

**Attachment A**

**Greater Leimert Park Village/  
Crenshaw Corridor  
Business Improvement District**

**FINAL Engineer's Report**

**Los Angeles, California  
November 2023**

***Prepared by:***  
**Kristin Lowell Inc.**

*Prepared pursuant to the State of California  
Property and Business Improvement District Law of 1994  
And Article XIID of the California Constitution  
to create a property-based business improvement district*

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## ENGINEER'S STATEMENT

This Report is prepared pursuant to Article XIIID of the California State Constitution (Proposition 218) and the State of California Property and Business Improvement District Law of 1994 as amended.

The Greater Leimert Park Village/Crenshaw Corridor Property-Based Business Improvement District ("PBID") will provide activities either currently not provided or are above and beyond what the City of Los Angeles provides. These activities will specially benefit each individual assessable parcel in the PBID. Every individual assessed parcel within the PBID receives special benefit from the activities identified under Section B of this Report. Only those individual assessed parcels within the PBID receive the special benefit of these proposed activities.

The duration of the proposed PBID is ten (10) years, commencing January 1, 2025 and ending December 31, 2034. An estimated budget for the PBID improvements and activities is set forth in Section D. Assessments will be subject to an annual increase of up to 7% per year as determined by the Owners' Association. Assessment increases must stay between 0% and 7% in any given year. Funding for the PBID improvements and activities shall be derived from a property-based assessment of each specially benefitted parcel in the PBID. A detailed description of the methodology for determining the proportional special benefit each individual assessable parcel receives from the service and the assessment for each parcel is set forth in Section F.

I hereby certify to the best of my professional knowledge that each of the identified assessable parcels located within the PBID will receive a special benefit over and above the benefits conferred to those parcels outside of the PBID boundary and to the public at large and that the amount of the proposed special assessment is proportional to, and no greater than the special benefits received.



Respectfully submitted,

A handwritten signature in blue ink that reads "Terrance E. Lowell".

Terrance E. Lowell, P.E.

## SECTION A: LEGISLATIVE AND JUDICIAL REVIEW

### ***Property and Business Improvement District Law of 1994***

The Property and Business Improvement District Law of 1994 (the "State Law") is the legislation that authorizes the City to levy assessments upon real property for the purposes of providing improvements and activities that specially benefit each individual assessed parcel in the PBID. The purpose of the PBID is to encourage commerce, investment, and business activities. In order to meet these goals PBIDs typically fund activities and improvements, such as, enhanced safety and cleaning. Unlike other assessment districts which fund the construction of public capital improvements or maintenance thereof, PBIDs provide activities and improvements "to promote the economic revitalization and physical maintenance of the business districts of its cities in order to create jobs, attract new businesses, and prevent the erosion of the business districts." (Streets and Highways Code Section 36601(b)). The improvements and activities funded through the PBID are over and above those already provided by the City within the PBID's boundaries. Each of the PBID activities or improvements is intended to increase building occupancy and lease rates, to encourage new business development, attract businesses that benefit the parcels, and improve the economic vitality of parcels.

Specifically, the State Law defines "Improvements" and "Activities" as follows:

*"Improvement" means the acquisition, construction, installation, or maintenance of any tangible property with an estimated useful life of five years..."<sup>1</sup>*

*"Activities" means, but is not limited to, all of the following:*

- (a) Promotion of public events which benefit businesses or real property in the district.*
- (b) Furnishing of music in any public place within the district.*
- (c) Promotion of tourism within the district.*
- (d) Marketing and economic development, including retail retention and recruitment.*
- (e) Providing safety, sanitation, graffiti removal, street and sidewalk cleaning, and other municipal services supplemental to those normally provided by the municipality.*
- (f) Activities which benefit businesses and real property located in the district."<sup>2</sup>*

As of July 19, 2022, the State Law, Section 36615.5 (b), was amended to further define special benefit as it relates to the improvements and activities these districts provide. Specifically, the amendment states: "Special benefit also includes, for purposes of a property-based district, a particular and distinct benefit provided directly to each assessed parcel within the district. Merely because parcels throughout an assessment district share the same special benefits does not make the benefits general."<sup>3</sup>

<sup>1</sup> California Streets and Highways Code, Section 36610.

<sup>2</sup> California Streets and Highways Code, Section 36613.

<sup>3</sup> California Streets and Highways Code, Section 36615.5(b)

## **Article XIID of the State Constitution**

In 1996, California voters approved Proposition 218, codified in part as Article XIID of the State Constitution. Among other requirements, Article XIID changes the way local agencies enact local taxes and levy assessments on real property. It states, in relevant part, that:

*(a) An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel. Only special benefits are assessable, and an agency shall separate the general benefits from the special benefits conferred on a parcel. 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.*

*(b) All assessments shall be supported by a detailed engineer's report prepared by a registered professional engineer certified by the State of California.<sup>4</sup>*

*"Special benefit" means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute "special benefit."<sup>5</sup>*

## **Judicial Guidance**

Since the enactment of Article XIID, the courts have rendered opinions regarding various aspects of Article XIID. The notable portion of a case that applies to PBIDs in particular is noted below.

*"The engineer's report describes the services to be provided by the PBID [i.e. the PBID]; (1) security, (2) streetscape maintenance (e.g., street sweeping, gutter cleaning, graffiti removal), and (3) marketing, promotion, and special events. They are all services over and above those already provided by the City within the boundaries of the PBID. And they are particular and distinct benefits to be provided only to the properties within the PBID, not to the public at large—they 'affect the assessed property in a way that is particular and distinct from [their] effect on other parcels and that real property in general and the public at large do not share.'"<sup>6</sup>*

The contents of this Engineer's Report are prepared in compliance with the above noted authorizing State Law, the State Constitution and the judicial opinion.

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<sup>4</sup> Section 4, Article XIID of the State Constitution.

<sup>5</sup> Section 2 (i), Article XIID of the State Constitution.

<sup>6</sup> Dahms v. Downtown Pomona Property and Business Improvement District (2009) 174 Cal.App. 4th 708, 722.

## SECTION B: IMPROVEMENTS AND ACTIVITIES

The Greater Leimert Park Village/Crenshaw Corridor PBID Steering Committee collectively determined the priority for improvements and activities that the PBID will deliver. The primary needs as determined by the property owners are Clean, Safe and Beautification programs as well as Marketing activities specifically, the Greater Leimert Park Village/Crenshaw Corridor PBID shall provide the following activities:

### ***CLEAN, SAFE and BEAUTIFICATION***

#### **Clean & Beautification Program**

To consistently deal with cleaning issues, a Clean & Beautification Program will continue to be provided. The Clean Team will only provide service to properties within District boundaries. A multi-dimensional approach has been developed consisting of the following elements.

Personnel sweep litter, debris, and refuse from sidewalks and gutters of the District. Paper signs and handbills taped or glued on property, utility boxes, and poles are removed. District personnel will pressure wash sidewalks when the budget allows. Collector truck personnel collect trash from sidewalk trash receptacles. Painters remove graffiti by painting, using solvent, and pressure washing. The District maintains a zero-tolerance graffiti policy. Clean sidewalks support increased commerce and provide a special benefit to each individually assessed parcel in the district.

Retail, Restaurant, and Art parcels benefit from District programs that work to provide greater pedestrian traffic, increased sales, an enhanced business climate, new business attraction, business retention, and increased business investment within the District. Office parcels benefit from the District programs, which increase pedestrian foot traffic and provide an enhanced sense of safety, cleanliness, and a creative environment within the District. This all increases occupancy and enhances the business climate, new business attraction, retention, and investment. Transit parcels benefit from District programs that work to provide greater pedestrian traffic, an enhanced sense of safety and cleanliness, and a positive user experience, which increases ridership. Mixed use commercial parcels benefit from District programs that provide an enhanced sense of safety, cleanliness, and a positive user experience, which, in turn, enhances the business climate, improves the business offering, and attracts new residents within the District.

The Clean Team will only provide service to assessed parcels within District boundaries. The special benefit to assessed parcels from these services is increased commercial activity which directly relates to increases in lease rates and customer usage. Dirty and unclean sidewalks deter pedestrians and commercial activity.

#### **Safe Team Program**

The Safe Program will provide safety services for the individual parcels within the District through patrolling. The Safe Team Program aims to deter and report illegal activities on the streets, sidewalks, storefronts, and parking lots. A safety team will work with the clean and beautification team to provide on-site services throughout the district. The Program will supplement, not replace, other ongoing police, security, and patrol efforts within the District. The Safe Team Program will only provide its services within the District boundaries. The special benefit to parcels from these services is increased commercial activity which directly relates to increases in lease rates and customer usage. A District that is perceived as unsafe deters pedestrian and commercial activity.

Retail, Restaurant, and Art parcels benefit from District programs that work to provide greater pedestrian traffic, increased sales, an enhanced business climate, new business attraction, business retention, and increased business investment within the District. Office parcels benefit from the District programs, which increase pedestrian foot traffic and provide an enhanced sense of safety, cleanliness, and a creative environment within the District. This increases occupancy and enhances the business climate, new business attraction, retention, and investment. Parking parcels benefit from District programs that provide an enhanced business climate, new business attraction, business retention, District investment, and increased sales, all of which draw more users and cars to the District. Transit parcels benefit from District programs that work to provide greater pedestrian traffic, an enhanced sense of safety and cleanliness, and a positive user experience, which increases ridership. Mixed use commercial parcels benefit from District programs that provide an enhanced sense of safety, cleanliness, and a positive user experience, which, in turn, enhances the business climate, improves the business offering, and attracts new residents within the District.

## **MARKETING**

In order to communicate the changes that are taking place in the Greater Leimert Park Village/Crenshaw Corridor Business Improvement District and to enhance the positive perception of the Greater Leimert Park Village/Crenshaw Corridor Business Improvement District parcels, a professionally developed communications program has been created. This is a special benefit because it works to improve the positive perception of the District. Decisions on where to shop, eat, work, and live are largely based on a perception of the place. The special benefit to District assessed parcels from these services is increased commercial activity directly related to lease rate increases and enhanced commerce.

This all works to increase occupancy and enhances the business climate, new business attraction, retention, and investment. Retail, Restaurant, and Art parcels benefit from increased exposure and awareness of District programs that work to provide greater pedestrian traffic, increased sales, an enhanced business climate, new business attraction, business retention, and increased business investment. Office parcels benefit from District programs that provide increased exposure and awareness, providing an enhanced business climate, new business, tenant attraction, business/tenant retention, and increased business investment. Parking parcels benefit from District programs, which provide increased exposure and awareness, which in turn provide an enhanced business. Transit parcels benefit from greater awareness of businesses and offerings that work to provide greater pedestrian traffic and a positive user experience, which increases ridership. Mixed use commercial parcels benefit from District programs that provide an increased awareness of District amenities such as retail and transit options, which, in turn, enhances the business climate, improves the business offering and attracts new residents.

The following are some of the communication programs currently in place or being considered but not limited to are:

- Media and Communication programs
- District stakeholder communications
- Website
- Events and Activations

### **ADMINISTRATIVE/CITY FEES/CONTINGENCY**

Administrative staff expenses are allocated according to generally accepted accounting job costing procedures and are allocated to the specific areas in which staff works. 37% of the Administrative/City Fees/Contingency budget is allocated to administrative staff expenses.

A well-managed District provides necessary BID program oversight and guidance, producing higher quality and more efficient programs. Administrative staff implement the programs and services of the District. The special benefit to assessed parcels from these services is increased commercial activity which directly relates to increases in lease rates and enhanced commerce.

The improvements and activities are managed by a professional staff that requires centralized administrative support overseeing District services. Administrative staff actively works and advocates on behalf of the District parcels to ensure that City and County services and policies support the District. The remainder is for operations items such as office expenses, professional services, organizational expenses such as insurance, accounting, CPA, contingency expenses, and City fees to collect and process the assessments. Renewal of the District will be funded from this line item.



## SECTION C: BENEFITTING PARCELS

### ***PBID Boundary Description***

The Greater Leimert Park Village/Crenshaw Corridor Business Improvement District includes all property within a boundary formed by:

Beginning at the northwest corner of parcel 5033-004-901, then east along the north line of said parcel to east line of said parcel, then south along the east line of parcel 5033-004-901 and the east line of parcels abutting the east side of Crenshaw Boulevard to the south side of Martin Luther King, Jr. Boulevard, then east to the west side of McClung Drive, then south to the southeast corner of parcel 5024-009-015, then west to the east line of the parcels abutting the east side of Crenshaw Boulevard, then south along the east line of the parcels abutting the east side of Crenshaw Boulevard to the point closest to the north line of parcel 5024-017-001, then across and east along the north line of said parcel and the north line of the parcels abutting the north side of 43rd Street to the west side of Leimert Boulevard, then south along the west side of Leimert Boulevard to its intersection with the east side of Crenshaw Boulevard, then north along the east side of Crenshaw Boulevard to a point directly east of parcel 5013-013-013, then west along the south line of parcels 5013-013-013 and 5013-013-014 to the southwest corner of parcel 5013-013-014, then north along the west line of said parcel and the parcels abutting the west side of Crenshaw Boulevard to Stocker Street, then across Stocker Street to a point in the south line of parcel 5032-002-040 on the north side of Stocker Street, then southwesterly along the north side of Stocker Street to the southeasterly side of Santa Rosalia Drive, then northwesterly along the east side of Santa Rosalia Drive to the east side of Buckingham Drive, then north along the east side of Buckingham Drive to the southwesterly side of Martin Luther King, Jr. Boulevard, then south along the southwesterly side of Martin Luther King, Jr. Boulevard to the southeasterly side of Marlton Avenue, then northerly along the easterly side of Marlton Avenue to the northwest corner of parcel 5032-002-058, then east along the south side of 39<sup>th</sup> Street to the west side of Crenshaw Boulevard, then south along the west side of Crenshaw Boulevard to a point directly west of the northwest corner of parcel 5033-004-901, then east to the point of beginning.

### ***Benefit Zones***

#### **Zone 1:**

Commercial areas along Crenshaw Blvd (excluding the Baldwin Hills/Crenshaw Plaza Mall), Marlton Square, the core Leimert Park Village area parcels, and the commercial area along Leimert Blvd. make up Zone 1. The area along Crenshaw Blvd. includes the east side of Crenshaw from parcel 5033-004-901 to the north side of Stocker St., and both sides of Crenshaw Blvd. from the south side of Stocker St. to parcel 5013-013-013 just south of W. Vernon Avenue on the west side and parcel 5024-018-008 just north of the parcel at the northeast corner of Crenshaw Blvd. and 43<sup>rd</sup> Pl, on the east side of Crenshaw Blvd. Marlton Square is bounded by Martin Luther King, Jr. Blvd. to the north, Santa Rosalia Dr. to the south, Buckingham Rd. to the west and Marlton Ave. to the east. The Leimert Park Village area is bounded by the northern boundary of the parcels abutting the north side of W. 43rd St., the southern boundary of the parcels abutting the north side of W. 43rd Pl., and parcels facing Degnan Blvd. on both the east and west. The area along Leimert Blvd. includes parcels abutting the west side of Leimert Blvd. from 43rd St. to the intersection of Leimert Blvd. and Crenshaw Blvd. and includes one Metro station located at Crenshaw Blvd. and Vernon Ave. in Leimert Park Village. This area has the

highest pedestrian counts generated by the businesses and the highest demand for clean, safe & beautification services.

**Zone 2:**

Baldwin Hills/Crenshaw Plaza Mall parcels make up Zone 2. This zone is bounded by 39th St. to the north, Santa Rosalia Dr. and Stocker St. to the south, Marlton Ave. to the west and Crenshaw Blvd. to the east. It includes a Metro station located at the Baldwin Hills/Crenshaw Plaza shopping mall at the corner of Martin Luther King, Jr. Blvd. and Crenshaw Blvd. Zone 2 has a lower need for marketing and clean, safe & beautification services than Zone 1 due to the Mall service infrastructure.

**District Expansion**

District boundaries have expanded to include the following:

- Parcel 5033-004-901

***District Boundary Rationale***

Leimert Park is unique in that for over 50 years it has been an important center of African American art and culture as well as a center of commerce in the African American community. Baldwin Hills/Crenshaw Plaza Mall, which is within the District, was one of the first large shopping malls developed in the United States. The boundaries for the Greater Leimert Park Village/Crenshaw Corridor BID were established in 2003 in an effort to respect the historic nature of the commercial district and bring revitalization to the district.

The property uses within the general boundaries of the Greater Leimert Park Village/Crenshaw Corridor Business Improvement District are a mix of retail, restaurant, art, office, parking, transit and mixed-use commercial parcels. Services and improvements provided by the District are designed to provide special benefits to parcels that contain mix of retail, restaurant, art, office, parking, transit and mixed-use commercial uses. Services and improvements provided by the District are designed to provide special benefits in the form of improving the economic vitality within the District by increasing building occupancy and lease rates, encouraging new business development, attracting residential serving businesses and services, attracting office, creative and retail tenants, attracting retail and transit customers, attracting new residents, and encouraging commerce that provide a special benefit to retail, restaurant, art, office, parking, transit and mixed-use commercial parcels.

All of the services provided such as the safety work provided by the Safe Team and the cleaning work provided by the Clean Team are services that are over and above the City's baseline of services and are not provided by the City. These services are not provided outside of the District because of the unique nature of these services focusing on the particular needs of each individually assessed property within the District. These services provide particular and distinct benefits to each of the individually assessed parcels within the District.

**Northern Boundary:** The northern boundary of the Greater Leimert Park Village/Crenshaw Corridor Business Improvement District is West Martin Luther King Jr. Boulevard, West 39<sup>th</sup> Street, and the north parcel line of parcels facing on the north side of West 43<sup>rd</sup> Street. Parcels north of West Martin Luther King Jr. Boulevard, the east side of West 39<sup>th</sup> Street, and the north side West 43<sup>rd</sup> Street are zoned solely residential and will not specially benefit from the unique improvements and services which 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 commercial uses within the District. These programs are not designed to provide special benefit to the residential uses outside of District boundaries because District programs are designed to provide special benefits to the retail, restaurant, art, office, parking and mixed-use commercial uses in the form of increasing commercial building occupancy and lease rates, encouraging new business development, enhancing pedestrian pathways and encouraging commerce. Programs funded with the assessment, will only be provided to individual assessed parcels within the boundaries of the District.

Parcels directly north of the west side of West 39<sup>th</sup> Street differ from District uses in that they do not depend on pedestrian traffic to support their businesses. An example of which is the funeral home just outside the District boundaries. Parcels north of the District also differ in commercial scale and use than the Baldwin Hills/Crenshaw Plaza Mall parcels in that they do not depend on walk up business and do not have the same historic nature of other commercial parcels within the District. Specifically, cleaning personnel, and similar service providers employed in connection with the District will only provide services to individual assessed parcels on the streets and sidewalks within the District and will not provide services outside of District boundaries.

**Eastern Boundary:** The eastern boundary of the Greater Leimert Park Village/Crenshaw Corridor Business Improvement District varies between the west side of Leimert Boulevard on the south and the eastern parcel line of parcels facing on the east side of Crenshaw Boulevard, except for the residentially zoned parcels on the east side of Crenshaw Boulevard between 39<sup>th</sup> Street and Martin Luther King, Jr. Blvd. This boundary was determined because properties within the district are commercial while properties outside the eastern district boundary are solely residential in use and will not specially benefit from the unique improvements and services which 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 commercial uses within the District.

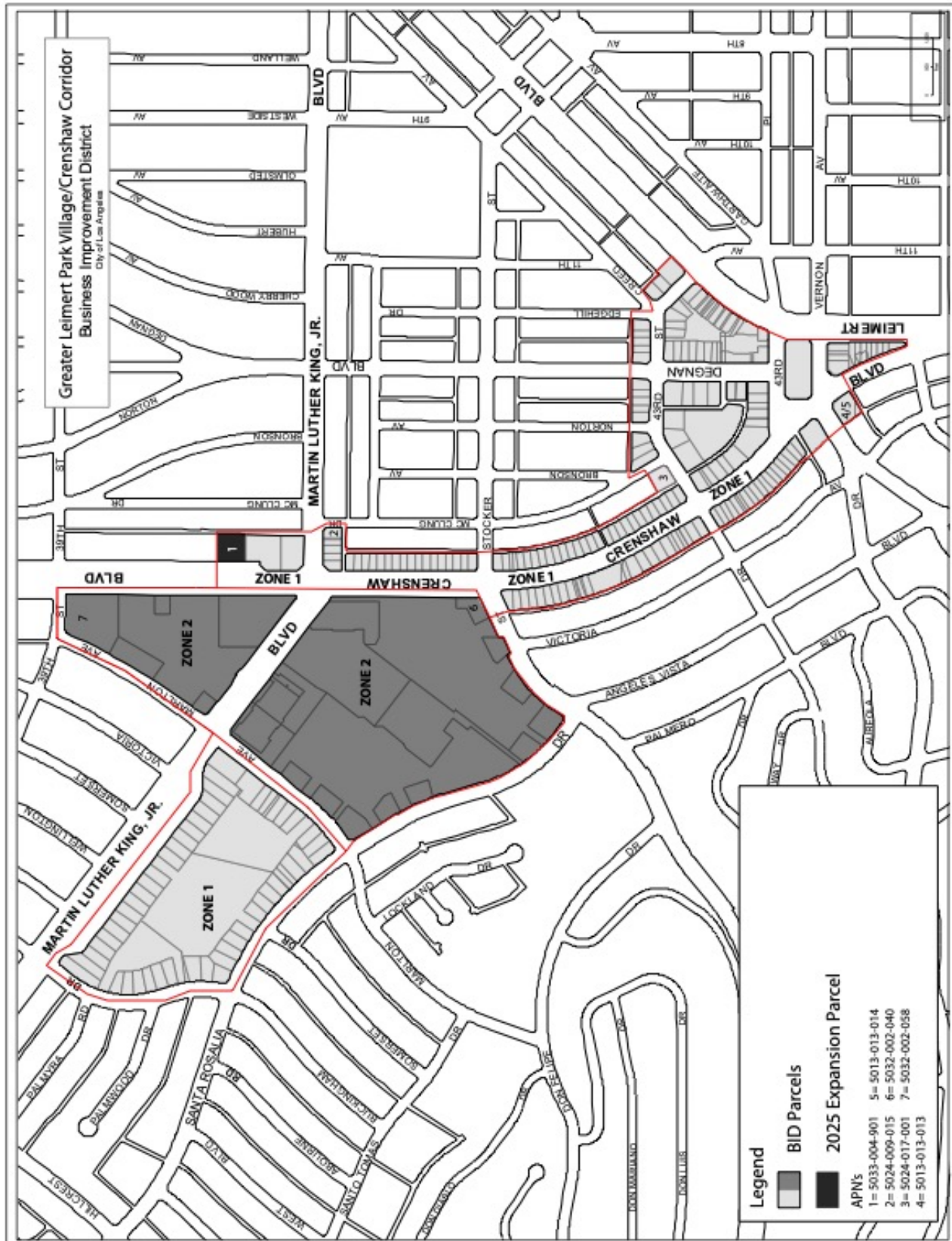
These programs are not designed to provide special benefit to the solely residential uses outside of District boundaries. District programs are designed to benefit commercial parcels because District programs are designed to provide special benefits to the retail, restaurant, art, office, parking and mixed-use commercial uses in the form of increasing commercial building occupancy and lease rates, encouraging new business development, and encouraging commerce. Specifically, sidewalk cleaning personnel, and similar service providers employed in connection with the District will only provide services to individual assessed parcels on the streets and sidewalks within the District and will not provide services outside of District boundaries.

**Southern Boundary:** The southern boundary is the southern parcel line of parcels 5013-013-013, 5013-013-014, and 5013-023-007. This boundary was determined because properties along Crenshaw Boulevard are of similar commercial use as the retail, restaurant, art, office, parking and mixed-use commercial uses as parcels 5013-013-013, 5013-013-014, and 5013-023-007. Parcels 5013-013-013 and 5013-013-014 are on the southwest corner of Crenshaw Boulevard and Vernon Avenue, a multi-story bank building, are included in the District to provide District programs to all four corners of the intersection. The street on the south side of parcel 5013-013-013 is used as a street connecting S. Victoria Avenue and Crenshaw Boulevard and acts as a district boundary. Parcels south of the District boundary will not specially benefit from District programs. Parcels south of the District boundary are a mix of residential intermingled with an occasional small commercial use.

The parcels south of the District boundary represent the dividing boundary between Council Districts 8 and 10 and are identified in the Destination Crenshaw plan which is being created as a community planning area distinct from the adjacent historic Leimert Park Village located within the proposed District Boundary. Therefore, parcels south of the District boundary will not specially benefit from the District marketing program which is designed to increase awareness of historic Leimert Park Village and increase commerce to the historic commercial businesses within the District boundary. The parcels are not part of the traditional Leimert Park Village area and don't further the goal of improving the economic and environmental vitality while preserving and strengthening the historical nature of the commercial uses within the District. Parcels south of Stocker Avenue and west of Crenshaw Boulevard are in an unincorporated area of Los Angeles County and are not included within the District boundaries. In order to ensure that parcels outside of the District will not specially benefit from the unique improvements and services funded with the assessment, improvements and services will only be provided within the boundaries of the District. Specifically, cleaning personnel, and similar service providers employed in connection with the District will only monitor and provide services to individual assessed parcels on the streets and sidewalks within the District and will not provide services outside of District boundaries.

**Western Boundary:** The western boundary of the Greater Leimert Park Village/Crenshaw Business Improvement District is the western parcel line of parcels on the west side of Crenshaw Boulevard beginning with parcel 5013-013-013 and heading north to Stocker Street. At Stocker Street, turn west along Stocker Street to Santa Rosalia Drive. At Santa Rosalia Drive, turn northerly along Santa Rosalia Drive to Buckingham Road. At Buckingham Road, turn northerly to Martin Luther King, Jr. Boulevard. At Martin Luther King, Jr. Boulevard, turn easterly to Marlton Avenue. At Marlton Avenue, turn northerly to 39th Street. At 39th Street, continue northerly along the western parcel line of parcels on the west side of Crenshaw Boulevard to Rodeo Place, then continue northerly along the western border of parcels 5046-023-012, 5046-023-013, 5046-023-014, 5046-023-015, 5046-023-016, 5046-023-017, 5046-023-018, 5046-023-019, 5046-023-020, 5046-023-021, and 5046-023-023, then northerly along the western parcel line of parcels on the west side of Crenshaw Boulevard to Jefferson Boulevard.

This boundary was chosen for its unique commercial uses including regional medical center, and mall restaurant/retail. Parcels west of the District boundary are zoned solely residential which are excluded by State Law from being included within the District or are commercially zoned parcels that area not being used for commercial uses. The commercial zoned uses on the southwest side of Santa Rosalia Dr. are religious, recreational and residential and do not depend on pedestrian traffic to support commercial activity. These parcels outside the District will not specially benefit from the District programs, which are specifically designed to improve pedestrian traffic and provide special benefit to the parcels that have retail, restaurant, art, office, parking and commercial uses within the District. Services will only be provided to individual assessed parcels within the boundaries of the District. Specifically, cleaning personnel, and similar service providers employed in connection with the District will only patrol and provide services to individual assessed parcels on the streets and sidewalks within the District and will not provide services outside of District boundaries.





## SECTION D: PROPORTIONAL BENEFITS

### **Methodology**

Article XIID Section 4(a) of the State Constitution states that "The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of the public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided."

Determining the proportionate special benefit among the parcels of real property within the proposed assessment district which benefit from the proposed improvements, services, and activities is the result of a four-step process:

1. Defining the proposed activities,
2. Determining which parcels specially benefit from the proposed activities,
3. Determining the amount of special benefit each parcel receives,
4. Determining the proportional special benefit a parcel receives in relation to the amount of special benefit all other parcels in the PBID receive.

Each identified parcel within the PBID will be assessed based upon each parcel's unique characteristics in relationship to all other specially benefitted parcels' characteristics. Due to the proportionate special benefits received by each parcel from the PBID services, each parcel will be assessed a rate which is commensurate with the amount of special benefits received.

### **Special Benefit Factor**

The methodology to levy assessments upon real property that receives special benefits from the improvements and activities of the Greater Leimert Park Village/Crenshaw Corridor Business Improvement District is Parcel Square Footage, Building Square Footage and Street Front Footage. Parcel Square Footage is relevant to the highest and best use of a property and will reflect the long-term value implications of the improvement district. Building Square Footage is relevant to the interim use of a property and is utilized to measure short and mid-term special benefit. Street Front Footage is relevant to the street level usage of a parcel.

Services and improvements provided by the PBID are designed to provide special benefits to the mix of commercial, industrial, retail, office, live-work, parking, theater, residential, television and motion picture studio, education and publicly owned parcels. The use of each parcel's Parcel Square Footage, each parcel's Building Square Footage, and each parcel's Street Front Footage is the best measure of benefit for the programs because the intent of the District programs is to improve the safety of each individual parcel, to increase building occupancy and lease rates, to encourage new business development and attract ancillary businesses and services for parcels within the District. In other words, to attract more customers, residents, patrons, tenants, clients and or employees. The best way to determine each parcel's proportionate special benefit from the District programs is to relate each parcel's Parcel Square Footage, Building Square Footage and Street Front Footage to every other parcel's Parcel Square Footage, Building Square Footage and Street Front Footage.

Parcel Square Footage Defined. Parcel Square Footage is defined as the total amount of area within the borders of the parcel. The borders of a parcel are defined on the County Assessor parcel maps. 33% of the budget is allocated to parcel square footage.

Building Square Footage Defined. Building Square Footage is defined as gross building square footage as determined by the outside measurements of a building. 34% of the budget is allocated to building square footage.

Street Front Footage Defined. Street Front Footage is defined as the front footage of a parcel that fronts a public street. Properties are assessed for all street frontages. Properties with more than one street frontage, such as corner lots or whole block parcels, are assessed for the sum of all the parcels' street frontage. Linear frontage footage was obtained from the County Assessor's parcel maps. 33% of the budget is allocated to street front footage.

## SECTION E: SPECIAL and GENERAL BENEFITS

### **Special Benefit Defined**

State Law, Proposition 218, and judicial opinions require that assessments be levied according to the estimated special benefit each assessed parcel receives from the activities and improvements. Article XIIID Section 4(a) of the California Constitution in part states that “only special benefits are assessable”.

The State Law defines special benefit as “...for purposes of a property-based district, a particular and distinct benefit over and above general benefits conferred on real property located in a district or to the public at large. Special benefit includes incidental or collateral effects that arise from the improvements, maintenance, or activities of property-based districts even if those incidental or collateral effects benefit property or persons not assessed. Special benefit excludes general enhancement of property value.”<sup>7</sup>

As of July 19, 2022, the State Law, Section 36615.5 (b), was amended to further define special benefit as it relates to the improvements and activities these districts provide. Specifically, the amendment states: “‘Special benefit’ also includes, for purposes of a property-based district, a particular and distinct benefit provided directly to each assessed parcel within the district. Merely because parcels throughout an assessment district share the same special benefit does not make the benefits general.”

Furthermore, the amendment (Section 36622(k)(3)) states: “In a property-based district, properties throughout the district may share the same special benefits. In a district with boundaries that define which parcels are to receive improvements, maintenance, or activities over and above those services provided by the city, the improvements, maintenance or activities themselves may constitute a special benefit. The city may impose assessments that are less than the proportional special benefit conferred, but shall not impose assessments that exceed the reasonable costs of the proportional special benefit conferred. Because one or more parcels pay less than the special benefit conferred does not necessarily mean that other parcels are assessed more than the reasonable cost of their special benefit.”

### **Special Benefit Analysis**

All special benefits derived from the assessments outlined in this Report are for property-related activities that are specifically intended for and directly benefiting each individual assessed parcel in the PBID. The special benefit must affect the individual assessable parcel in a way that is particular and distinct from its effect on other parcels and that real property in general and the public at large do not share. No parcel’s assessment shall be greater than the special benefits received.

Streets and Highways Code Section 36601(b) states that “Property and business improvement districts formed throughout this state have conferred special benefits upon properties and businesses within their districts and have made those properties and businesses more useful by providing the following benefits: (1) Crime reduction. A study by the Rand Corporation has

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<sup>7</sup> California Streets and Highways Code, Section 36615.5(a)



confirmed a 12-percent reduction in the incidence of robbery and an 8-percent reduction in the total incidence of violent crimes within the 30 districts studied. (2) Job creation. (3) Business attraction. (4) Business retention. (5) Economic growth. (6) New investments.”

The Greater Leimert Park Village/Crenshaw Corridor PBID's goal is to fund activities and improvements to provide a cleaner and safer environment as outlined in Section B. The goal of improving the economic vitality is to improve the safety and cleanliness of each individual specially benefitted parcel in an effort to increase commerce, to increase building occupancy and lease rates and to attract more customers, employees, tenants and investors.

Each parcel will specially benefit from:

- Cleaner sidewalks, streets and common areas
- Real and perceived public safety improvements
- Greater pedestrian traffic
- Enhanced rental incomes
- Improved business climate
- New business and investment
- Well managed PBID programs and services

Specifically, each parcel benefits from each of the PBID activities as defined below.

#### **Clean, Safe and Beautification**

The cleaning activities specially benefit each assessed parcel within the PBID by providing a clean and aesthetically appealing environment. This is achieved through sidewalk sweeping and power washing, removing litter and graffiti, trash removal, and landscaping. These activities create the environment needed to achieve the PBID's goals. Sidewalks that are dirty and unclean, particularly from homeless activities, deter pedestrians and commercial activity.

The enhanced safety activities make the area safer which attracts more businesses, customers, and residents, and ultimately private investment. When business location decisions are made, “lower levels of public safety lead to increased uncertainty in decision making and can be perceived as a signal of a socio-institutional environment unfavorable for investment.” Uncertainty affects the investment environment in general, but in particular it increases the fear of physical damage to investment assets (or to people) or their returns...Almost universally, places with lower crime rates are perceived as more desirable.”<sup>8</sup> Once economic investment occurs within the district, pedestrian traffic and commercial activity will increase. The special benefit to assessed parcels from these services is the likelihood of increased lease rates and tenant occupancy due to the increase of commercial activity and an increase in customers that follow from having a safer environment.

The Clean, Safe and Beautification activities are expected to provide special benefits to the assessed parcels in a variety of ways. For example:

- Maintaining and cleaning sidewalks in front of each parcel creates a cohesive environment and allows pedestrians to move freely throughout the PBID. Sidewalks that are dirty and

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<sup>8</sup> “Accelerating economic growth and vitality through smarter public safety management” IBM Global Business Services Executive Report, September 2012, pg. 2

unkempt deter pedestrians and commercial activity. "Walkable communities offer many financial benefits, such as a reduction in healthcare costs. Homes with sidewalks tend to sell for more money and in less time than similar homes without sidewalks. Businesses also benefit as residents are more likely to shop locally when there is increased connectivity between residential and business/commercial districts. The well-maintained sidewalks, accessibility, and inviting atmosphere of downtown helps to attract tourists."<sup>9</sup>

- Removing graffiti from buildings to keep the aesthetic appeal uniform throughout the PBID.
- The beautification activities specially benefit each assessed parcel by providing maintained landscaped corridors and streetscape in public places. These activities create the welcoming environment needed to achieve the PBID's other goals.

### **Marketing**

The marketing activities are tied to and will specially benefit each individual parcel by encouraging business development and investment that generates customer traffic, which directly relates to increases in commercial activity, filling of vacant storefronts and offices and ultimately, increased lease rates for retail and office space.

### **Administrative**

The PBID requires a professional staff to properly manage programs, communicate with stakeholders, advocate with City departments, and provide leadership. Each parcel will specially benefit from the PBID executive staff that will ensure that the PBID activities are provided and deployed to assessed parcels and will provide leadership to represent the community with one clear voice.

### **Special Benefit Conclusion**

The fact that each PBID improvement and activity defined above will be provided to each assessed parcel is above and beyond what the city currently provides constitutes a special benefit. In addition, the PBID activities are targeted to improve the safety, cleanliness and economic vitality of only those parcels that are within the district boundary. Therefore, we conclude that each of the proposed activities provides special benefits to the assessed parcels within the district and that each parcel's assessment is in direct relationship to and no greater than its proportional special benefits received.

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<sup>9</sup> "Benefits of Sidewalks", Iowa Healthiest State Initiative, November 1, 2017

### **General Benefit Defined**

As required by the State Constitution Article XIIID Section 4(a), the general benefits of an assessment district must be quantified and separated out so that the cost of the activities that are attributed to general benefit are deducted from the cost assessed against each specially benefitted parcel. General benefits are benefits from the PBID activities and improvements that are not special in nature, are not particular and distinct and are not over and above the benefits that other parcels receive.

### **General Benefit Analysis**

The PBID improvements and activities are designed to provide service only to those parcels that are within the district boundary. As discussed above, these activities are determined to provide special benefits only to the assessed parcels. If there is any general benefit to property located in the district or to the public at large, it is incidental to providing special benefits to the assessed parcels. However, it is conceivable that there may be some general benefit that is not quantifiable, and it is judicious to allocate a portion of the budget to acknowledge this.

For the purposes of the Greater Leimert Park Village/Crenshaw Corridor PBID, we assigned 2%, or \$12,400 of the budget to general benefit. This portion of the budget will need to be funded from sources other than the special assessments.

## SECTION F: COST ESTIMATE

### 2025 Operating Budget

The Greater Leimert Park Village/Crenshaw Corridor PBID's operating budget takes into consideration:

1. The improvements and activities needed to provide special benefits to each individual parcel within the Greater Leimert Park Village/Crenshaw Corridor PBID boundary (Section B),
2. The parcels that specially benefit from said improvements and activities (Section C), and
3. The costs associated with the special and general benefits conferred (Section E).

EXPENDITURES	ZONE 1	ZONE 2	TOTAL BUDGET	% of Budget
Clean, Safe and Beautification	\$340,933.34	\$85,233.33	\$426,166.67	68.74%
Marketing	\$65,333.34	\$16,333.33	\$81,666.67	13.17%
Admin/City Fees/Contingency	\$89,733.33	\$22,433.33	\$112,166.66	18.09%
<b>Total Expenditures</b>	<b>\$496,000.00</b>	<b>\$124,000.00</b>	<b>\$620,000.00</b>	
REVENUES				
Assessment Revenues	\$486,080.00	\$121,520.00	\$607,600.00	97.50%
Other Revenues (1)	\$9,920.00	\$2,480.00	\$12,400.00	2.00%
<b>Total Revenues</b>	<b>\$496,000.00</b>	<b>\$124,000.00</b>	<b>\$620,000.00</b>	

(1) Other non-assessment funding to cover the cost associated with general benefit.

### Budget Notations

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 Board of Directors of the Owner's Association shall have the right to reallocate up to 10% by line item of the budget allocation within the budgeted categories. Any change will be approved by the Owners' Association Board of Directors and submitted within its annual planning report, pursuant to Section 36650 of the California Streets and Highways Code. The overall budget shall remain consistent with this Management District Plan. Each assessed parcel pays for 100% of the special benefit received based on the level of benefit received. Any annual budget surplus, including those created through cost saving measures, labor vacancies, unexpected reductions in expenses caused by one-time events or unanticipated increases to income, will be rolled into the following year's budget. The carryover funds will be applied to the same budget line item as the line item that was the source of the carryover funds. The budget will be set accordingly, within the constraints of the Management District Plan, to adjust for surpluses that are carried forward to ensure that the District is spending these funds in a timely manner and is complying with applicable State laws and City policies. The estimated budget surplus amount will be included in the Annual Planning Report each year. District funds may be used for renewal. Funds from an expired District shall be rolled over into the new District if one is established or returned to the property owners if one is not established, in accordance with Streets and Highways Code section 36671. The estimate for assessment funds carried over from the current Greater Leimert Park Village/Crenshaw Corridor Business Improvement District to the first year 2025 budget is \$25,000. The amount of actual prior year carryover funds, if any,

from the 2024 budget will be applied to the 2025 District budget. The funds will be applied to the same budget line item in 2024 as the line item in 2025 that was the source of the carryover funds. Carryover funds from 2024, if any exist, are projected to be from the clean and safe line item. Therefore, the Clean, Safe and Beautification budget line item of \$426,166.67 could increase to as much as \$451,166.67 if the total \$25,000 carryover becomes a reality and is entirely from the Clean and Safe line item.

**Bond Issuance**

The District will not issue bonds.

## SECTION G: APPORTIONMENT METHOD

### Assessment Methodology

The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of an improvement or the cleaning and operation expenses of an improvement or the cost of the property service being provided. Due to the proportionate special benefits received by these individual parcels from the District services, these parcels will be assessed a rate which is proportionate to the amount of special benefits received.

As previously discussed above in Section D, the methodology for allocating the cost of the special benefits is allocated to Parcel Square Footage, Building Square Footage, and Street Front Footage. The table below indicates the assessable footage for each.

Benefit Zone	Benefit Units		
	Building SF	Parcel SF	Linear Frontage
Zone 1	815,946	1,934,904	17,184
Zone 2	1,594,749	1,867,504	6,907

### Calculation of Assessments

Based on the special benefit factors, benefit zones, assessable square footage and the proposed budget, all of which are discussed above, the following table illustrates the first year's maximum annual assessment per parcel assessable foot.

Benefit Zone	Bldg SF	Parcel SF	Linear Foot
Zone 1	\$0.2025	\$0.0829	\$9.3346
Zone 2	\$0.0259	\$0.0215	\$5.8059

### Assessment Rate Calculation

The assessment rate for each benefit zone is determined by the following calculation:

**Zone 1** Assessment Budget = \$486,080.00

Assessment Budget allocated to Lot Square Footage @ 33% = \$160,406.40

Assessment Budget allocated to Building Square Footage @ 34% = \$165,267.20

Assessment Budget allocated to Street Front Footage @ 33% = \$160,406.40

Building Square Footage Assessment Rate-

Assessment Budget \$165,267.20 / 815,946 Building Sq Ft = \$0.2025

Lot Square Footage Assessment Rate-

Assessment Budget \$160,406.40 / 1,934,904 Parcel Sq Ft = \$0.0829

Linear Frontage Assessment Rate-

Assessment Budget \$160,406.40 / 17,184 Street Front Ft = \$9.3346

Sample Parcel Assessment:

To calculate the assessment for a parcel with 5,000 square feet of parcel footage, 5,000 square feet of building and 50 feet of street front footage, multiply each by the appropriate assessment rate:

$$\begin{aligned} &\text{Building square footage (5,000) x the Zone 1 assessment rate (\$0.2025)} = (\$1,012.50) + \\ &\text{Parcel square footage (5,000) x the Zone 1 assessment rate (\$0.0829)} = (\$414.50) + \\ &\text{Linear street frontage (50) x the Zone 1 assessment rate (\$9.3346)} = (\$466.73) \\ &\text{Initial Annual Parcel Assessment} = (\$1,893.73) \end{aligned}$$

**Zone 2 Assessment Budget = \$121,500.00**

Assessment Budget allocated to Parcel Square Footage @ 33% = \$40,101.60

Assessment Budget allocated to Building Square Footage @ 34% = \$41,316.80

Assessment Budget allocated to Street Front Footage @ 33% = \$40,101.60

Building Square Footage Assessment Rate-

$$\text{Assessment Budget } \$41,316.80 / 1,594,749 \text{ Building Sq Ft} = \$0.0259$$

Parcel Square Footage Assessment Rate-

$$\text{Assessment Budget } \$40,101.60 / 1,867,504 \text{ Parcel Sq Ft} = \$0.0215$$

Linear Frontage Assessment Rate-

$$\text{Assessment Budget } \$40,101.60 / 6,907 \text{ Street Front Ft} = \$5.8059$$

Sample Parcel Assessment

To calculate the assessment for a parcel with 5,000 square feet of parcel footage, 5,000 square feet of building and 50 feet of street front footage, multiply each by the appropriate assessment rate:

$$\begin{aligned} &\text{Building Square Footage (5,000) by the Assessment Rate (\$0.0259)} = (\$129.50) + \\ &\text{Parcel Square Footage (5,000) by the Assessment Rate (\$0.0215)} = (\$107.50) + \\ &\text{Linear street frontage (50) by the Assessment Rate (\$5.8059)} = (\$290.30) \\ &\text{Initial Annual Parcel Assessment} (\$527.30) \end{aligned}$$

## **Public Property Assessments**

There are 27 publicly owned parcels in the District, all of which are identified as assessable and for which special benefit services will be provided. Of the identified assessed parcels, 18 are owned by the City of Los Angeles, 1 by the Los Angeles County Metro Transit Agency (LACMTA), 8 by the Community Redevelopment Agency/of LA City (CRA/LA).

All publicly owned parcels will pay their proportional share of costs based on the special benefits conferred to those individual parcels. See Engineer's Report page 27 for publicly owned parcels special benefit designation. Article XIIID of the California Constitution was added in November 1996 and provides 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." Below is a list of the publicly owned parcels and their respective assessments.

APN	Owner	Situs Address	Zone	2025 Asmt	%
5013023900	City of Los Angeles	4444 Crenshaw Blvd	1	\$5,330.60	0.88%
5024018900	City of Los Angeles	4395 Leimert Blvd	1	\$11,776.09	1.94%
5024018901	City of Los Angeles	3416 W 43rd St	1	\$1,710.27	0.28%
5024018902	City of Los Angeles	No Address	1	\$4,983.46	0.82%
5024018903	City of Los Angeles	No Address	1	\$132.49	0.02%
5024019906	City of Los Angeles	3341 W 43rd Pl	1	\$14,709.44	2.42%
5024019907	City of Los Angeles	3338 W 43rd St	1	\$6,797.04	1.12%
5032004908	City of Los Angeles	4020 Buckingham Road	1	\$17,779.27	2.93%
5032004910	City of Los Angeles	3838 W Martin Luther King Jr Blvd	1	\$1,256.45	0.21%
5032004911	City of Los Angeles	3840 W Martin Luther King Jr Blvd	1	\$1,256.45	0.21%
5032004912	City of Los Angeles	3850 W Martin Luther King Jr Blvd	1	\$1,214.57	0.20%
5032004913	City of Los Angeles	3856 W Martin Luther King Jr Blvd	1	\$1,214.57	0.20%
5032004914	City of Los Angeles	3860 W Martin Luther King Jr Blvd	1	\$1,214.57	0.20%
5032004915	City of Los Angeles	3900 W Martin Luther King Jr Blvd	1	\$1,260.38	0.21%
5032004916	City of Los Angeles	3910 W Martin Luther King Jr Blvd	1	\$8,999.08	1.48%
5032005902	City of Los Angeles	No Address	1	\$5,182.42	0.85%
5033004900	City of Los Angeles	4030 Crenshaw Blvd	1	\$8,581.22	1.41%
5033004901	City of Los Angeles	No Address	1	\$4,717.99	0.78%
5032003900	COMMUNITY REDEVELOPMENT AGENCY/OF L A CITY	3700 W Martin Luther King Jr Blvd	1	\$4,352.56	0.72%
5032003901	COMMUNITY REDEVELOPMENT AGENCY/OF L A CITY	4013 Marlton Ave	1	\$2,450.76	0.40%
5032003902	COMMUNITY REDEVELOPMENT AGENCY/OF L A CITY	3750 W Martin Luther King Jr Blvd	1	\$2,512.90	0.41%
5032003903	COMMUNITY REDEVELOPMENT AGENCY/OF L A CITY	4023 Marlton Ave	1	\$1,047.04	0.17%
5032003904	COMMUNITY REDEVELOPMENT AGENCY/OF L A CITY	3760 W Martin Luther King Jr Blvd	1	\$1,256.45	0.21%
5032003905	COMMUNITY REDEVELOPMENT AGENCY/OF L A CITY	3772 W Martin Luther King Jr Blvd	1	\$1,256.45	0.21%
5032003906	COMMUNITY REDEVELOPMENT AGENCY/OF L A CITY	3742 W Martin Luther King Jr Blvd	1	\$1,256.45	0.21%
5032004900	COMMUNITY REDEVELOPMENT AGENCY/OF L A CITY	3800 W Martin Luther King Jr Blvd	1	\$5,025.80	0.83%
5024018904	LACMTA	4330 Crenshaw Blvd	1	\$5,292.80	0.87%
<b>Total</b>				<b>\$122,567.56</b>	<b>20.17%</b>



### **Maximum Annual Assessment Adjustments**

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 maybe subject to annual increases not to exceed the assessment rates in the table below for any given year. Increases will be determined by the District Owner's Association and will vary between 0% and 7% in any given year. The maximum increase for any given year cannot exceed 7% in that year. Any change will be approved by the Owner's Association Board of Directors and submitted to the City within its annual planning report, pursuant to Section 36650 of the California Streets and Highways Code.

**The projections below illustrate a maximum 7% annual increase for all assessment rates.**  
**Maximum Assessment Table**

	2025	2026	2027	2028	2029
Zone 1- Bldg Sq Ft	\$0.2025	\$0.2167	\$0.2319	\$0.2481	\$0.2655
Zone 1- Parcel Sq Ft	\$0.0829	\$0.0887	\$0.0949	\$0.1016	\$0.1087
Zone 1- Front Ft	\$9.3346	\$9.9881	\$10.6872	\$11.4353	\$12.2358
Zone 2- Bldg Sq Ft	\$0.0259	\$0.0277	\$0.0297	\$0.0317	\$0.0340
Zone 2- Parcel Sq Ft	\$0.0215	\$0.0230	\$0.0246	\$0.0263	\$0.0281
Zone 2- Front Ft	\$5.8059	\$6.2124	\$6.6472	\$7.1125	\$7.6104
	2030	2031	2032	2033	2034
Zone 1- Bldg Sq Ft	\$0.2841	\$0.3040	\$0.3252	\$0.3480	\$0.3724
Zone 1- Parcel Sq Ft	\$0.1163	\$0.1244	\$0.1331	\$0.1424	\$0.1524
Zone 1- Front Ft	\$13.0923	\$14.0088	\$14.9894	\$16.0386	\$17.1613
Zone 2- Bldg Sq Ft	\$0.0363	\$0.0389	\$0.0416	\$0.0445	\$0.0476
Zone 2- Parcel Sq Ft	\$0.0301	\$0.0322	\$0.0345	\$0.0369	\$0.0395
Zone 2- Front Ft	\$8.1431	\$8.7131	\$9.3231	\$9.9757	\$10.6740

### **Budget Adjustment**

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 Management District Plan to adjust for surpluses that are carried forward. District funds may be used to fund the cost of renewing the District. Funds from an expired District shall be rolled over into the new District if one is established, or returned to the property owners if one is not established, in accordance with the Streets and Highways Code section 36671.

If an error is discovered on a parcel's assessed footages, the District may investigate and correct the assessed footages after confirming the correction with the L.A. County Assessor Data and City Clerk's office. The correction will be made in accordance with the assessment methodology and may result in an increase or decrease to the parcel's assessment.

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% by line item of the budget allocation within the budgeted categories. Any change will be approved by the Owners' Association 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 Management District Plan. Each assessed parcel pays for 100% of the special benefit received based on the level of benefit received.

### ***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 for parcel improvements within the District, which changes upwards or downwards the amount of total footage assessed for these parcels will, pursuant to Government Code 53750, be prorated to the date they receive the temporary and/or permanent certificate of occupancy and will be billed directly by the City for the prorated year. Any delinquent assessments owed for the modification of assessable footage that was billed directly by the City will be added to the property tax roll for the following year as delinquent. Parcels that experience a loss of building square footage need to provide notice of the change to the District by April 1<sup>st</sup> of each year.

In future years of the BID term, the assessments for the special benefits bestowed upon the included BID parcels may change in accordance with the assessment methodology formula listed in the Management District Plan and Engineer's Report, provided the assessment rate does not change. If the assessment formula changes and increases the assessments, then a ballot as defined in Article 13 Section D of the State Constitution will be required for approval of the formula changes.

### ***Assessment Appeal Procedure***

Property owners may appeal assessments that they believe are inaccurate. Appeals must be in writing, stating the grounds for appeal and filed with the Owners Association prior to April 1 of each year. Appeals shall be limited to the current assessment year. Any appeal not filed by April 1 shall not be valid. In any case appeals will only be considered for the current year and will not be considered for prior years.

## SECTION H: ASSESSMENT ROLL

The total assessment amount for FY 2024/2025 is \$607,600, apportioned to each individual assessed parcel, as follows.

APN	Owner	Situs Address	Zone	2025 Asmt	%
5013023900	City of Los Angeles	4444 Crenshaw Blvd	1	\$5,330.60	0.88%
5024018900	City of Los Angeles	4395 Leimert Blvd	1	\$11,776.09	1.94%
5024018901	City of Los Angeles	3416 W 43rd St	1	\$1,710.27	0.28%
5024018902	City of Los Angeles	No Address	1	\$4,983.46	0.82%
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5024019906	City of Los Angeles	3341 W 43rd Pl	1	\$14,709.44	2.42%
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5032004908	City of Los Angeles	4020 Buckingham Road	1	\$17,779.27	2.93%
5032004910	City of Los Angeles	3838 W Martin Luther King Jr Blvd	1	\$1,256.45	0.21%
5032004911	City of Los Angeles	3840 W Martin Luther King Jr Blvd	1	\$1,256.45	0.21%
5032004912	City of Los Angeles	3850 W Martin Luther King Jr Blvd	1	\$1,214.57	0.20%
5032004913	City of Los Angeles	3856 W Martin Luther King Jr Blvd	1	\$1,214.57	0.20%
5032004914	City of Los Angeles	3860 W Martin Luther King Jr Blvd	1	\$1,214.57	0.20%
5032004915	City of Los Angeles	3900 W Martin Luther King Jr Blvd	1	\$1,260.38	0.21%
5032004916	City of Los Angeles	3910 W Martin Luther King Jr Blvd	1	\$8,999.08	1.48%
5032005902	City of Los Angeles	No Address	1	\$5,182.42	0.85%
5033004900	City of Los Angeles	4030 Crenshaw Blvd	1	\$8,581.22	1.41%
5033004901	City of Los Angeles	No Address	1	\$4,717.99	0.78%
5032003900	COMMUNITY REDEVELOPMENT AGENCY/OF L A CITY	3700 W Martin Luther King Jr Blvd	1	\$4,352.56	0.72%
5032003901	COMMUNITY REDEVELOPMENT AGENCY/OF L A CITY	4013 Marlton Ave	1	\$2,450.76	0.40%
5032003902	COMMUNITY REDEVELOPMENT AGENCY/OF L A CITY	3750 W Martin Luther King Jr Blvd	1	\$2,512.90	0.41%
5032003903	COMMUNITY REDEVELOPMENT AGENCY/OF L A CITY	4023 Marlton Ave	1	\$1,047.04	0.17%
5032003904	COMMUNITY REDEVELOPMENT AGENCY/OF L A CITY	3760 W Martin Luther King Jr Blvd	1	\$1,256.45	0.21%
5032003905	COMMUNITY REDEVELOPMENT AGENCY/OF L A CITY	3772 W Martin Luther King Jr Blvd	1	\$1,256.45	0.21%
5032003906	COMMUNITY REDEVELOPMENT AGENCY/OF L A CITY	3742 W Martin Luther King Jr Blvd	1	\$1,256.45	0.21%
5032004900	COMMUNITY REDEVELOPMENT AGENCY/OF L A CITY	3800 W Martin Luther King Jr Blvd	1	\$5,025.80	0.83%
5024018904	LACMTA	4330 Crenshaw Blvd	1	\$5,292.80	0.87%
<b>Total</b>				<b>\$122,567.56</b>	<b>20.17%</b>

APN	Zone	2025 Asmt	%
5013013013	1	\$9,378.77	1.54%
5013013014	1	\$1,336.88	0.22%
5013023005	1	\$568.93	0.09%
5013023006	1	\$2,812.42	0.46%
5013023008	1	\$867.77	0.14%
5013023012	1	\$6,488.53	1.07%
5024006001	1	\$1,524.33	0.25%
5024006002	1	\$837.18	0.14%
5024006003	1	\$997.19	0.16%
5024006004	1	\$944.03	0.16%
5024006005	1	\$1,316.84	0.22%
5024006006	1	\$1,316.84	0.22%
5024006007	1	\$881.24	0.15%
5024006008	1	\$890.96	0.15%
5024006009	1	\$871.11	0.14%
5024006010	1	\$1,834.38	0.30%
5024006011	1	\$4,088.28	0.67%
5024006012	1	\$5,142.86	0.85%
5024006013	1	\$4,577.24	0.75%
5024007001	1	\$857.20	0.14%
5024007002	1	\$1,099.73	0.18%
5024007003	1	\$2,956.54	0.49%
5024007004	1	\$1,530.33	0.25%
5024007005	1	\$1,578.94	0.26%
5024007006	1	\$882.03	0.15%
5024007007	1	\$948.87	0.16%
5024007008	1	\$681.59	0.11%
5024007009	1	\$1,152.26	0.19%
5024007023	1	\$3,608.55	0.59%
5024008001	1	\$1,004.55	0.17%
5024008002	1	\$751.42	0.12%
5024008003	1	\$2,424.63	0.40%
5024008004	1	\$1,142.08	0.19%
5024008005	1	\$2,047.47	0.34%
5024008008	1	\$1,393.85	0.23%
5024008009	1	\$1,690.98	0.28%
5024008024	1	\$1,502.34	0.25%
5024008025	1	\$3,942.60	0.65%
5024008026	1	\$4,484.14	0.74%
5024009004	1	\$938.76	0.15%
5024009005	1	\$688.41	0.11%
5024009006	1	\$1,576.58	0.26%
5024009007	1	\$2,588.05	0.43%

5024009008	1	\$3,523.57	0.58%
5024009009	1	\$2,065.73	0.34%
5024009010	1	\$1,459.71	0.24%
5024009011	1	\$2,020.76	0.33%
5024009012	1	\$1,287.10	0.21%
5024009013	1	\$2,632.40	0.43%
5024009014	1	\$1,760.97	0.29%
5024009015	1	\$2,968.30	0.49%
5024009030	1	\$6,096.95	1.00%
5024014001	1	\$8,163.77	1.34%
5024015001	1	\$7,930.97	1.31%
5024017001	1	\$2,858.46	0.47%
5024017005	1	\$732.16	0.12%
5024017006	1	\$1,377.07	0.23%
5024017011	1	\$2,303.21	0.38%
5024017012	1	\$3,056.08	0.50%
5024017035	1	\$4,540.70	0.75%
5024017036	1	\$14,235.55	2.34%
5024017037	1	\$6,802.95	1.12%
5024018001	1	\$3,465.60	0.57%
5024018002	1	\$2,043.33	0.34%
5024018003	1	\$1,361.20	0.22%
5024018004	1	\$1,837.23	0.30%
5024018006	1	\$2,185.94	0.36%
5024018008	1	\$2,574.69	0.42%
5024018009	1	\$1,229.97	0.20%
5024018010	1	\$1,730.85	0.28%
5024018012	1	\$4,265.26	0.70%
5024018016	1	\$6,305.78	1.04%
5024018017	1	\$1,206.71	0.20%
5024018018	1	\$5,140.05	0.85%
5024018019	1	\$1,806.18	0.30%
5024018020	1	\$1,830.58	0.30%
5024018021	1	\$1,827.17	0.30%
5024018022	1	\$3,757.14	0.62%
5024018023	1	\$3,411.38	0.56%
5024019002	1	\$852.01	0.14%
5024019003	1	\$2,237.55	0.37%
5024019004	1	\$1,881.42	0.31%
5024019006	1	\$3,248.83	0.53%
5024019008	1	\$3,701.46	0.61%
5024019013	1	\$3,820.88	0.63%
5024019014	1	\$1,284.97	0.21%
5024019015	1	\$1,686.50	0.28%
5024019016	1	\$1,919.75	0.32%

5024019017	1	\$1,668.00	0.27%
5024019018	1	\$944.24	0.16%
5024020001	1	\$8,097.28	1.33%
5024024001	1	\$8,884.03	1.46%
5032002038	2	\$1,098.49	0.18%
5032002040	2	\$1,847.96	0.30%
5032002041	2	\$1,310.69	0.22%
5032002043	2	\$1,075.74	0.18%
5032002045	2	\$1,053.98	0.17%
5032002046	2	\$1,002.00	0.16%
5032002047	2	\$1,900.61	0.31%
5032002048	2	\$1,226.82	0.20%
5032002049	2	\$1,131.17	0.19%
5032002052	2	\$6,525.68	1.07%
5032002053	2	\$14,310.58	2.36%
5032002054	2	\$7,615.79	1.25%
5032002055	2	\$12,977.19	2.14%
5032002056	2	\$1,193.87	0.20%
5032002057	2	\$2,428.18	0.40%
5032002058	2	\$6,896.57	1.14%
5032002059	2	\$7,914.00	1.30%
5032002060	2	\$754.40	0.12%
5032002061	2	\$1,260.07	0.21%
5032002063	2	\$2,895.54	0.48%
5032002064	2	\$248.39	0.04%
5032002065	2	\$21,754.11	3.58%
5032002066	2	\$23,098.17	3.80%
5032003002	1	\$3,739.73	0.62%
5032003003	1	\$3,081.50	0.51%
5032003004	1	\$2,840.34	0.47%
5032003005	1	\$1,256.45	0.21%
5032004021	1	\$22,825.07	3.76%
5032005008	1	\$66,814.77	11.00%
5032005011	1	\$7,517.42	1.24%
5033004035	1	\$5,267.05	0.87%
Private parcels		\$485,032.44	79.83%
Publicly owned parcels		\$122,567.56	20.17%
<b>Total all parcels</b>		<b>\$607,600.00</b>	<b>100.00%</b>