and related administration services.

The one publicly owned parcel located in Benefit Zone 2 (LAUSD – 936 Yale Street, APN 5414-004-900) contains a small modular school facility. In the opinion of this Assessment Engineer, neither this parcel nor the building located on it will specially benefit from district identity/placemaking and related administration services and thus, will not be assessed for the building area on this parcel.

Finally, the one publicly owned parcel located in Benefit Zone 1 (LA City – 900 North Broadway, APN 5414-013-901) contains a large multi-story mixed-use development (Blossom Plaza) with 40,000 square feet of ground floor commercial space, 237 upper floor residential apartment units and a large open public plaza. In the opinion of this Assessment Engineer, this parcel and the multi-story mixed-use building located on it will specially benefit from district identity/placemaking and related administration services and thus, will be fully assessed for the building area on this parcel as well as the land area and street frontage at the Benefit Zone 1 assessment rates. This publicly owned parcel will benefit from district identity/placemaking in that the commercial and rental apartment uses on this parcel will be listed in directories and CTPBID maps. In addition, the CTPBID will announce events and activities held at this complex/public plaza and apprise employees and residents of important CTPBID news, issues and alerts. District identity/placemaking programs and improvements will specially benefit this publicly owned parcel by fostering better informed employees, visitors, vendors, residents and users of this publicly owned parcel.

In the opinion of this Assessment Engineer, there is no clear and convincing evidence that these 14 publicly owned parcels will not proportionately specially benefit from CTPBID services, programs and improvements as delineated above; therefore, each publicly owned parcel will be assessed at the full Benefit Zone rates with assessments to be based on the building area, land areas and street frontage of each parcel as applicable in each Benefit Zone.

The Table below lists all publicly owned parcels within the proposed CTPBID and their Year 1 (2021) assessment amounts:

#### City of Los Angeles Publicly owned parcels

APN	PUBLIC AGENCY OWNER	SITE ADDRESS	YEAR 1 ASSESSMENT	% OF TOTAL
5407-020-903	L A CITY	841 YALE ST	\$4,240.80	0.21%
5407-021-902	L A CITY	801 YALE ST	\$14,418.72	0.72%
5407-025-904	L A CITY		\$3,640.02	0.18%
5408-017-904	L A CITY	657 N HILL ST	\$5,566.05	0.28%
5409-008-909	L A CITY	901 S MAIN ST	\$13,906.29	0.69%
5414-013-901	L A CITY	900 N BROADWAY	\$96,150.80	4.79%
<b>TOTAL</b>			<b>\$137,922.68</b>	<b>6.87%</b>

APN	PUBLIC AGENCY OWNER	SITE ADDRESS	YEAR 1 ASSESSEMENT	% OF TOTAL
5408-025-900	L A COUNTY	725 N SPRING ST	\$2,473.80	0.12%
5408-026-903	L A COUNTY	739 N SPRING ST	\$8,004.51	0.40%
5408-027-902	L A COUNTY	747 N SPRING ST	\$4,258.47	0.21%
5408-028-908	L A COUNTY		\$1,767.00	0.09%
<b>SUBTOTAL</b>			<b>\$16,503.78</b>	<b>0.82%</b>

APN	PUBLIC AGENCY OWNER	SITE ADDRESS	YEAR 1 ASSESSEMENT	% OF TOTAL
5408-028-909	L A CO CAPITAL ASSET LEASING RP	1055 N ALAMEDA ST	\$16,044.36	0.80%
5408-028-910	L A CO CAPITAL ASSET LEASING RP	1055 N ALAMEDA ST	\$4,664.88	0.23%
<b>SUBTOTAL</b>			<b>\$20,709.24</b>	<b>1.03%</b>

APN	PUBLIC AGENCY OWNER	SITE ADDRESS	YEAR 1 ASSESSEMENT	% OF TOTAL
5408-033-904	L A UNIFIED SCHOOL DIST	840 YALE ST	\$17,917.38	0.89%
5414-004-900	L A UNIFIED SCHOOL DIST		\$2,644.20	0.13%
<b>SUBTOTAL</b>			<b>\$20,561.58</b>	<b>1.02%</b>
<b>TOTAL FOR PUBLIC AGENCY PARCELS</b>			<b>\$195,697.28</b>	<b>9.74%</b>

## VI. PBID DISTRICT GOVERNANCE

The governance or management of a PBID requires an “Owner’s Association” to carry out the PBID services and activities. State PBID Law (36600 Streets & Highways Code) also requires that the Owner’s Association carry out specific additional functions. This includes preparation of an Annual Report to the City Council on the PBID activities for the past fiscal year and those proposed for the next fiscal year. The Owner’s Association may also recommend to the City Council from time to time, changes to the PBID boundaries, benefit zones, assessment formula or PBID programs and activities, all subject to public notification and, in some cases petition/balloting requirements.

Meetings of the Owner’s Association and its standing Committees shall be subject to the State of California “Brown Act” open meeting law.

## VII. PROPOSED RULES AND REGULATION APPLIED TO THE DISTRICT

There are no specific rules or regulations applied to this CTPBID or its Owners’ Association.

## VIII. OTHER ITEMS

No bonds will be issued.

## IX. IMPLEMENTATION TIMETABLE

The renewal of the CTPBID is expected to begin operation by January 1, 2021. In order to meet this goal, the following procedural timeline is proposed:

<b><u>Date</u></b>	<b><u>Action/Task</u></b>
July - September 2019	CTPBID property owners meet to discuss the renewal process.
August 2019	Data for proposed district submitted to the LA Clerk's office
October 2019	CTPBID Steering Committee meets to review and approve the renewal plan. Management District Plan will be sent to Assessment Engineer once approved
January 2020	Renewal plan submitted to the Clerk's office for review
January	Final plan approved by the City Clerk
February 2020	Management Plan and Engineer's report has been approved by the City Clerk, launch petition drive to get 50% weighted support to initiate the Ordinance of Intention by the City Council
Late March 2020	Submit petition threshold to the City Clerk from the CTPBID
May 2020	Ordinance of Intention to form the CTPBID adopted by the City Council, assessment ballot proceeding initiated, ballots mailed out by the City Clerk
July 2020	Public hearing, mail ballot procedure concludes, ballots counted at the publicly noticed public hearing. If weighted returned ballots approved CTPBID, City Council adopts an Ordinance of Establishment, the CTPBID is formed
August 2020	LA City transfers CTPBID data to County assessor to include the Assessments on the FY 20 property tax bills
January 2021	First assessments transferred from City to the current Owners Association/District Management Corporation

## APPENDIX 1

### YR 1

#### ASSESSMENT ROLL

APN	Annual Assessment		
		5408-013-023	\$3,042.06
5406-028-013	\$883.50	5408-013-024	\$320.48
5406-028-087	\$8,658.30	5408-013-025	\$2,295.60
5406-028-088	\$706.80	5408-013-026	\$11,884.65
5407-008-001	\$1,537.29	5408-013-029	\$702.27
5407-008-002	\$901.17	5408-013-030	\$1,210.45
5407-008-005	\$706.80	5408-013-031	\$2,417.57
5407-008-006	\$706.80	5408-013-032	\$4,115.20
5407-008-007	\$706.80	5408-013-033	\$27,134.97
5407-008-008	\$830.49	5408-014-001	\$4,256.78
5407-008-009	\$830.49	5408-014-003	\$2,116.82
5407-009-001	\$3,304.29	5408-014-008	\$3,694.52
5407-020-001	\$2,738.85	5408-014-009	\$3,852.79
5407-020-015	\$636.12	5408-014-010	\$2,450.99
5407-020-017	\$4,011.09	5408-014-011	\$4,933.56
5407-020-019	\$2,120.40	5408-014-012	\$5,354.07
5407-020-903	\$4,240.80	5408-014-014	\$4,571.34
5407-021-902	\$14,418.72	5408-014-015	\$6,763.22
5407-023-001	\$1,060.20	5408-014-017	\$5,339.56
5407-023-003	\$1,060.20	5408-014-018	\$12,256.38
5407-023-005	\$1,183.89	5408-014-019	\$8,051.46
5407-023-006	\$2,827.20	5408-015-003	\$11,017.60
5407-023-007	\$706.80	5408-016-004	\$10,666.32
5407-023-008	\$583.11	5408-016-013	\$3,711.85
5407-023-011	\$706.80	5408-016-017	\$3,652.68
5407-023-012	\$706.80	5408-016-018	\$3,016.78
5407-023-015	\$971.85	5408-017-904	\$5,566.05
5407-023-023	\$229.71	5408-018-003	\$1,766.16
5407-023-024	\$229.71	5408-018-016	\$2,786.83
5407-023-025	\$229.71	5408-018-017	\$3,525.60
5407-023-026	\$229.71	5408-018-021	\$21,567.54
5407-023-027	\$229.71	5408-018-023	\$9,254.38
5407-024-015	\$706.80	5408-018-028	\$28,325.38
5407-024-016	\$1,413.60	5408-019-006	\$2,078.93
5407-024-018	\$1,060.20	5408-019-007	\$4,992.45
5407-024-019	\$2,120.40	5408-019-008	\$2,494.97
5407-025-008	\$4,240.80	5408-019-009	\$4,503.50
5407-025-904	\$3,640.02	5408-019-010	\$3,593.76
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5408-013-011	\$1,616.25	5408-019-017	\$397.75
5408-013-012	\$4,207.48	5408-019-018	\$286.21
5408-013-013	\$1,064.42	5408-019-019	\$356.61
5408-013-016	\$6,028.21	5408-019-020	\$374.21
5408-013-017	\$7,295.33	5408-019-021	\$255.85



5408-019-022	\$372.23	5408-023-003	\$1,494.08
5408-019-023	\$457.15	5408-023-004	\$2,658.06
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5408-019-026	\$462.21	5408-023-006	\$2,311.56
5408-019-027	\$317.67	5408-024-003	\$4,223.40
5408-019-028	\$343.41	5408-024-005	\$1,561.92
5408-019-029	\$262.01	5408-024-006	\$985.96
5408-019-030	\$285.55	5408-024-007	\$14,983.92
5408-019-032	\$266.41	5408-024-009	\$1,839.07
5408-019-034	\$332.41	5408-024-011	\$4,219.52
5408-019-035	\$385.21	5408-024-013	\$6,081.20
5408-019-037	\$611.81	5408-025-001	\$5,767.31
5408-019-038	\$422.61	5408-025-003	\$2,332.99
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5408-019-042	\$431.41	5408-025-013	\$13.28
5408-019-043	\$378.61	5408-025-900	\$2,473.80
5408-019-044	\$292.81	5408-026-903	\$8,004.51
5408-019-045	\$402.81	5408-027-005	\$7,473.60
5408-019-046	\$303.81	5408-027-006	\$2,216.33
5408-019-047	\$303.81	5408-027-008	\$7,885.93
5408-019-048	\$337.47	5408-027-902	\$4,258.47
5408-019-049	\$398.41	5408-028-004	\$6,517.96
5408-019-050	\$332.63	5408-028-012	\$11,506.79
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5408-019-052	\$431.41	5408-028-908	\$1,767.00
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5408-023-002	\$1,714.31	5408-030-028	\$1,044.76

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5408-031-007	\$725.14	5414-001-005	\$706.80
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5408-031-015	\$21,843.80	5414-003-011	\$10,988.57
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5408-032-008	\$5,959.08	5414-004-006	\$6,771.84
5408-032-009	\$3,396.32	5414-004-008	\$53,164.82
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5408-032-012	\$11,673.28	5414-005-002	\$1,348.50
5408-032-013	\$3,750.92	5414-005-003	\$1,329.30
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5408-032-026	\$12,151.17	5414-005-008	\$1,329.14
5408-032-027	\$20,860.02	5414-005-009	\$1,329.30
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5408-033-017	\$2,518.28	5414-005-021	\$954.17
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5409-007-003	\$14,825.13	5414-005-033	\$2,702.57
5409-008-015	\$3,816.72	5414-005-035	\$1,323.84
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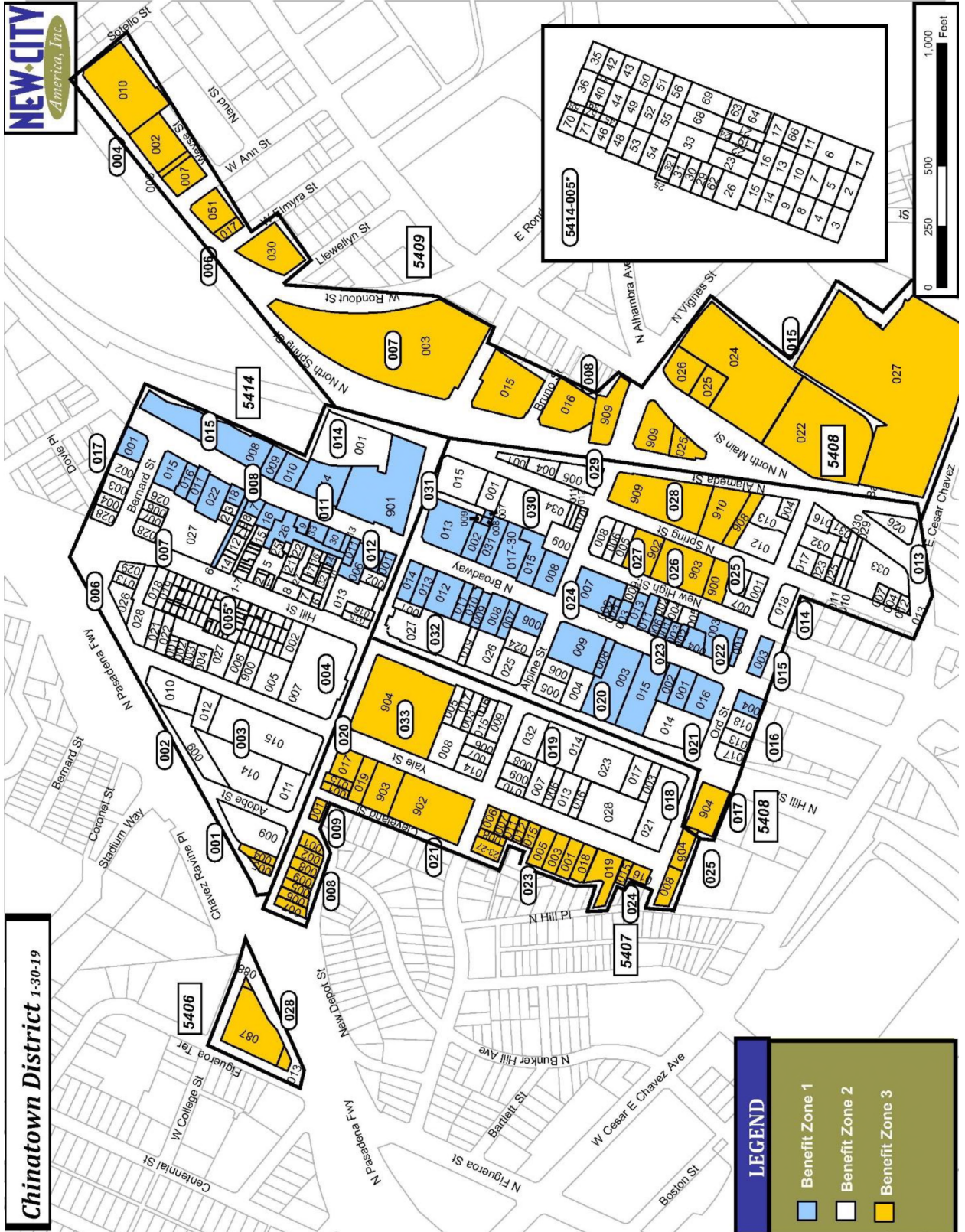
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5414-005-051	\$1,288.50	5414-008-014	\$4,083.82
5414-005-052	\$1,348.50	5414-008-015	\$3,270.02
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5414-005-058	\$585.78	5414-009-003	\$564.39
5414-005-060	\$20.80	5414-009-004	\$811.36
5414-005-061	\$20.80	5414-009-005	\$1,602.99
5414-005-062	\$866.68	5414-009-006	\$882.32
5414-005-063	\$1,217.23	5414-009-007	\$709.28
5414-005-064	\$2,401.83	5414-009-008	\$857.60
5414-005-065	\$116.19	5414-010-001	\$2,632.58
5414-005-066	\$1,246.26	5414-010-002	\$2,568.12
5414-005-067	\$34.72	5414-010-003	\$1,726.73
5414-005-068	\$1,869.27	5414-010-004	\$112.90
5414-005-069	\$3,103.53	5414-010-005	\$17,349.35
5414-005-070	\$1,249.62	5414-011-004	\$758.06
5414-005-071	\$1,249.62	5414-011-005	\$758.38
5414-006-001	\$1,749.84	5414-011-006	\$2,631.18
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5414-006-003	\$2,312.22	5414-011-008	\$5,937.54
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5414-006-022	\$3,503.82	5414-011-017	\$3,269.83
5414-006-026	\$8,574.54	5414-011-021	\$5,794.54
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5414-006-028	\$8,919.80	5414-011-023	\$1,587.34
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5414-007-006	\$2,313.56	5414-011-025	\$4,936.38
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5414-007-011	\$4,298.32	5414-011-027	\$18,209.76
5414-007-015	\$10,444.28	5414-011-030	\$7,013.72
5414-007-016	\$4,297.64	5414-011-031	\$2,403.26
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5414-015-008	\$35,704.36		

APPENDIX 2

CTPBID  
BOUNDARY MAP

**NEW CITY**  
*America, Inc.*



Attachment 1

ASSESSMENT ENGINEER'S  
REPORT