

**GREATER LINCOLN HEIGHTS PROPERTY  
BUSINESS IMPROVEMENT DISTRICT  
LOS ANGELES, CALIFORNIA**

**MANAGEMENT DISTRICT PLAN**

Presented by:  
Lincoln Heights Benefit Assn. of Los Angeles  
Misty Iwatsu  
Council District 1

May 24, 2018  
Final

# Table of Contents

	1
<b>Table of Contents</b>	<b>2</b>
<b>Section 1</b>	<b>3</b>
<b>Management District Plan – Executive Summary</b>	<b>3</b>
Boundaries	3
Budget	6
Improvements, Activities and Services	6
Source or Method of Financing	7
<b>Section 2</b>	<b>7</b>
<b>Greater Lincoln Heights District Boundaries, Rational &amp; Boundary Map</b>	<b>7</b>
<b>Section 3</b>	<b>13</b>
<b>District Improvement and Activity Plan</b>	<b>13</b>
<b>Special Benefit Services &amp; Rationale</b>	<b>13</b>
City Baseline Services	16
5 Year Operating Budget (Special and General Benefit Costs)	16
<b>Implementation Timetable</b>	<b>16</b>
<b>Cap</b>	<b>16</b>
<b>Section 4</b>	<b>17</b>
<b>Assessment Methodology</b>	<b>17</b>
Linear Street Frontage Defined	17
Building Area Square Footage Defined	17
Lot Area Square Footage Defined	17
Assessment Calculation Formula	17
Please refer to Engineers Report	17
Maximum Annual Assessment Adjustments	20
<b>Section 5</b>	<b>22</b>
<b>Property Business Improvement District Rules and Regulations</b>	<b>22</b>
Competitive Procurement Process	22
Renewal	22
Bonds	23
<b>Section 6</b>	<b>23</b>
<b>Parcel Numbers of Properties Included</b>	<b>23</b>

# Section 1

## Management District Plan – Executive Summary

The name of the assessment district is the Greater Lincoln Heights Property Business Improvement District (GLHPBID). The district is being established pursuant to the Property and Business Improvement District Law of 1994 as amended (Streets & Highways Code Section 36600 et seq.; hereinafter the "State Law"). The GLHPBID is the successor to the "Alpha BID," formed in 2010 and expired December 31, 2018. This document is the Management District Plan (MDP) required by Section 36622 of the State Law. It proposes improvements and activities that revitalize and enhance the area and convey special benefits to assessed properties located within the boundaries of the GLHPBID.

Services and improvements provided by the GLHPBID are designed to convey special benefits to the assessed parcels within the district in the form of improving the economic and environmental vitality while preserving and strengthening the historical nature of the district. GLHPBID programs provide special benefits to assessed parcels with retail, mixed use commercial, parking, restaurant, art, industrial and office uses.

The GLHPBID will provide improvements and activities, including but not limited to street cleaning, security, beautification, marketing, administration and other special programs like the Lincoln Heights Certified Farmers Market within the district boundaries. All of the services and activities provided are over and above the City of Los Angeles's (City) baseline of services, are not provided by the City, and are not provided outside of the District.

The City of Los Angeles (LA), is a major property owner in the district. The City parcels will be deriving special benefits since the peripheral cleaning of parking lots will attract more visitor and vehicular traffic, which creates additional sales tax and parking revenue for the City, which will in turn provide greater economic prosperity for the district. In addition, the current base level of services that exists in and around City parcels will be supplemented by the assessment district and will ensure a system of cleanliness, beautification and reduction of criminal activity around many of these vacant or underutilized City owned parcels. Only special benefits can be assessed and the inclusion of City parcels into the GLHPBID will result in a cleaner, more attractive and inviting parking experience, which helps increase the number of visitors to the shopping areas, and directly relates to fulfilling its public service mission. Article XIII D of the California Constitution was added in November of 1996 to provide for these assessments. It specifically states in Section 4(a) that "Parcels within a district that are owned or used by any agency ... 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."

### Boundaries

**Setting:** The Greater Lincoln Heights Property & Business Improvement District is being established for a five (5) year term. The proposed District is located in the northeast section of Los Angeles at the axis of North Broadway and the 5 Freeway. Generally, the District extends along North Broadway from the Los Angeles River east to Johnston Street, Pasadena Avenue from the Los Angeles River east to Avenue 26, and Daly Avenue from Manitou Avenue to Avenue 26. This area includes commercially and industrially zoned parcels that encompass a dynamic traditional shopping and dining business center surrounded by charming historic neighborhoods.

Lincoln Heights contains some of the oldest traces of urban development in Northeast Los Angeles, dating from the 1870's. This is a result of the proximity to the center of Los Angeles. North Broadway served as one of the historic transportation corridors. It remains a major thoroughfare and is the anchor for the GLHPBID boundaries. North Broadway intersects with Daly Street, with which it comprises the main commercial corridor east of the 5 Freeway, and then south to the Los Angeles River, encompassing Pasadena Avenue

**District Boundary:** The boundaries of the proposed District are more particularly described as follows:

Eastern District Boundary Line – From Johnston Street to Workman Street

Beginning at the intersection of North Broadway and the western edge of Johnston Street, proceeding west, the District includes all parcels fronting both sides of North Broadway (one parcel deep) between Johnston Street and Workman Street. It is noted that the District also includes in this segment, to the north of North Broadway, between Sichel Street and Workman Street, APNs 5204-015-002 and 901. In this segment, the District also includes to the south of North Broadway, between Griffin Avenue and Sichel Street, APN 5204-020-006; and between Sichel Street and Workman Street, APNs 5204-016-005, 900 and 901.

Workman Street to Western District Boundary Line

Beginning at the intersection of North Broadway and the western edge of Workman Street, proceeding north along the western edge of Workman Street to the northern boundary of APN 5204-012-019;

Then west along northern boundary of APN 5204-012-019 to the eastern boundary of APN 5204-012-012;

Then north along the eastern boundary of APNs 5204-012-012, 014, 018, continuing along the eastern boundary of APNs 5204-013-017, 006, 005, 004, 003, 802, 801, 002 and 001 to the southern boundary of APN 5204-013-007;

Then east along southern boundary of 5204-013-007, across Workman Street to include APN 5204-014-900.

Then beginning at the intersection of E. Avenue 26 and the western edge of Workman Street, proceeding north along the western edge of Workman Street to the northern boundary of APN 5205-021-004;

Then west along the northern boundary of APNs 5205-021-004 and 003, across Pasadena Avenue to the western edge of Pasadena Avenue;

Then north along the western edge of Pasadena Avenue to the northern boundary of APN 5205-020-005;

Then west along the northern boundary of APN 5205-020-005 to the eastern edge of W. Avenue 26;

Then south along the eastern edge of W. Avenue 26 to the easterly prolongation of the northern boundary of APN 5205-022-003;

Then west along the easterly prolongation of the northern boundary of APN 5205-022-003 and the northern boundary of APNs 5205-022-003, 002, 004 and 005 to the eastern edge of Avenue 25;

Then south along the eastern edge of Avenue 25 to the easterly prolongation of the northern boundary of APN 5205-023-045;

Then west along the easterly prolongation of the northern boundary of APN 5205-023-045 and the northern boundary of APNs 5205-023-045, 046, 043, and 005, across Avenue 23 and continuing along the northern boundary of APNs 5205-024-001, 013, 003 and 009 to the western boundary of APN 5205-024-009;

Then south along western boundary of APN 5205-024-009, across Pasadena Avenue to the western boundary of APN 5204-002-034;

Then south along western boundary of APN 5204-002-034 to the southern boundary of APN 5204-002-034;

Then east along the southern boundary of APNs 5204-002-034, 018, 016, 015 and 900, across Avenue 23 to the eastern edge of Avenue 23;

Then south along the eastern edge of Avenue 23, across Ave 24 to the eastern edge of Avenue 24;

Then south along the eastern edge of Avenue 24 to the easterly prolongation of the northern boundary line of APN 5204-002-026;

Then west across Avenue 24 along the easterly prolongation of the northern boundary of APN 5204-002-026 and continuing west along the northern boundary of APNs 5204-002-026 and 036, across Avenue 22 to the western edge of Avenue 22;

Then north along the western edge of Avenue 22 to the northern boundary of APN 5204-001-001;

Then west along the northern boundary of APNs 5204-001-001, 002, 003 and 004 to the northwest boundary of APN 5204-001-004;

Then southwest along the northwest boundary of APNs 5204-001-004 and 005 to the northern edge of North Broadway;

Then west along northern edge of North Broadway to the southeast boundary of APN 5447-023-018;

Then northeast along the southeast boundary of APNs 5447-023-018 and the southeast and east boundary of APN 5447-023-010, across Pasadena Avenue to the eastern boundary of APN 5447-014-036;

Then north along the eastern boundary of APNs 5447-014-036 and 009, then northeast across Avenue 21 to the east boundary of APN 5447-012-019;

Then north along the east boundary of APN 5447-012-019 to the northwest boundary of APN 5447-012-019;

Then southwest along the northwest boundary of APNs 5447-012-019 and 015 to the eastern edge of Avenue 21;

Then south along the eastern edge of Avenue 21 to the easterly prolongation of the northern boundary of APN 5447-014-038;

Then west across Ave 21 along the easterly prolongation of the northern boundary of APN 5447-014-038 continuing along the northern boundary of APNs 5447-014-038 to the eastern boundary of APN 5447-014-040;

Then north along the northern boundary of APN 5447-014-038 to the eastern boundary of APN 5447-014-040;

Then north along the eastern boundary of APNs 5447-014-040 and 020 to the northern boundary of APN 5447-014-020;

Then west along the northern boundary of APN 5447-014-020, across San Fernando Road to the northern boundary of APN 5447-015-902;

Then west along the northern boundary of APNs 5447-015-902, 903 and 904, across Avenue 19 to the western edge of Avenue 19;

Then north along the western edge of Avenue 19 to the north/northwest boundary of APN 5447-017-004;

Then west/southwest along the north/northwest boundary of APNs 5447-017-004 and 005 to the eastern edge of Avenue 18;

Then south along the eastern edge of Avenue 18, across Barranca Street to the easterly prolongation of the northern boundary of APN 5447-019-009;

Then west along the easterly prolongation of the northern boundary of APN 5447-019-009 and the northerly boundary of APN 5447-019-009 to the western boundary of APN 5447-019-009;

Then south along the western boundary of APNs 5447-019-009, 003, 004, 005, 007 and 008, across North Broadway and continuing along the western boundary of APN 5447-020-901 to the northern edge of North Spring Street;

Then east along the northern edge of North Spring Street to the northerly prolongation of the western boundary of APN 5447-026-900;

Then south along the northerly prolongation of the western boundary of APN 5447-026-900 and continuing along the western boundary of APN 5447-026-900 to the southern boundary of APN 5447-026-900;

Then east along the southern boundary of APNs 5447-026-900 and 902, across Avenue 18 and continuing along the southern boundary of all parcels on the south side of North Broadway (one parcel deep) between Avenue 18 and Avenue 20;

Then across Avenue 20 to include APNs 5447-024-030 and 29;

Then continuing east from the northeast corner of APN 5447-024-029 along the southern edge of North Broadway to the western boundary of APN 5204-006-034;

Then south along the western boundary of APN 5204-006-034 to the southern boundary of APN 5204-006-034;

Then east along the southern boundary of APNs 5204-006-034 and 900, across Avenue 22 to include APNs 5204-006-001 and 002, across Avenue 24 to the eastern edge of Avenue 24;

Then south along the eastern edge of Avenue 24 to the southern boundary of APN 5204-005-018;

Then east along the southern boundary of APNs 5204-005-018, 036 and 032, across Daly Street to the eastern edge of Daly Street;

Then south along the eastern edge of Daly Street to the northern edge of Manitou Avenue;

Then east along the northern edge of Manitou Avenue to the western edge of Workman Street;

Then north along the western edge of Workman Street to the southern edge of North Broadway.

## **Budget**

The first-year special benefit assessment budget for the Greater Lincoln Heights PBID will be \$623,143.36

## **Improvements, Activities and Services**

There are two basic categories of special benefit services that will be provided to assessed parcels within the GLHPBID (For further detail see Special Benefit Service and Rational)

- |  |     |
|--|-----|
| 1. <i>Sidewalk Operation and Beautification</i>  | 77% |
| This category of special benefits includes, but is not limited to Safe, Clean and Beautification programs. |     |
| 2. <i>District Identity, Organization &amp; Contingency</i>  | 23% |

This category of special benefits includes but is not limited to Marketing and promotional activities and Special projects like the Lincoln Heights Certified Farmers Market. It also includes, but is not limited to Administrative services and expenses, insurance, Accounting services, and a contingency fund to address delinquencies/no pays and City Fees.

### **Source or Method of Financing**

The basis of funding shall be through special benefit assessments levied on real property based on building square footage, parcel square footage and parcel front linear footage.

### **Duration**

The GLHPBID shall have a five-year term, which shall commence on January 1, 2019 and expire on December 31, 2023.

## **Section 2**

### **Greater Lincoln Heights District Boundaries, Rational & Boundary Map**

**Setting:** The Greater Lincoln Heights Property & Business Improvement District is being established for a five (5) year term. The proposed District is located in the northeast section of Los Angeles at the axis of North Broadway and the 5 Freeway. Generally, the District extends along North Broadway from the Los Angeles River east to Johnston Street, Pasadena Avenue from the Los Angeles River east to Avenue 26, and Daly Avenue from Manitou Avenue to Avenue 26. This area includes commercially and industrially zoned parcels that encompass a dynamic traditional shopping and dining business center surrounded by charming historic neighborhoods.

Lincoln Heights contains some of the oldest traces of urban development in Northeast Los Angeles, dating from the 1870's. This is a result of the proximity to the center of Los Angeles. North Broadway served as one of the historic transportation corridors. It remains a major thoroughfare and is the anchor for the GLHPBID boundaries. North Broadway intersects with Daly Street, with which it comprises the main commercial corridor east of the 5 Freeway, and then south to the Los Angeles River, encompassing Pasadena Avenue

**Boundaries:** The boundaries of the proposed District are more particularly described as follows:

#### Eastern District Boundary Line – From Johnston Street to Workman Street

Beginning at the intersection of North Broadway and the western edge of Johnston Street, proceeding west, the District includes all parcels fronting both sides of North Broadway (one parcel deep) between Johnston Street and Workman Street. It is noted that the District also includes in this segment, to the north of North Broadway, between Sichel Street and Workman Street, APNs 5204-015-002 and 901. In this segment, the District also includes to the south of North Broadway, between Griffin Avenue and Sichel Street, APN 5204-020-006; and between Sichel Street and Workman Street, APNs 5204-016-005, 900 and 901.

#### Workman Street to Western District Boundary Line

Beginning at the intersection of North Broadway and the western edge of Workman Street, proceeding north along the western edge of Workman Street to the northern boundary of APN 5204-012-019;

Then west along northern boundary of APN 5204-012-019 to the eastern boundary of APN 5204-012-012;

Then north along the eastern boundary of APNs 5204-012-012, 014, 018, continuing along the eastern boundary of APNs 5204-013-017, 006, 005, 004, 003, 802, 801, 002 and 001 to the southern boundary of APN 5204-013-007;

Then east along southern boundary of 5204-013-007, across Workman Street to include APN 5204-014-900.

Then beginning at the intersection of E. Avenue 26 and the western edge of Workman Street, proceeding north along the western edge of Workman Street to the northern boundary of APN 5205-021-004;

Then west along the northern boundary of APNs 5205-021-004 and 003, across Pasadena Avenue to the western edge of Pasadena Avenue;

Then north along the western edge of Pasadena Avenue to the northern boundary of APN 5205-020-005;

Then west along the northern boundary of APN 5205-020-005 to the eastern edge of W. Avenue 26;

Then south along the eastern edge of W. Avenue 26 to the easterly prolongation of the northern boundary of APN 5205-022-003;

Then west along the easterly prolongation of the northern boundary of APN 5205-022-003 and the northern boundary of APNs 5205-022-003, 002, 004 and 005 to the eastern edge of Avenue 25;

Then south along the eastern edge of Avenue 25 to the easterly prolongation of the northern boundary of APN 5205-023-045;

Then west along the easterly prolongation of the northern boundary of APN 5205-023-045 and the northern boundary of APNs 5205-023-045, 046, 043, and 005, across Avenue 23 and continuing along the northern boundary of APNs 5205-024-001, 013, 003 and 009 to the western boundary of APN 5205-024-009;

Then south along western boundary of APN 5205-024-009, across Pasadena Avenue to the western boundary of APN 5204-002-034;

Then south along western boundary of APN 5204-002-034 to the southern boundary of APN 5204-002-034;

Then east along the southern boundary of APNs 5204-002-034, 018, 016, 015 and 900, across Avenue 23 to the eastern edge of Avenue 23;

Then south along the eastern edge of Avenue 23, across Ave 24 to the eastern edge of Avenue 24;

Then south along the eastern edge of Avenue 24 to the easterly prolongation of the northern boundary line of APN 5204-002-026;

Then west across Avenue 24 along the easterly prolongation of the northern boundary of APN 5204-002-026 and continuing west along the northern boundary of APNs 5204-002-026 and 036, across Avenue 22 to the western edge of Avenue 22;

Then north along the western edge of Avenue 22 to the northern boundary of APN 5204-001-001;

Then west along the northern boundary of APNs 5204-001-001, 002, 003 and 004 to the northwest boundary of APN 5204-001-004;

Then southwest along the northwest boundary of APNs 5204-001-004 and 005 to the northern edge of North Broadway;

Then west along northern edge of North Broadway to the southeast boundary of APN 5447-023-018;

Then northeast along the southeast boundary of APNs 5447-023-018 and the southeast and east boundary of APN 5447-023-010, across Pasadena Avenue to the eastern boundary of APN 5447-014-036;



Then north along the eastern boundary of APNs 5447-014-036 and 009, then northeast across Avenue 21 to the east boundary of APN 5447-012-019;

Then north along the east boundary of APN 5447-012-019 to the northwest boundary of APN 5447-012-019;

Then southwest along the northwest boundary of APNs 5447-012-019 and 015 to the eastern edge of Avenue 21;

Then south along the eastern edge of Avenue 21 to the easterly prolongation of the northern boundary of APN 5447-014-038;

Then west across Ave 21 along the easterly prolongation of the northern boundary of APN 5447-014-038 continuing along the northern boundary of APNs 5447-014-038 to the eastern boundary of APN 5447-014-040;

Then north along the northern boundary of APN 5447-014-038 to the eastern boundary of APN 5447-014-040;

Then north along the eastern boundary of APNs 5447-014-040 and 020 to the northern boundary of APN 5447-014-020:

Then west along the northern boundary of APN 5447-014-020, across San Fernando Road to the northern boundary of APN 5447-015-902;

Then west along the northern boundary of APNs 5447-015-902, 903 and 904, across Avenue 19 to the western edge of Avenue 19;

Then north along the western edge of Avenue 19 to the north/northwest boundary of APN 5447-017-004;

Then west/southwest along the north/northwest boundary of APNs 5447-017-004 and 005 to the eastern edge of Avenue 18;

Then south along the eastern edge of Avenue 18, across Barranca Street to the easterly prolongation of the northern boundary of APN 5447-019-009;

Then west along the easterly prolongation of the northern boundary of APN 5447-019-009 and the northerly boundary of APN 5447-019-009 to the western boundary of APN 5447-019-009;

Then south along the western boundary of APNs 5447-019-009, 003, 004, 005, 007 and 008, across North Broadway and continuing along the western boundary of APN 5447-020-901 to the northern edge of North Spring Street;

Then east along the northern edge of North Spring Street to the northerly prolongation of the western boundary of APN 5447-026-900;

Then south along the northerly prolongation of the western boundary of APN 5447-026-900 and continuing along the western boundary of APN 5447-026-900 to the southern boundary of APN 5447-026-900;

Then east along the southern boundary of APNs 5447-026-900 and 902, across Avenue 18 and continuing along the southern boundary of all parcels on the south side of North Broadway (one parcel deep) between Avenue 18 and Avenue 20;

Then across Avenue 20 to include APNs 5447-024-030 and 29;

Then continuing east from the northeast corner of APN 5447-024-029 along the southern edge of North Broadway to the western boundary of APN 5204-006-034;

Then south along the western boundary of APN 5204-006-034 to the southern boundary of APN 5204-006-034;

Then east along the southern boundary of APNs 5204-006-034 and 900, across Avenue 22 to include APNs 5204-006-001 and 002, across Avenue 24 to the eastern edge of Avenue 24;

Then south along the eastern edge of Avenue 24 to the southern boundary of APN 5204-005-018;

Then east along the southern boundary of APNs 5204-005-018, 036 and 032, across Daly Street to the eastern edge of Daly Street;

Then south along the eastern edge of Daly Street to the northern edge of Manitou Avenue;

Then east along the northern edge of Manitou Avenue to the western edge of Workman Street;

Then north along the western edge of Workman Street to the southern edge of North Broadway.

**District Boundary Rationale:** The goal in setting the boundaries for the GLHPBID was to include all commercial properties and commercial businesses within the historic Lincoln Heights business district. The GLHPBID excludes residential uses and parcels wherever possible along the District's boundary edges, even though many are zoned commercial. In the opinion of this Assessment Engineer, these commercially zoned but residential use parcels along the District perimeter would not specially benefit from District programs and services and thus, are not included in the District.

#### Eastern Boundary

The eastern boundary is set at Johnston Street. The parcels to the east of the eastern boundary while zoned commercial, have different marketing needs than those commercial parcels west of Johnston Street and thus, the area east of the eastern boundary would not specially benefit from District programs and services and is not included in the District.

No District programs and services will be provided east of the eastern District boundary.

#### Northern Boundary

The area north of the northern boundary east of Daly Street is generally residentially zoned and/or residential uses. State Law precludes parcels zoned solely residential from being assessed and thus, these areas would not specially benefit from District programs and services and are not included in the District. No District programs and services will be provided north of the northern District boundary.

The area north of the northern boundary west of Daly includes primarily industrial uses that would not specially benefit from the District programs and services and thus, are not included in the District.

No District programs and services will be provided north of the northern District boundary.

#### Western Boundary

The western boundary is a natural barrier in the form of the Los Angeles River. There are no ties between Lincoln Heights and the neighborhoods to the west of the River.

No District programs and services will be provided west of the western District boundary.

#### Southern Boundary

The southern boundary along the entire District from the Los Angeles River east to Lincoln Park Avenue are residentially zoned neighborhoods. State Law precludes parcels zoned solely residential from being

assessed and thus, these areas would not specially benefit from District programs and services and are not included in the District.

No District programs and services will be provided south of the southern District boundary.

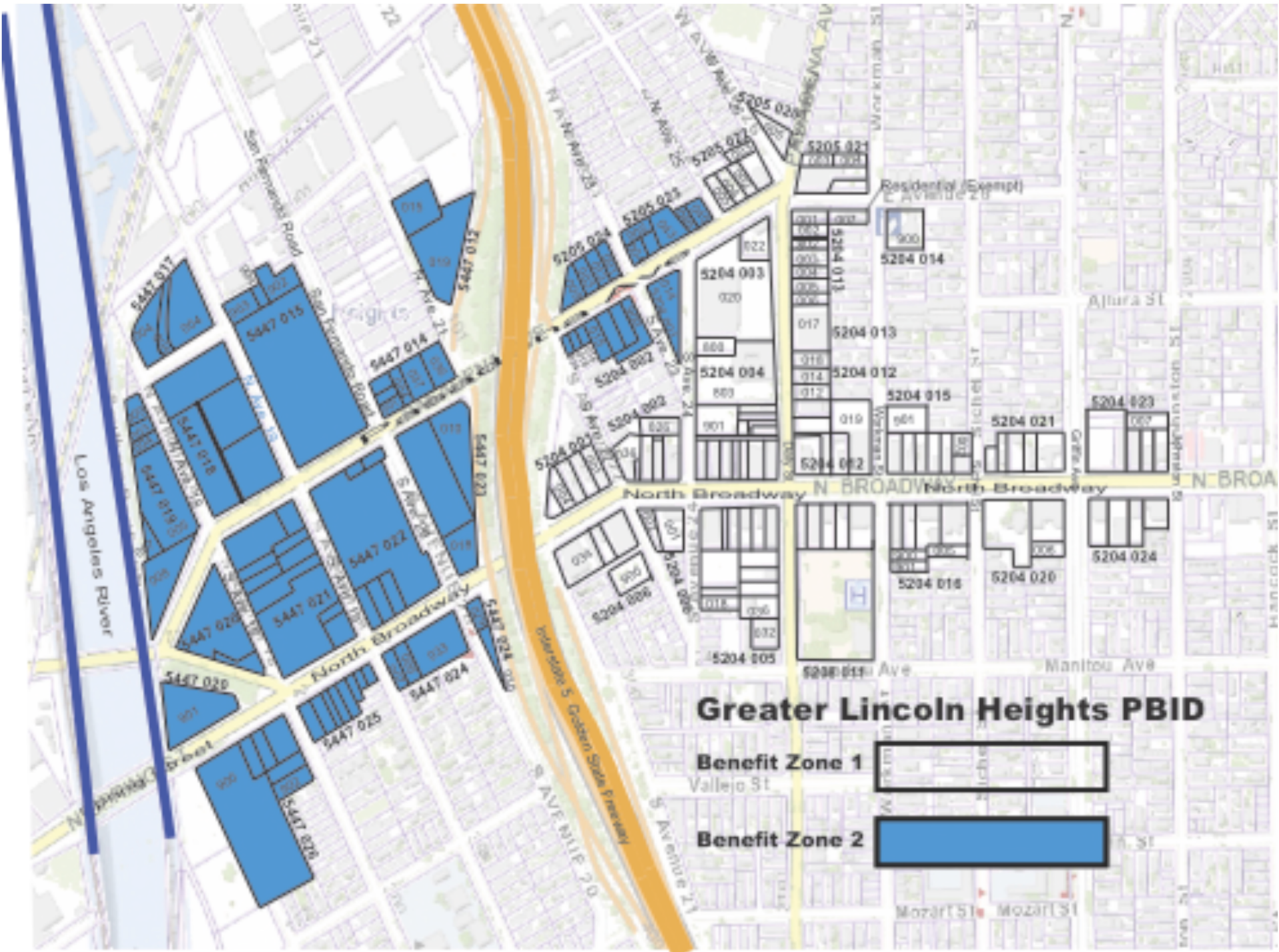
#### Miscellaneous

It is noted that there is a pocket neighborhood located roughly between the 5 Freeway on the west, S. Avenue 24 on the east, Pasadena Avenue on the north and North Broadway on the south that is excluded from the District. This commercially zoned neighborhood is comprised mainly of single family dwellings and church related parcels. It is the opinion of this Assessment Engineer that this neighborhood, void of commercial uses, would not specially benefit from District programs and services and thus, is not included in the District. No special benefit services will be provided within this area nor shall these excluded parcels specially benefit from District funded programs and services.

A list of all parcels included in the proposed GLHPBID is shown as Appendix 1, attached to this Report identified by their respective Los Angeles County assessor parcel number. The boundary of the proposed GLHPBID and benefit zones are shown on the map of the proposed GLHPBID attached as Appendix 2 to 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 this Report and in the Management District Plan. All GLHPBID 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 GLHPBID will proportionately specially benefit from the District funded programs and services (i.e. Sidewalk Operations & Beautification; District Identity, Organization & Contingency). These services, programs and improvements are intended to improve commerce, employment, rents and occupancy rates and investment return of individually assessed parcels and businesses on them within the GLHPBID. The GLHPBID confers special benefits on each and every individually assessed parcel by reducing crime, improving aesthetics and marketing goods and services available from individually assessed parcels and the businesses on them within the District, all considered necessary in a competitive properly managed mixed-use business district. 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 assessed parcels within the boundaries of the proposed GLHPBID.

The District includes 202 parcels of which 199 are identified as assessable within two Benefit Zones and which are listed in the Assessment Roll included as Appendix 1. For further information, a District Boundary Map showing benefit zones is included as Appendix 2.



# Section 3

## District Improvement and Activity Plan

### First Year Annual Budget

The first-year annual budget is projected to be \$ \$623,143.36

### Special Benefit Services & Rationale

During a series of property owner meetings, the Greater Lincoln Heights PBID Committee has prioritized the following categories of special benefit services for the new district:

- Sidewalk Operation and Beautification, which includes but is not limited to: Safe/security, Clean/maintenance and landscaping
- District Identity, Organization & Contingency, which includes but is not limited to: branding, organization operation, communication, image and contingency.

The cost of providing programs and services may vary depending on the market cost for those programs and services. Expenditures may require adjustment up or down to continue the intended level of programs and services. The GLHPBID shall have the right to reallocate up to 10% of the budget allocation by line item within the budgeted categories. Any change will be approved by the GLHPBID board of directors and submitted to the City of Los Angeles within its annual planning report. Pursuant to Section 36650 of the California Streets and Highways Code. The overall budget shall remain consistent with this MDP.

Services and improvements provided by the GLHPBID are designed to provide special benefits in the form of improving the economic and environmental vitality while preserving and strengthening the historical nature of the District. GLHPBID programs provide special benefits to assessed parcels with retail, mixed use commercial, parking, restaurant, art, industrial and office each benefit specifically from the District's sidewalk operations and beautification which incorporate the clean and safe programs for assessed parcels for increased lease rates.

In order to ensure that parcels outside of the District will not specially benefit from the improvements and services funded with the assessments, improvements and services will only be provided to each individually assessed parcel within the boundaries of the District. Specifically, cleaning personnel, and similar service providers employed in connection with the GLHPBID will only provide services to each individually assessed parcel within the District and will not provide services outside of District boundaries. Nor will GLHPBID promotional efforts, which are designed to increase economic activity for businesses within the assessed parcels, promote activities outside of District boundaries.

The service provider shall allocate the special benefit services based upon the assessments generated in each Benefit Zone. The percentages listed in Table 1.

**TABLE 1  
PROGRAMS & ACTIVITIES FUNDED (SPECIAL BENEFITS ONLY)**

Program or Activity funded by GLHPBID	Year 1 Annual Budget	Year 1 Annual Costs
<b>Sidewalk Operations and Beautification</b>	77%	\$ 479,820.39
<b>District Identity, Organization &amp; Contingency</b>	23%	\$ 1443,322.97
<b>Total</b>	<b>100%</b>	<b>\$ 623,143.36</b>

Property owners within the GLHPBID boundaries will specially benefit, proportionate to the level of

assessment to each parcel, from services and activities that support increased commerce by improving the appearance, promoting beautification and safety, and marketing the historic commercial corridors of the District. All services and activities are provided solely to properties within the GLHPBID boundaries and are designed only for the direct special benefit of the assessed properties in the District. These services are not provided outside of the District and because of their unique nature focusing on the particular needs of each property within the District provide particular and distinct special benefits to each of the parcels within the District.

Special Benefit Definition- Please refer to Engineers Report

General Benefit Definition Please refer to Engineers Report

### **Sidewalk Operations and Beautification (77%)**

These activities improve the economic vitality for each individually assessed parcel by making each individual assessed parcel cleaner, safer and more attractive. The special benefit to each individually assessed parcel from these activities is that cleaner and more attractive sidewalks create an increased sense of safety and lead to increased commercial activity, which directly relates to encouraging investment dollars, higher lease rates, generating additional pedestrian traffic, and a cleaner, safer atmosphere. Each of these activities specially benefits each individual assessed parcel, including commercial and government. This category includes several programs.

#### **Safe Program**

Private security will be provided based upon the proportionate amount assessed on parcels within each benefit zone.

Examples of these special benefit services include but are not limited to regular security patrols on foot, etc. These services are over and above those services currently provided by the Los Angeles Police Department.

#### **Clean Program**

Cleaning services, such as trash pickup and removal from the district; landscape services; and equipment expenses are included in this program. Clean services will be provided to assessed parcels within District boundaries. In order to consistently deal with cleaning issues, a multi-dimensional approach has been developed consisting of the following elements:

- **Sidewalk Cleaning:** Uniformed personnel sweep litter, debris and refuse from sidewalks, along fence lines, the public right of way, and gutters of the District. District personnel may pressure wash the sidewalks. Clean sidewalks support an increase in commerce and provide a special benefit to each individually assessed parcel in the district.
- **Trash Collection:** Collector truck personnel collect trash from sidewalk trash receptacles.
- **Graffiti Removal:** Painters remove graffiti by painting, using solvent and pressure washing. The District maintains a zero-tolerance graffiti policy.
- **Weed Abatement:** Weeds are removed as they become unsightly or as needed.
- **Landscape Maintenance:** Landscape maintenance is an important program that works to attract increased customers to the district. Landscape maintenance includes maintaining tree wells, planters and weed abatement. A well-landscaped district supports an increase in commerce and provides a special benefit to each individually assessed parcel in the district.
- Parcels that are under construction and/or vacant within the BID will be monitored for maintenance and security problems. For example, a broken security fence allowing access to the site would be reported to the property owner.
- **Paper Sign and Handbill Removal:** Paper signs and handbills scotch taped or glued on public and private property are removed by hand or when necessary by high-pressure hose within the GLHPBID boundaries. The above services will only be provided to the individual assessed parcels within the GLHPBID boundaries and therefore parcels outside of the boundaries will not receive this special benefit.

- **Special Collections:** Collector truck personnel are dispatched to collect large bulky items illegally dumped within the GLHPBID boundaries. The above services will only be provided to the individual assessed parcels within the GLHPBID boundaries and therefore parcels outside of the boundaries will not receive this special benefit.
- **Maintenance Problems Requiring Third Party Intervention:** Blighted or unsafe conditions created within the District but that are not within the authority/jurisdiction of the GLHPBID to address will be monitored. Service requests are made to the responsible party/agency for service. Types of conditions include blocked or damaged sewers or drains, damaged sidewalks/streets/alleys, non-operating streetlights, damaged or missing street signs, etc., within the GLHPBID boundaries. The above services will only be provided to the individual assessed parcels within the BID boundaries and therefore parcels outside of the boundaries will not receive special benefit.

### **Beautification Program**

**Design Elements:** Design, installation and maintenance of gateway signs; design, installation and maintenance of banner brackets and banner production; design and branding of logo; design, purchase, install and maintain street furniture and streetscape; purchase, installation, removal and maintenance of holiday decoration program. The above services will only be provided to the individual assessed parcels within the GLHPBID boundaries and therefore parcels outside of the boundaries will not receive special benefit.

**Special Projects:** Special projects are designed to enhance the assets and the image of the GLHPBID, for example the Lincoln Heights Certified Farmers Market within the GLHPBID boundaries. Special project funds will only be used to specially benefit parcels within the District. The benefit to individual parcels within the District from these services is increased commercial activity and increase in the attraction of pedestrians from transit ridership, which directly relates to increases in lease rates and enhanced commerce. The above services will only be provided to the individual assessed parcels within the BID boundaries and therefore parcels outside of the boundaries will not receive special benefit.

**Right of Way Strategies:** Develop strategies for economic development and possible expansion; develop plan of action for the implementation of and strategies for traffic calming and pedestrian safety related to business attraction and retention, and promotion of the area to prospective businesses; seek private and public grant funds to facilitate the work of the GLHPBID. The above services will only be provided to the individual assessed parcels within the BID boundaries and therefore parcels outside of the boundaries will not receive special benefit.

### **District Identity, Organization & Contingency (23%)**

**District Identity:** Advertising, Marketing and Promotions strategies such as website development and maintenance, Communications like newsletters, signage and holiday decorations will create an environment that provides a unique shopping experience for customers, tenants and employees. The special benefit to assessed parcels from these services is an increased likelihood of lease rates, increased sales, parking revenue and higher tenant occupancy because of an increase in commercial activity, and an overall increase in District activity.

**Organization:** A professional management staff oversees the GLHPBID services, which are delivered seven days per week. Management staff actively works on behalf of the GLHPBID to insure City and County services and policies support the District. Included in this line item are management labor, corporate operations, office expenses and organizational expenses such as insurance and the cost to conduct a yearly financial review and tax filing. A well-managed District provides necessary GLHPBID program oversight and guidance that produces higher quality and more efficient programs. The special benefit to assessed parcels from these services is an improved lease rates and tenant occupancy because of an increase in commercial activity, an increase in customers and residential serving businesses in part due to the work of the management staff as stated above.

**Contingency:** Included in this budget item are City recovery fees, delinquencies and no pays. Delinquencies- Up to ten percent (10%) of the budget is held in reserve to offset delinquent and/or slow payment from both public and private properties. City Fees- Assessments are budgeted in order to fund the

expenses charged by the City of Los Angeles and County of Los Angeles for collection and distribution of GLHPBID revenue. These reserves may be carried forward from year to year for a specific purpose or shall be reallocated to the designated budgetary categories found within the MDP.

**City Baseline Services**

All of the services provided to assessed parcels within the GLHPBID are over and above the city baseline services.

**General Benefit:** As stipulated in Article XIID Section 4(b) of the California Constitution, assessment district programs and activities confer a combination of general and special benefits to properties, but the only program benefits that can be assessed are those that provide special benefit to the assessed properties. For the purposes of this analysis, a “general benefit” is hereby 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 district or to the public at large.

The property uses within the boundaries of the District that will receive special benefits from District funded programs and services are currently a mix of general commercial, retail, office, entertainment, industrial, parking, residential, education and government facilities. Services, programs and improvements provided and funded by the District (i.e. Sidewalk Operations & Beautification; District Identity, Organization & Contingency) are primarily designed to provide special benefits to identified assessed parcels and the array of land uses within the boundaries of the GLHPBID as described in the Special Benefits Details.

**5 Year Operating Budget (Special and General Benefit Costs)**

A projected five-year operating budget for the GLHPBID is provided in Table 2. The projections are based upon a 5% maximum annual assessment rate increase:

**TABLE 2  
FIVE-YEAR BUDGET PROJECTION (ASSUMING 5% MAX ANNUAL RATE INCREASE)**

Projected Budget		2019	2020	2021	2022	2023
<b>Sidewalk Operations &amp; Beautification</b>	77%	\$ 479,820.39	\$ 503,811.41	\$ 529,001.98	\$ 555,452.08	\$ 583,224.68
<b>District Identity, Organization &amp; Contingency</b>	23%	\$ 143,322.97	\$ 150,489.12	\$ 158,013.58	\$ 165,914.26	\$ 174,209.97
<b>Total Assessment</b>	100%	\$ 623,143.36	\$ 654,300.53	\$ 687,015.56	\$ 721,366.34	\$ 757,434.65
<b>General Benefit Non-Assessment Costs</b>		\$ 15,296.02	\$ 16,060.82	\$ 16,863.86	\$ 17,707.05	\$ 18,592.40
<b>Total Budget</b>		<b>\$ 638,439.38</b>	<b>\$ 670,361.35</b>	<b>\$ 703,879.42</b>	<b>\$ 739,073.39</b>	<b>\$ 776,027.05</b>

**Implementation Timetable**

The GLHPBID is expected to be established and begin implementation of the MDP on January 1, 2019. Pursuant to State Law the GLHPBID will have a five-year life beginning January 1, 2019 through December 31, 2023.

**Cap**

The cost of providing programs and services may vary depending on the market cost for those programs and services. Expenditures may require adjustment up or down to continue the intended level of programs and services. Assessments may be subject to annual increases not to exceed the assessment rates in Table 2 for any given year. Increases will be determined and approved by the property owners’ association and will vary between 0% and 5% in any given year. Any change will be submitted to the City within the annual planning report, pursuant to Section 36650 of the California Streets and Highways Code.



## Section 4

### Assessment Methodology

The recommended methodology for the GLHPBID employs the following property variables in funding the special benefit assessments: building square footage, lot size and linear frontage. See Attachment I, the Assessment Engineers Report, for a complete analysis of the assessment methodology.

### Calculation of Assessments

As stipulated in Article XIID Section 4(b) of the California Constitution, assessment district programs and activities confer a combination of general and special benefits to properties, but only programs that provide special benefit to parcels can result in its assessment.

No assessment shall be imposed on any parcel, which exceeds the reasonable cost of the proportional special benefits conferred upon that parcel. Only special benefits are assessable and these benefits must be separated from any general benefits.

A general benefit is defined as a benefit to properties in the surrounding community or a benefit to the public in general resulting from improvement, activity or service to be provided by the assessment levied.

### Linear Street Frontage Defined

Properties are assessed for all street frontages. Street frontage footage was obtained from the County Assessor's parcel maps and is a direct measure of the static utilization of each parcel and its corresponding impact or draw on GLHPBID funded activities, many of which are linear in nature (i.e. Sidewalk Operations).

### Building Area Square Footage Defined

Building square footage is defined as gross building square footage as determined by the outside measurements of a building. Building square footage is obtained from the County Assessor's parcel maps. It is relevant to the interim use of a property and is a direct measure of the static utilization of each parcel and its corresponding impact or draw on GLHPBID funded activities.

### Lot Area Square Footage Defined

Lot square footage is defined as the total amount of area within the borders of the parcel. The borders of a parcel are obtained from the County Assessor parcel maps and is a direct measure of the current and future development capacity of each parcel and its corresponding impact or draw on GLHPBID funded activities.

**Assessment Calculation Formula:** Please refer to Engineers Report

### Special Circumstances

1. While all attempts have been made to exclude parcels developed exclusively with residential uses, there are several parcels with 1-4 residential units on commercially zoned parcels within the boundaries of the District. Such land uses proportionately specially benefit on a different and limited basis than other parcels in the District and until such uses are converted to commercial use, they will be assessed based solely on the parcel's building area which funds a portion of the sidewalk operations and not for the parcel's land area nor street frontage.
2. There are three parcels within the District that are zoned solely residential and are exempt from District assessments in accordance with State PBID Law that conclusively presumes that parcels zoned solely residential do not benefit from District programs, improvements and activities and thus, are not subject to assessments. These parcels are located at the southwest and northwest corners of Avenue 26 and Workman Street and will not be assessed nor will any District services be provided for the direct special benefit of these exempt parcels.
3. It is noted that all other residential parcels with multiple residential units (i.e. 5 units+) on them are considered commercial activities and will be assessed similar to standard commercial parcels with assessments based on the designated assessment factors – i.e. building area, land area and street

frontage.

4. It is further noted that identified Zone 2 parcels shall be provided with all the services and programs provided for Zone 1 identified parcels, except, no Holiday decorations will be provided in Zone 2 and due to the locale of Zone 2 parcels, Zone 2 parcels will not specially benefit from the Lincoln Heights Certified Market. Zone 2 assessment rates have been adjusted to offset the cost of these identified programs that will only specially benefit assessed parcels within Zone 1.

### Benefit Zones

**Benefit Zone 1** Except as noted below in Benefit Zone 2, Benefit Zone 1 includes all District parcels along North Broadway east of the 5 Freeway extending north to Griffin Avenue.

**Benefit Zone 2** Benefit Zone 2 includes all District parcels west of the 5 Freeway extending west to the Los Angeles River along Pasadena Avenue, North Broadway and North Spring Street. Benefit Zone 2 also includes parcels on both sides of Pasadena Avenue for two blocks east of the 5 Freeway. It is noted that identified Zone 2 parcels shall be provided with all the services and programs provided for Zone 1 identified parcels, except, no Holiday decorations will be provided in Zone 2 and due to the locale of Zone 2 parcels, it is the opinion of this Assessment Engineer that Zone 2 parcels will not specially benefit from the Lincoln Heights Certified market. Zone 2 assessment rates have been adjusted to offset the cost of these identified programs that will only specially benefit assessed parcels within Zone 1.

**TABLE 3  
PROJECTED ANNUAL COSTS FOR YEAR 1 BY BENEFIT ZONE**

Benefit Zone	Linear Frontage Year 1 Annual Costs	Lot Sq/ Footage Year 1 Annual Costs	Building Sq/Footage Year 1 Annual Costs	Residential Building Sq/Footage Year 1 Cost
1	\$ 9.00	\$ 0.10	\$ 0.05	\$ 0.10
2	\$ 9.00	\$ 0.09	\$ 0.03	\$ 0.10

**TABLE 4  
DATABASE FOR GREATER LINCOLN HEIGHTS PBID**

Benefit Zone	Total Frontage by linear ft.	Lot Sq/Footage Total	Building Sq/Footage Total	Residential Building Sq/ Footage Total
1	13,821 linear feet	1,422,296 sq. ft.	722,371 sq. ft.	0
2	16,330 linear feet	1,706,726 sq. ft.	633,679 sq. ft.	8,205
<b>Total</b>	<b>30,151 linear feet</b>	<b>3,129,022 sq. ft.</b>	<b>1,356.050 sq. ft.</b>	<b>8,205</b>

**TABLE 5  
AMOUNT GENERATED BY PROPERTY VARIABLE AND BENEFIT ZONE -YEAR 1**

Benefit Zone	Linear Frontage Total	Lot Sq/Footage Total	Building Sq/Footage Total	Residential Bldg. Sq/Footage Total	Total by Benefit Zone
1	\$ 124,389.00	\$ 142,229.60	\$ 36,118.55	\$ 0.00	\$ 302,737.15
2	\$ 146,970.00	\$ 153,605.34	\$ 19,010.37	\$ 820.50	\$ 320,406.21
<b>Total</b>	<b>\$ 271,359.00</b>	<b>\$ 295,834.94</b>	<b>\$ 55,128.92</b>	<b>\$ 820.50</b>	<b>\$ 623,143.36</b>

**TABLE 6  
LIST OF PARCELS WITH BENEFIT ZONES**

APN	Site #	St Name	Benefit Zone
5204001001	2129	N Broadway	1
5204001002	2127	N Broadway	1
5204001003	2119	N Broadway	1
5204001004	2115	N Broadway	1
5204001005		*no Site Address*	1
5204002013	2222	Pasadena Ave	2
5204002014	2218	Pasadena Ave	2

5204002015	2214	Pasadena Ave	2
5204002016	2206	Pasadena Ave	2
5204002018	2204	Pasadena Ave	2
5204002019	2205	N Broadway	1
5204002026	151	S Avenue 24	1
5204002027		*no Site Address*	1
5204002029	2207	N Broadway	1
5204002030	2215	N Broadway #B	1
5204002034	2200	Pasadena Ave	2

5204002036	2201	N Broadway	1
5204002038	163	S Avenue 24	1
5204002900		*no Site Address*	2
5204003014	2310	Pasadena Ave	2
5204003020	2511	Daly St	1
5204003022	2500	Pasadena Ave	1
5204003800		*no Site Address*	1
5204004001	2407	Daly St	1
5204004002	2421	N Broadway	1
5204004003	2421	Daly St	1
5204004004	2419	Daly St	1
5204004005	2423	Daly St	1
5204004006	2425	Daly St	1
5204004013	2401	N Broadway	1
5204004014	2409	N Broadway	1
5204004015	2411	N Broadway	1
5204004016	2417	N Broadway	1
5204004017	2419	N Broadway	1
5204004803		*no Site Address*	1
5204004900		*no Site Address*	1
5204004901	154	S Avenue 24	1
5204005003	2426	N Broadway	1
5204005004	2422	N Broadway	1
5204005005	2416	S Broadway	1
5204005006	2414	N Broadway	1
5204005007	2412	N Broadway	1
5204005009	2335	Daly St	1
5204005011	2333	Daly St	1
5204005014	2329	Daly St	1
5204005015	228	S Avenue 24	1
5204005018			1
5204005032	2309	Daly St	1
5204005034	2400	N Broadway	1
5204005036	2323	Daly St	1
5204005901	216	S Avenue 24	1
5204006001	2214	N Broadway	1
5204006002	2200	N Broadway	1
5204006007	2122- 26	N Broadway	1
5204006008	2116	N Broadway	1
5204006034	2108	N Broadway	1
5204006900		*no Site Address*	1
5204011001	2626	N Broadway	1
5204011002	2618	N Broadway	1
5204011003	2612	N Broadway	1
5204011004	2606	N Broadway	1
5204011005		*no Site Address*	1
5204011006	2600	N Broadway	1
5204011903		*no Site Address*	1
5204012002	2619	N Broadway	1
5204012003	2615	N Broadway	1
5204012004	2601	N Broadway	1
5204012010	2422	Daly St	1

5204012012	2428	Daly St	1
5204012014	2432	Daly St	1
5204012018	2440	Daly St	1
5204012019	2625	N Broadway	1
5204012900		*no Site Address*	1
5204013001	2532	Daly St	1
5204013002	2526	Daly St	1
5204013003	2516	Daly St	1
5204013004	2510	Daly St	1
5204013005	2502	Daly St	1
5204013006	2470	Daly St	1
5204013007	2535	Workman St	1
5204013017	2450	Daly St	1
5204013801		*no Site Address*	1
5204013802		*no Site Address*	1
5204014900		*no Site Address*	1
5204015001	2729	N Broadway	1
5204015002	2411	Sichel St	1
5204015003	2723	N Broadway	1
5204015004	2719	N Broadway	1
5204015005	2711	N Broadway	1
5204015006	2707	N Broadway	1
5204015007	2701	N Broadway	1
5204015901	2416	Workman St	1
5204016001	2730	N Broadway	1
5204016002	2712	N Broadway	1
5204016003	2708	N Broadway	1
5204016004	2700	N Broadway	1
5204016005	2339	Sichel St	1
5204016900		*no Site Address*	1
5204016901		*no Site Address*	1
5204020003	2814	N Broadway	1
5204020006			1
5204020022	2822	N Broadway	1
5204021003	2819	N Broadway	1
5204021004	2813	N Broadway	1
5204021005	2807	N Broadway	1
5204021006	2801	N Broadway	1
5204021029	2829	N Broadway	1
5204023002	2927	N Broadway	1
5204023003	2919	N Broadway	1
5204023007			1
5204023026	2929	N Broadway	1
5204023027	2901	N Broadway	1
5204024001	2924	N Broadway	1
5204024003	2920- 22	N Broadway	1
5204024004	2910	N Broadway	1
5204024005	2900	N Broadway	1
5205020005	2601	Pasadena Ave	1
5205021001	2601	Workman St	1
5205021002	111	E Avenue 26	1
5205021003	2610	Pasadena Ave	1

5205021004	2603	Workman St	1
5205022002	2515	Pasadena Ave	1
5205022003	116	W Avenue 26	1
5205022004	2511	Pasadena Ave	1
5205022005	2501	Pasadena Ave	1
5205022032	2521	Pasadena Ave	1
5205023003	2311	Pasadena Ave	2
5205023004	2301	Pasadena Ave	2
5205023005	112	N Avenue 23	2
5205023043	2317	Pasadena Ave	2
5205023045	2415	Pasadena Ave	2
5205023046	2403	Pasadena Ave	2
5205024001	2229	Pasadena Ave	2
5205024003	2219	Pasadena Ave	2
5205024009	2213	Pasadena Ave	2
5205024013	2225	Pasadena Ave	2
5447012015	154	N Avenue 21	2
5447012019	140	N Avenue 21	2
5447014001	2001	Pasadena Ave	2
5447014002	108	N San Fernando Rd	2
5447014003	110	N San Fernando Rd	2
5447014004	2011	Pasadena Ave	2
5447014036	2031	Pasadena Ave	2
5447014037	2019	Pasadena Ave	2
5447015901	140	N Avenue 19	2
5447016902			2
5447016903			2
5447016904			2
5447017004			2
5447017005			2
5447018007	152	N Avenue 18	2
5447018008	1801	Pasadena Ave	2
5447018801		*no Site Address*	2
5447018900	1831	Pasadena Ave	2
5447018901		*no Site Address*	2
5447019003	143	N Avenue 18	2
5447019004	137	N Avenue 18	2
5447019005	101	N Avenue 18	2
5447019007	1795	Pasadena Ave	2
5447019008	1795	Pasadena Ave	2
5447019009	147	N Avenue 18	2

5447020006	1721	N Broadway	2
5447020900		*no Site Address*	2
5447020901	1771	N Spring St	2
5447021001	1823	N Broadway	2
5447021002	147	S Avenue 19	2
5447021016	120	S Avenue 18	2
5447021018	115	S Avenue 19	2
5447021019		*no Site Address*	2
5447021022	1800	Pasadena Ave	2
5447021023	1800	Pasadena Ave	2
5447021026	117	S Avenue 19	2
5447021027	126	S Avenue 18	2
5447021028	1821	N Broadway	2
5447022003	1915	N Broadway	2
5447022004	1909	N Broadway	2
5447022005	1901	N Broadway	2
5447022022	1930	Pasadena Ave	2
5447022023	1918	Pasadena Ave	2
5447022031			2
5447023010	2020	Pasadena Ave	2
5447023018	2001	N Broadway	2
5447023019	136	S Avenue 20	2
5447024006	1908	N Broadway	2
5447024007	200	S Avenue 19	2
5447024029	202	S Avenue 20	2
5447024030		N Avenue 20	2
5447024033	211	S Avenue 20	2
5447025001	1830	N Broadway	2
5447025004	1824	N Broadway	2
5447025005	1822	N Broadway	2
5447025006	1818	N Broadway	2
5447025007	1814	N Broadway	2
5447025008	1812	N Broadway	2
5447025009	1804	N Broadway	2
5447025010	1800	N Broadway	2
5447026001	1796	N Spring St	2
5447026002	1786	N Spring St	2
5447026021	1782	N Spring St	2
5447026900		*no Site Address*	2
5447026901	219	S Avenue 18	2
5447026902	223	S Avenue 18	2

## Maximum Annual Assessment Adjustments

Assessment annual increases cannot exceed 5% per year. Increases will be determined and approved by the Owners' Association and will vary between zero and 5% in any fiscal year. The cost of providing programs and services may vary depending on the market cost for those programs and services. Expenditures may require adjustment up or down to continue the intended level of programs and services. The Owners' Association shall have the right to reallocate up to 10% of the budget allocation by line item within the budgeted categories. Any change will be submitted to the City of Los Angeles within the Annual Planning Report, pursuant to Section 36650 of the California Streets and Highways Code. The overall budget shall remain consistent with this MDP.

## Budget Adjustments

Any annual budget surplus will be rolled into the following year's District budget. The budget will be set accordingly, within the constraints of the MDP to adjust for surpluses that are carried forward.

### **Future Development**

As a result of continued development, the District may experience the addition or subtraction of assessable footage for parcels included and assessed within the District boundaries. The modification of parcel improvements assessed within the District may then change upwards or downwards the amount of total footage assessment for these parcels. In future years, the assessments for the special benefits bestowed upon the included GLHPBID parcels may change in accordance with the assessment methodology formula listed in the MDP and Engineer's Report provided the assessment rate does not change. If the assessment formula changes, then a Proposition 218 ballot will be required for approval of the formula changes. Pursuant to Government Code section 53750.

### **Time and Manner for Collecting Assessments**

As provided by State law, the District assessment will appear as a separate line item on annual property tax bills prepared by the County of Los Angeles. The Los Angeles City Clerk's office may direct bill the first year's assessment for all property owners and will direct bill any property owners whose special assessment does not appear on the tax rolls.

The assessments shall be collected at the same time and in the same manner as for the ad valorem property tax paid to the County of Los Angeles. These assessments shall provide for the same lien priority and penalties for delinquent payment as is provided for the ad valorem property tax. However, assessments may be billed directly by the City for any fiscal year of operation and then by the County for subsequent years. Any delinquent assessments owed for a year for which the City billed will be added to the County property tax roll for the following year. The "property owner" means any person shown as the owner/taxpayer on the last equalized assessment roll or otherwise known to be the owner/taxpayer by the City.

### **Disestablishment**

California State Law Section 36670 provides for the disestablishment of a District. Upon the termination of this District any remaining revenues shall be transferred to the renewed District, if one is established, pursuant to Streets and Highways Code Section 36660 (b). If disestablished, unexpended funds will be returned to property owners based upon each parcels percentage contribution.

### **Public Property Assessments**

The City of Los Angeles is a major property owner in the District. The City parcels will derive special benefits from the peripheral cleaning of City parking lots, which may attract more visitors and pedestrian traffic, and, in turn, generate additional parking revenue for the City. The additional parking usage and revenues may also yield greater sales tax revenues and provide greater economic prosperity for the City. In addition, GLHPBID programs and services will supplement the current base level of services that exists in and around the City parcels to ensure a system of cleanliness, order and reduction of criminal activity around many of these vacant or underutilized City owned parcels. The GLHPBID will convey a cleaner, more attractive and inviting environment, which will enhance the parking experience to visitors to the District shopping areas.

Each publicly owned parcel within the District will proportionately benefit from the District funded supplemental sidewalk operations (clean and safe) and beautification, district identity (newsletter and website) and organization (management). Each of these parcels specially benefit from District funded programs and services from cleaner and safer entrances and perimeters. In addition, the District funded marketing and district identity programs benefit publicly owned parcels by announcing public events and activities held at these public facilities and apprise employees of important District news, security issues and alerts and crime statistics. These services and programs are designed to improve the safety and cleanliness and usability of each publicly owned assessed parcel and facility within the District by reducing crime, litter and debris, all considered detractors to employment, visitation and use of public facilities.

**TABLE 7  
GOVERNMENT OWNED PARCELS IN THE GLHPBID**

APN	PUBLIC AGENCY OWNER	SITE ADDRESS	USE	BENEFIT ZONE	YEAR 1 (2018-19) ASSESSMENT	% of TOTAL
5204002900	L A CITY	*no Site Address*	FIRE STATION	2	\$3,902.19	0.626%
5204004901	L A CITY	154 S Avenue 24	PARKING LOT	1	\$2,932.50	0.471%
5204005901	L A CITY	216 S Avenue 24	PARKING LOT	1	\$3,060.00	0.491%
5204006900	L A CITY	*no Site Address*	PARKING LOT	1	\$2,450.00	0.393%
5204011903	L A CITY	*no Site Address*	RECREATION CENTER	1	\$23,574.30	3.783%
5204012900	L A CITY	*no Site Address*	PARKING LOT	1	\$1,410.00	0.226%
5204014900	L A CITY	*no Site Address*	LIBRARY	1	\$6,475.60	1.039%
5204015901	L A CITY	2416 Workman St	PARKING LOT	1	\$2,550.00	0.409%
5204016900	L A CITY	*no Site Address*	PARKING LOT	1	\$1,020.00	0.164%
5204016901	L A CITY	*no Site Address*	PARKING LOT	1	\$1,020.00	0.164%
5447015901	L A CITY	140 N Avenue 19	DOT CENTRAL YARD	2	\$32,572.80	5.227%
5447016902	L A CITY	*no Site Address*	DOT CENTRAL YARD	2	\$2,338.50	0.375%
5447016903	L A CITY	*no Site Address*	DOT CENTRAL YARD	2	\$1,663.20	0.267%
5447016904	L A CITY	*no Site Address*	DOT CENTRAL YARD	2	\$244.80	0.039%
5447018900	L A CITY	1831 Pasadena Ave	MAINTENANCE YARD	2	\$7,549.20	1.211%
5447018901	L A CITY	*no Site Address*	MAINTENANCE YARD	2	\$5,486.40	0.880%
5447020900	L A CITY	*no Site Address*	PARK/REC	2	\$2,341.71	0.376%
5447020901	L A CITY	1771 N Spring St	PARK/REC	2	\$10,416.09	1.672%
5447026900	L A CITY	*no Site Address*	RECREATION CENTER	2	\$14,304.33	2.296%
5447026901	L A CITY	219 S Avenue 18	RECREATION CENTER	2	\$1,460.94	0.234%
5447026902	L A CITY	223 S Avenue 18	RECREATION CENTER	2	\$1,521.45	0.244%
<b>L A CITY Total</b>					<b>\$128,294.01</b>	<b>20.587%</b>
5204004900	LA DWP	*no Site Address*	OFFICE	1	\$697.50	0.112%
<b>LA DWP Total</b>					<b>\$697.50</b>	<b>0.112%</b>
<b>Grand Total</b>					<b>\$128,991.51</b>	<b>20.699%</b>

## Section 5

### Property Business Improvement District Rules and Regulations

Pursuant to the Property and Business Improvement law of 1994, as amended, a business improvement district may establish rules and regulations that uniquely apply to the District. The GLHPBID has adopted the following rules:

#### Competitive Procurement Process

The Owner's Association shall develop a policy for competitive bidding when purchasing substantial amounts of services, products and/or equipment. The policy will aim to maximize service, quality, efficiency and cost effectiveness.

#### Renewal

District funds may be used for renewing the district.

**Bonds**

The District will not issue any bonds to finance any services or improvements in the district.

**District Formation**

District formation requires submission of petitions from property owners representing *over 50%* of the total weighted assessments. Once the petitions have been submitted to the City Clerk’s office, the Los Angeles City Council will adopt an Ordinance of Intention to establish the district and mail out ballots to all affected property owners. The district is formed if the weighted majority of returned ballots support the district formation.

**Duration**

The GLHPBID shall have a five-year term, which shall commence on January 1, 2019 and expire on December 31, 2023.

**Governance**

The Owners’ Association, as defined by Ordinance No. 173167 amending Los Administrative Code Chapter 9, Sections 6.600 to 6.620 will review the District Budget and policies annually within the limitations of the MDP as defined in Section 6.616 of Chapter 9 of the Administrative Code. Annual and quarterly reports will be filed with the City Clerk’s office.

The Owners’ Association may contract with the City of Los Angeles to implement the improvements and activities and oversee the day-to-day implementation of the MDP as well as submit recommendations to the City on issues including the annual budget and work plan.

**Section 6**

**List of Parcel Numbers of Properties Included in the GLHPBID**

APN	Year 1 (2018-19) Assessment	% of Total
5204001001	\$3,221.90	0.517%
5204001002	\$1,560.40	0.250%
5204001003	\$1,741.45	0.279%
5204001004	\$1,588.00	0.255%
5204001005	\$721.00	0.116%
5204002013	\$1,412.40	0.227%
5204002014	\$113.80	0.018%
5204002015	\$1,502.37	0.241%
5204002016	\$205.00	0.033%
5204002018	\$88.50	0.014%
5204002019	\$529.10	0.085%
5204002026	\$1,803.85	0.289%
5204002027	\$67.50	0.011%
5204002029	\$1,609.75	0.258%
5204002030	\$1,410.00	0.226%
5204002034	\$447.90	0.072%
5204002036	\$2,774.65	0.445%
5204002038	\$3,762.30	0.604%
5204002900	\$3,902.19	0.626%
5204003014	\$9,898.77	1.589%
5204003020	\$14,460.25	2.321%
5204003022	\$2,707.50	0.434%
5204003800	\$1,530.00	0.246%
5204004001	\$3,293.75	0.529%
5204004002	\$1,888.10	0.303%
5204004003	\$667.10	0.107%

5204004004	\$275.00	0.044%
5204004005	\$538.05	0.086%
5204004006	\$1,088.35	0.175%
5204004013	\$2,732.25	0.438%
5204004014	\$1,653.20	0.265%
5204004015	\$2,291.65	0.368%
5204004016	\$813.60	0.131%
5204004017	\$747.15	0.120%
5204004803	\$11,649.00	1.869%
5204004900	\$697.50	0.112%
5204004901	\$2,932.50	0.471%
5204005003	\$3,240.00	0.520%
5204005004	\$1,572.20	0.252%
5204005005	\$1,590.25	0.255%
5204005006	\$1,260.00	0.202%
5204005007	\$554.00	0.089%
5204005009	\$1,530.00	0.246%
5204005011	\$1,325.00	0.213%
5204005014	\$1,275.00	0.205%
5204005015	\$1,020.00	0.164%
5204005018	\$1,020.00	0.164%
5204005032	\$2,569.85	0.412%
5204005034	\$4,203.45	0.675%
5204005036	\$2,216.00	0.356%
5204005901	\$3,060.00	0.491%
5204006001	\$4,017.00	0.645%
5204006002	\$2,540.80	0.408%

5204006007	\$4,650.00	0.746%
5204006008	\$1,324.25	0.213%
5204006034	\$6,191.30	0.994%
5204006900	\$2,450.00	0.393%
5204011001	\$5,074.40	0.814%
5204011002	\$1,513.15	0.243%
5204011003	\$1,719.15	0.276%
5204011004	\$1,798.50	0.289%
5204011005	\$33.00	0.005%
5204011006	\$2,624.00	0.421%
5204011903	\$23,574.30	3.783%
5204012002	\$1,630.50	0.262%
5204012003	\$1,685.75	0.271%
5204012004	\$3,735.25	0.599%
5204012010	\$1,283.00	0.206%
5204012012	\$1,534.35	0.246%
5204012014	\$1,766.55	0.283%
5204012018	\$1,636.40	0.263%
5204012019	\$7,775.80	1.248%
5204012900	\$1,410.00	0.226%
5204013001	\$3,395.95	0.545%
5204013002	\$1,286.30	0.206%
5204013003	\$1,414.15	0.227%
5204013004	\$1,385.80	0.222%
5204013005	\$1,275.70	0.205%
5204013006	\$1,473.25	0.236%
5204013007	\$0.00	0.000%
5204013017	\$5,080.80	0.815%
5204013801	\$49.00	0.008%
5204013802	\$1,204.55	0.193%
5204014900	\$6,475.60	1.039%
5204015001	\$1,888.40	0.303%
5204015002	\$1,814.05	0.291%
5204015003	\$1,254.00	0.201%
5204015004	\$1,446.50	0.232%
5204015005	\$1,452.15	0.233%
5204015006	\$1,420.10	0.228%
5204015007	\$3,665.50	0.588%
5204015901	\$2,550.00	0.409%

5204016001	\$4,155.25	0.667%
5204016002	\$3,660.10	0.587%
5204016003	\$1,357.30	0.218%
5204016004	\$3,660.00	0.587%
5204016005	\$1,130.00	0.181%
5204016900	\$1,020.00	0.164%
5204016901	\$1,020.00	0.164%
5204020003	\$7,503.90	1.204%
5204020006	\$1,155.00	0.185%
5204020022	\$5,489.75	0.881%
5204021003	\$1,383.40	0.222%
5204021004	\$1,430.35	0.230%
5204021005	\$1,407.85	0.226%
5204021006	\$1,872.15	0.300%
5204021029	\$4,026.65	0.646%
5204023002	\$1,344.20	0.216%
5204023003	\$1,877.95	0.301%
5204023007	\$1,530.00	0.246%
5204023026	\$2,543.40	0.408%
5204023027	\$7,717.10	1.238%
5204024001	\$3,672.00	0.589%
5204024003	\$1,565.75	0.251%
5204024004	\$2,310.00	0.371%
5204024005	\$3,882.30	0.623%
5205020005	\$4,952.15	0.795%
5205021001	\$0.00	0.000%
5205021002	\$4,872.95	0.782%
5205021003	\$1,130.20	0.181%
5205021004	\$0.00	0.000%
5205022002	\$1,662.80	0.267%
5205022003	\$1,107.00	0.178%
5205022004	\$1,140.00	0.183%
5205022005	\$2,754.60	0.442%
5205022032	\$2,713.20	0.435%
5205023003	\$1,217.04	0.195%
5205023004	\$2,095.14	0.336%
5205023005	\$1,078.02	0.173%



5205023043	\$2,694.15	0.432%
5205023045	\$2,091.90	0.336%
5205023046	\$824.97	0.132%
5205024001	\$255.50	0.041%
5205024003	\$1,386.27	0.222%
5205024009	\$157.70	0.025%
5205024013	\$1,102.50	0.177%
5447012015	\$3,225.60	0.518%
5447012019	\$8,034.93	1.289%
5447014001	\$1,668.63	0.268%
5447014002	\$740.22	0.119%
5447014003	\$954.69	0.153%
5447014004	\$1,015.20	0.163%
5447014036	\$3,412.80	0.548%
5447014037	\$2,242.17	0.360%
5447015901	\$32,572.80	5.227%
5447016902	\$2,338.50	0.375%
5447016903	\$1,663.20	0.267%
5447016904	\$244.80	0.039%
5447017004	\$12,000.60	1.926%
5447017005	\$689.58	0.111%
5447018007	\$10,022.52	1.608%
5447018008	\$9,401.85	1.509%
5447018801	\$394.65	0.063%
5447018900	\$7,549.20	1.211%
5447018901	\$5,486.40	0.880%
5447019003	\$909.00	0.146%
5447019004	\$978.75	0.157%
5447019005	\$8,885.82	1.426%
5447019007	\$452.16	0.073%
5447019008	\$5,619.36	0.902%
5447019009	\$1,688.70	0.271%
5447020006	\$14,344.62	2.302%
5447020900	\$2,341.71	0.376%
5447020901	\$10,416.09	1.672%
5447021001	\$3,071.85	0.493%
5447021002	\$916.68	0.147%

5447021016	\$954.00	0.153%
5447021018	\$954.00	0.153%
5447021019	\$1,001.70	0.161%
5447021022	\$7,989.36	1.282%
5447021023	\$2,641.77	0.424%
5447021026	\$1,431.00	0.230%
5447021027	\$3,264.00	0.524%
5447021028	\$13,053.21	2.095%
5447022003	\$1,351.35	0.217%
5447022004	\$1,455.81	0.234%
5447022005	\$2,576.88	0.414%
5447022022	\$1,722.66	0.276%
5447022023	\$1,182.45	0.190%
5447022031	\$26,544.42	4.260%
5447023010	\$5,040.60	0.809%
5447023018	\$3,656.25	0.587%
5447023019	\$11,489.07	1.844%
5447024006	\$1,227.60	0.197%
5447024007	\$2,606.04	0.418%
5447024029	\$2,531.79	0.406%
5447024030	\$3,000.60	0.482%
5447024033	\$7,671.60	1.231%
5447025001	\$1,480.08	0.238%
5447025004	\$810.12	0.130%
5447025005	\$531.36	0.085%
5447025006	\$1,240.26	0.199%
5447025007	\$872.40	0.140%
5447025008	\$573.96	0.092%
5447025009	\$1,307.52	0.210%
5447025010	\$2,686.59	0.431%
5447026001	\$3,780.57	0.607%
5447026002	\$1,505.67	0.242%
5447026021	\$1,227.60	0.197%
5447026900	\$14,304.33	2.296%
5447026901	\$1,460.94	0.234%
5447026902	\$1,521.45	0.244%
<b>Total</b>	<b>\$623,143.36</b>	<b>100.000%</b>

# ATTACHMENT 1

## **GREATER LINCOLN HEIGHTS PROPERTY BUSINESS IMPROVEMENT DISTRICT RENEWAL**

# **ASSESSMENT ENGINEER'S REPORT**

*Being Established 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*

*Prepared by  
Edward V. Henning  
California Registered Professional Engineer # 26549  
Edward Henning & Associates*

**May 24, 2018**  
Final