



**THE LINCOLN HEIGHTS INDUSTRIAL ZONE  
Property & Business Improvement District  
(LINCOLN HEIGHTS INDUSTRIAL ZONE)**

**MANAGEMENT DISTRICT PLAN  
FINAL PLAN**

*Being Renewed for a 10-year Term Pursuant to  
California Streets and Highways Code Section 36600 et seq.  
Property & Business Improvement District Act of 1994, as amended*

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## MANAGEMENT DISTRICT SUMMARY

The Lincoln Heights Industrial Zone Property and Business Improvement District (LHIZBID) is being renewed for a 10-year period by the Board of the Historic Lincoln Heights Industrial Zone Economic Development Corporation PBID and business owners within the current PBID area. The current district will end its five-year term on December 31<sup>st</sup>, 2025. For the sake of consistency, this Property Business Improvement District will be referred to as “LHIZBID,” throughout this document.

The purpose of renewing this BID is to provide and manage supplemental services and improvements for this growing transit-oriented district which is in the process of tremendous redevelopment. The services to be provided by the new BID will include sidewalk operations, security, district identity, and administration services. The LHIZBID is a unique benefit assessment district that will enable the LHIZBID property owners and businesses to continue to work as a unit, to fund needed property, business-related and residentially oriented improvement programs and services above what is provided by the City of Los Angeles.

This will be the third renewal of this district, originally formed in 2000 when the district was fully industrial with some of the oldest manufacturing buildings in the City. The BID was formed in 2000 and renewed in 2010 under the local enabling ordinance at that time and then renewed again in 2020 under the PBID Law, Section 36600 of the California Streets and Highway Code.

**Name:** The name of the renewed LHIZBID is the Lincoln Heights Industrial Zone Business Improvement District (LHIZBID). It will be referred to as the “*renewed LHIZBID*” throughout this document.

**Location:** The proposed LHIZBID is in the heart of the historic Lincoln Heights Industrial Zone community. The key streets that make up the LHIZBID area include those parcels on the southeastern side of the Pasadena Freeway, Highway 110, the north side of Interstate 5 and the key streets being Avenue 26, Humboldt Street, Artesia Street, Lacy Street and Avenue 33 and 34.

**Benefit Zones:** The renewed District shall have 2 Benefit Zones. All LHIZBID funded services, programs and improvements provided within the 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 renewed LHIZBID will proportionately specially benefit from the District funded programs and services (i.e., Sidewalk Operations and Security, District Identity and Administrative Services and Contingency).

**Benefit Zone 2:** The only distinction in the delivery of Special Benefit Zone 2 services compared to Zone 1 services, shall be that the parcel owners in Benefit Zone 2, where the residential condominium properties near the Gold Line Station are located, (5205-012-010 thru 5205-012-194) have requested and will be provided regular sidewalk pressure washing services, at least 6 times per year. The same Benefit Zone 2 services and related costs will apply to similar residential condominium projects that may be built in the future within the boundaries of the LHIZBID.

The increase in assessments for the supplemental pressure washing services will be funded by a slight increase in Zone 2 residential condominium parcels building square footage annual costs. The difference in building square footage costs in Zone 1 compared to Zone 2 is an extra \$.03 per square foot per year, to fund these pressure washing services. Otherwise, the entire district will retain the same sidewalk sweeping, trash removal and graffiti removal services. Again, only Benefit Zone 2 parcels will receive pressure washing services. 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 renewed LHIZBID.

**Services:** The two key special benefit services by category will include:

1. Sidewalk Operations and Security
2. District Identity and Administration Services and Contingency (not to exceed 10% of the total budget).

**Finance:** Benefit assessment of 249 real property parcels, of which 245 are identified as assessable, with a total of 211 individual property owners. No bonds shall be issued to fund the renewed LHIZBID programs.

**Budget:** BID assessment revenue for Year 1 is projected to be \$208,510. It is noted that the Assessment Engineer has determined that general benefits equate to 2.5% of the total adjusted BID programs of a total of \$ 213,856.00 in total revenue, with \$ 5,346.00 considered to the General Benefit portion. General benefit revenue shall be derived from non-assessment revenue sources.

**Year 1 – Renewed Budget (Assessment Revenues/Special Benefit)\***

	Sidewalk Operations and Security	District Identity /Administrative Services/Contingency	Total
% of annual budget	72%	28%	%
Special Benefits	\$150,127	\$58,383	\$208,510
General Benefits	\$ 3,849	\$1,497	\$5,346
<b>Total Budget</b>	<b>\$153,976</b>	<b>\$59,880</b>	<b>\$213,856</b>

\*Table figures are rounded.

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

**Formula/Benefit Zones Costs:** There are two benefit zones in the proposed renewed LHIZBID.

**YEAR 1 –Annual Assessment Rates for the Renewed LHIZBID**

<b>Benefit Zone</b>	<b>Building Per Square Foot</b>	<b>Land Area (parcel) Per Square Foot</b>
1	\$0.04	\$0.05
2	\$0.07	\$0.05

**Cap:** Assessment increases are capped at a maximum of 8% per year, subject to approval by the renewed LHIZBID Owner Association/Board of Directors.

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

**Duration:** As allowed by State PBID Law, the renewed LHIZBID will have a maximum ten (10) year operational term from January 1, 2026, to December 31, 2035. The renewed District operations are expected to begin services on January 1, 2026.

## II. RENEWED LHIZBID BOUNDARIES

### General:

In general, the renewed LHIZBID is located on the southeastern side of Pasadena Freeway (110), on the north side of Interstate 5. The renewed BID has 245 assessable parcels, with 211 property owners.

### Boundary Description:

The proposed Lincoln Heights Industrial Zone BID encompasses approximately 13 blocks (in varying sizes and shapes) bordered by the 110 freeway on the northwest, Interstate 5 on the southwest and by Barranca Street and Pasadena Avenue on the southeast.

### District Boundary Rationale:

The proposed Lincoln Heights Industrial Zone BID boundaries are comprised of the commercial core parcels where the historic economic activity of Lincoln Heights Industrial Zone is centered. All commercial parcels that are included in the general boundaries description above are included in the proposed new BID. Residentially zoned parcels, consistent with Streets and Highway Code Section 36600, are not included in the boundaries of the proposed LHIZBID.

The Property and Business Improvement District Law of 1994, California Streets & Highway Code § 36632(c) states:

*“Properties zoned solely for residential use, or that are zoned for agricultural use, are conclusively presumed not to benefit from the improvements and service funded through these assessments and shall not be subject to any assessment pursuant to this part.”*

- **On the North**, commencing at the southern side of the Pasadena Freeway (110) at Pasadena Avenue (west side), (parcel 5205-004-010) running westward along the south side of the Pasadena Freeway (110), following the Avenue 26 northbound onramp to the freeway to the parcel at the northwestern corner of the intersection of Avenue 26 and the Pasadena Freeway (110) (parcels # 5205-012-901 and # 5205-012-900). The pedestrian walkway between parcels # 5205-003-008 and 5205-003-006 is excluded from the boundaries of the new BID. The pedestrian walkway has never been included in the district since 2000 because it does not have a parcel number, and its function is to transport children from the east side of Highway 110 to their school on the west side of Highway 110.
- **On the West**, from the northwestern corner of the intersection of the Pasadena Freeway (110) and the Golden State Freeway (parcel 5205-012-901, running southward along the east side of the Golden State freeway to parcel # 5205-013-009).
- **On the South**, commencing from parcel at the northeastern corner of the intersection of the Golden State freeway and Barranca Street, (parcel # 5205-013-009). Services shall be provided on all sides of the residential parcel at 5205-013-009. Running eastward along the north side of Barranca Street which includes the industrial properties on the north side and excluding the single-family residential homes which are residentially zoned on the south side of Barranca. The southern boundary then runs north along the middle of Avenue 26 including the parcels from Barranca to Humboldt Street, on the west side of Avenue 26 only. Continuing eastward on both sides of

Humboldt Street of the street up to the triangular parcel at the intersection of Barranca Street and Humboldt Street (parcel # 5205-015-015). The parcels on the south side of Humboldt from Avenue 26 to Avenue 33 shall be one parcel deep to on the south side to reflect the commercially zoned parcels on those blocks. The services stop at Humboldt since Humboldt Street represents the historic edge of the industrial zone district where the land uses were predominantly of an industrial or manufacturing nature. Parcels 5205-006-036, 037, 038, and 039 have been excluded from the renewed BID since they are zoned as single-family residentially zoned parcels and will not receive any special benefit from the BID services.

- **On the East**, commencing at the parcels at the intersection of Humboldt Street, Barranca Street and Avenue 29 including parcels # 5205-015-015, 5205-017-028 and 015 and 5205-016-021. Running northward along the east side of Humboldt Street to Avenue 33, running eastward along the north side of Avenue 33 to Pasadena Avenue (parcel # 5205-005-043) then running northward along the west side of Pasadena Avenue from Avenue 33 up to the Pasadena Freeway (110), ending at parcel 5205-004-010. Only the west side of Pasadena Avenue is included since those are the original boundaries of the current BID and that street acts as a demarcation of industrial land uses on the west side, versus predominantly single family residentially zoned individual parcels on the east side of Pasadena Avenue. The west side of Pasadena Avenue is the original boundary of the Industrial Zone BID, since it was determined in 2000, and reaffirmed during the renewal of 2010. The boundaries of the new district have been reaffirmed to include only one side of Pasadena Avenue due to the individual parcels between Pasadena Avenue west to the Golden State freeway will be cleaned under a system of special benefit sidewalk cleaning services with rational boundaries that define the historic entry and exit to the Industrial zone parcels. The intent of the special benefit services for the “Industrial Zone” was in fact, to service the individual parcels in the blocks and sides of blocks that were, and are, predominantly industrial, manufacturing, distribution and commercial land uses.

The District will only provide services to the individual assessed parcels within the boundaries; services will not be provided to parcels that are not assessed. No District programs and services will be provided north of the northern District boundary.

A list of all parcels included in the renewed LHIZBID are shown as Appendix 1, attached to this Report identified by their respective Los Angeles County assessor parcel number. The boundary of the renewed LHIZBID is on the map as Appendix 2 to this Report.

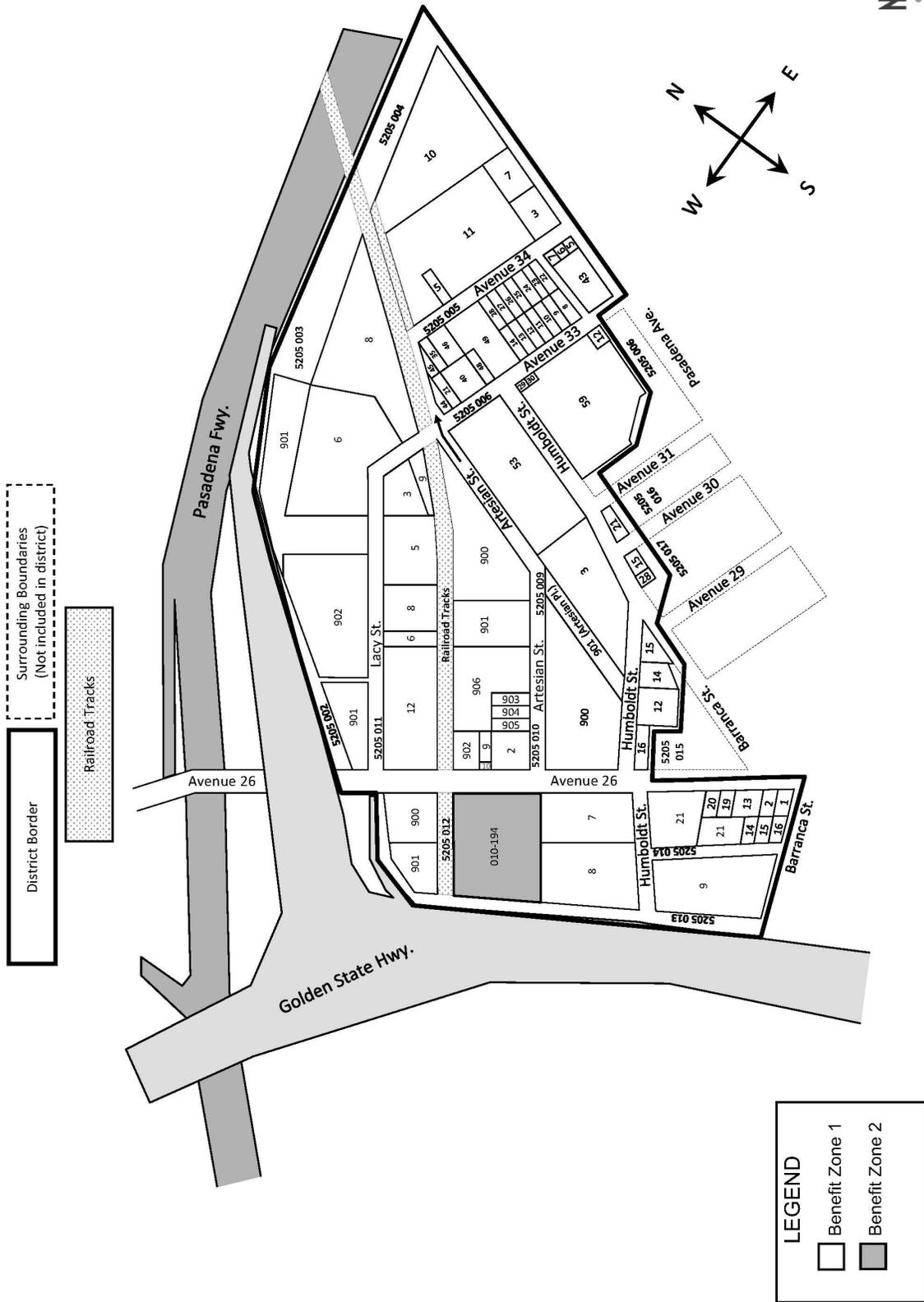
### **Summation:**

The renewed LHIZBID confers special benefits on each and every individually assessed parcel by deterring 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 renewed LHIZBID.

A list of all parcels included in the renewed LHIZBID is shown as Appendix 1, attached to this report identified by their respective Los Angeles County assessor parcel number. The boundary of the renewed LHIZBID map

is on page 8 of this report. All identified assessed parcels within the above-described boundaries shall be assessed to fund supplemental special benefit programs, services and improvements as outlined in this report and in the Management District Plan. All BID funded services, programs and improvements provided within the 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 BID will proportionately and especially benefit from the District funded programs and services (i.e., Sidewalk Operations and Security, District Identity and Administration Services and Contingency). Only Benefit Zone 2 parcels will receive pressure washing services.

# Lincoln Heights Industrial Zone Renewal Business Improvement District



### III. RENEWED TEN-YEAR PBID WORK PLAN AND BUDGET

#### **Overview:**

The programs and activities to be funded by the renewed LHIZBID will include Sidewalk Operations, and Security, Administration Services and Contingency. The property uses within the boundaries of the District that will receive special benefits from District funded programs, services and improvements are currently a unique mix of industrial, municipal, office, educational, manufacturing, and residential with mixed use housing developments, auto service, parking lots and other neighborhood serving uses. District funded activities are primarily designed to provide special benefits as described below to identify assessed parcels and array of land uses within the boundaries of the District.

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

In the case of the renewed LHIZBID, the very nature of the purpose of this District is to fund supplemental programs, services, and improvements to assessed parcels within the District boundaries above and beyond what is currently being funded either via normal tax supported methods or other funding sources. The City of Los Angeles does not provide these supplemental programs and services.

The projected program special benefit cost allocation of the District assessment revenues for the 10-year District term assuming a possible 8% maximum annual assessment rate increase is shown in the Table on pages 13 of this Plan.

#### **Work Plan Details:**

The services to be provided by the renewed LHIZBID are all designed to contribute to the cohesive commercial, industrial, and mixed-use residential fabric and to ensure economic success and vitality of the District. The assessed parcels in the LHIZBID will specially benefit from the District programs in the form of increasing commerce and improving economic success and vitality through meeting the BID goals: to improve sanitation and security, minor landscaping, and to attract new and retain existing businesses and services, and ultimately to increase commerce and improve the economic viability of each individual assessed parcel.

The following programs, services and improvements funded by the renewed LHIZBID to specially benefit each individually assessed parcel within the District boundaries. LHIZBID services, programs and improvements will not be provided to parcels outside the District boundary. Assessment funds generated in each benefit zone shall only be used to provide services which especially benefit individually assessed parcels within that benefit zone.

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

### **Sidewalk Operations and Security:**

\$ 150,127 (Special Benefit) + \$3,849 (General Benefit) = \$ 153,976 (72%)

The special benefit services related to Sidewalk Operations and Security respond to issues between the curb and property line of each parcel fronting onto a public street. Such special benefit services include but are not limited to cleaning personnel, vehicles, sidewalk power washing for condominium only, security, trash disposal, sidewalk sweeping, landscaping services, graffiti removal and tree planting, sanitation, and trimming.

- *Landscaping services includes landscaping care, watering and weed removal services throughout the entire District at the discretion of the property owners, at a frequency determined by the Owners' Association. These services will be provided in the renewed LHIZBID as needed.*
- *Sanitation personnel will work on a regular basis sweeping up trash and litter from the sidewalks and gutters of the District at a frequency determined by the Owners' Association. The frequency of sidewalk sweeping is projected to be 5 days per week, year-round.*
- *Graffiti removal entails receiving reports of and then removal of graffiti throughout the District.*
- *A safety team working with the sanitation crew will provide on-site services to increase the safety of business, residents, customers, and property owners throughout the district.*
- *Security services shall be provided to deter illegal parking and pop-up, unlicensed outdoor markets do not occur as they have in the past.*
- *Only Benefit Zone 2 parcels will receive pressure washing services.*

The goal of the Sidewalk Operations and Security work plan component is to ensure that the frontage for all identified assessed parcels are clean and well maintained, thereby creating an attractive District for the special benefit of every assessed District parcel. These supplemental services will assist in creating a clean and orderly environment for the special benefit of each assessed parcel in the District. A dirty environment deters commerce and may fail to attract patrons and visitors and reduce commercial rents and commercial occupancies.

For the array of land uses within the District (i.e. retail, office, industrial, institutional, ecumenical, mixed-use residential), this work plan component is designed to increase pedestrian traffic to and from the City owned parking lots as well as the Gold Line mass transit stops throughout the district. Each assessed parcel will specially benefit from the Sidewalk Operations and Security programs which will only be provided to, and for the direct benefit of, each identified assessed parcel within the District boundaries.

### **District Identity and Administration Services and Contingency:**

\$ 58,383 (Special Benefit) + \$1,497 (General Benefit) = \$59,880 (28%)

The District Identity and Administration and Contingency component of the Special Benefits services strive to build the identity of the Lincoln Heights Industrial Zone district from where it is today. Furthermore, this section of the Plan will provide staffing to oversee the special benefit services and provide a fund for

delinquencies in the district annual assessment schedule. The District Identity services would include, but not be limited to:

- *Funding website enhancement and outreach to the public.*
- *Funding other programs that bring a positive light to the Lincoln Heights Industrial Zone BID to benefit the individual parcel owners in the district.*
- *Staff and administrative services including rent, insurance, accounting, legal, utilities.*
- *Contingency which will not exceed 10% of the total budget and reserve funds for delinquencies as well as a reserve fund for beautification and capital improvements. The capital improvements will be used for increased pedestrian traffic due to new residential unit construction. These improvements in the district for example include, planters, trash receptacles, banners, and benches. In addition, any annual budget surplus will be incorporated into the subsequent year's LHIZBID budget in accordance with City policy. Within the constraints of the annual adjustment, annual assessments will be set to account for surpluses carried forward in accordance with City policy.*

**With the District Identity special benefit services**, the Owners' Association will continue to use its current website to promote the assessed renewed LHIZBID parcels in an effort to increase awareness of the District as a destination for consumers and tenants and increase occupancy and commerce on the assessed parcels. The website is designed to provide visitors with information about the renewed LHIZBID and comply with the open meetings and records provisions of the Brown Act.

**The Administration Services component** includes activities such as: personnel, operations, professional services (e.g., legal, accounting, insurance), production of the Annual Planning Report and Budget, preparation for the regular and Annual Board meetings, preparation of taxes, City required quarterly reports, newsletters, facilitation of meetings of the Owners' Association, Brown Act compliance, outreach to District property and business owners.

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

In summary, all LHIZBID funded services, programs and improvements described above confer special benefits to identified assessed parcels inside the District boundaries and none will be provided outside of the District. Each assessed parcel within the renewed LHIZBID will proportionately benefit from the Sidewalk Operations and Security, and District Identity and Administration Services and Contingency components of the 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 each assessed parcel within the boundaries of the renewed LHIZBID.

## **PROGRAM & ACTIVITY BUDGET**

Each identified assessed parcel within the renewed LHIZBID will be assessed the full amount of the proportionate special benefit conferred upon it based on the level of District funded services provided.

To carry out the District programs outlined in the previous section, the Year 1 assessment budget of \$ 208,510 is projected. Since the renewed LHIZBID is planned for a 10-year term, projected program costs for future years (Years 2-10) are set at the inception of the District. While future inflationary pressures, new development assessments and other program cost increases are unknown at this point, a built-in maximum increase of 8% per annum, commensurate to special benefits received by each assessed parcel, is incorporated into the projected program costs and assessment rates for the 10-year District term. The District shall adhere to the category budget as listed in the Management District Plan. While some variation is permissible to account for unexpected circumstances, the funding allocated to each funding category expressed as a percentage of the total budget, shall not vary by more than 8% of total budget from each year's percentage in the Management District Plan.

Any variation that exceeds 8% of the estimated figures for services shall be subject to review and approval of the City Clerk's office. 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 in 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.

### **Benefit Zones:**

The renewed District shall have 2 Benefit Zones. All LHIZBID funded services, programs and improvements provided within the 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 renewed LHIZBID will proportionately specially benefit from the District funded programs and services (i.e., Sidewalk Operations and Security, District Identity and Administrative Services and Contingency).

**Benefit Zone 2:** The only distinction in the delivery of Special Benefit Zone 2 services compared to Zone 1 services, shall be that the parcel owners in Benefit Zone 2, where the residential condominium properties near the Gold Line Station are located, (5205-012-010 thru 5205-012-194) have requested and will be provided regular sidewalk pressure washing services, at least 6 times per year. The same Benefit Zone 2 services and related costs will apply to similar residential condominium projects that may be built in the future within the boundaries of the LHIZBID. The increase in assessments for the supplemental pressure washing services will be funded by a slight increase in Zone 2 residential condominium parcels building square footage annual costs. The difference in building square footage costs in Zone 1 compared to Zone 2 is an extra \$.03 per square foot

per year, to fund these pressure washing services. Otherwise, the entire district will retain the same sidewalk sweeping, trash removal and graffiti removal services. Again, only Benefit Zone 2 parcels will receive pressure washing services. 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 renewed LHIZBID.

**10 Year Special + General Benefits**  
**(Assumes max of 8% Annual Increase, assessment numbers have been rounded year-to-year)**

YR	ZONE	PROGRAM CATEGORY	SPECIAL BENEFITS	GENERAL BENEFITS	TOTAL BENEFITS	% OF TOTAL
YR 1 - 2026	1	SIDEWALK OPERATIONS AND SECURITY	\$136,806	\$3,508	\$140,314	72.00%
		DISTRICT IDENTITY, ADMIN, CONTINGENCY	<u>\$53,203</u>	<u>\$1,364</u>	<u>\$54,567</u>	<u>28.00%</u>
		TOTAL	\$190,009	\$4,872	\$194,881	100.00%
	2	SIDEWALK OPERATIONS AND SECURITY	\$13,321	\$341	\$13,662	72.00%
		DISTRICT IDENTITY, ADMIN, CONTINGENCY	<u>\$5,180</u>	<u>\$133</u>	<u>\$5,313</u>	<u>28.00%</u>
		TOTAL	\$18,501	\$474	\$18,975	100.00%
	1&2	SIDEWALK OPERATIONS AND SECURITY	\$150,127	\$3,849	\$153,976	72.00%
	1&2	DISTRICT IDENTITY, ADMIN, CONTINGENCY	<u>\$58,383</u>	<u>\$1,497</u>	<u>\$59,880</u>	<u>28.00%</u>
	1&2	TOTAL	\$208,510	\$5,346	\$213,856	100.00%
YR	ZONE	PROGRAM CATEGORY	SPECIAL BENEFITS	GENERAL BENEFITS	TOTAL BENEFITS	% OF TOTAL
YR 2 - 2027	1	SIDEWALK OPERATIONS AND SECURITY	\$147,750	\$3,789	\$151,539	72.00%
		DISTRICT IDENTITY, ADMIN, CONTINGENCY	<u>\$57,459</u>	<u>\$1,473</u>	<u>\$58,932</u>	<u>28.00%</u>
		TOTAL	\$205,209	\$5,262	\$210,471	100.00%
		SIDEWALK OPERATIONS AND SECURITY	\$14,387	\$368	\$14,755	72.00%
	2	DISTRICT IDENTITY, ADMIN, CONTINGENCY	<u>\$5,594</u>	<u>\$144</u>	<u>\$5,738</u>	<u>28.00%</u>
		TOTAL	\$19,981	\$512	\$20,493	100.00%
	1&2	SIDEWALK OPERATIONS AND SECURITY	\$162,137	\$4,157	\$166,294	72.00%

	1&2	DISTRICT IDENTITY, ADMIN, CONTINGENCY	\$63,053	\$1,617	\$64,670	28.00%
	1&2	TOTAL	\$225,190	\$5,774	\$230,964	100.00%
YR	ZONE	PROGRAM CATEGORY	SPECIAL BENEFITS	GENERAL BENEFITS	TOTAL BENEFITS	% OF TOTAL
YR 3 - 2028	1	SIDEWALK OPERATIONS AND SECURITY	\$159,570	\$4,092	\$163,662	72.00%
		DISTRICT IDENTITY, ADMIN, CONTINGENCY	\$62,056	\$1,591	\$63,647	28.00%
		TOTAL	\$221,626	\$5,683	\$227,309	100.00%
		SIDEWALK OPERATIONS AND SECURITY	\$15,538	\$397	\$15,935	72.00%
	2	DISTRICT IDENTITY, ADMIN, CONTINGENCY	\$6,042	\$156	\$6,198	28.00%
		TOTAL	\$21,580	\$553	\$22,133	100.00%
	1&2	SIDEWALK OPERATIONS AND SECURITY	\$175,108	\$4,489	\$179,597	72.00%
	1&2	DISTRICT IDENTITY, ADMIN, CONTINGENCY	\$68,098	\$1,747	\$69,845	28.00%
	1&2	TOTAL	\$243,206	\$6,236	\$249,442	100.00%
YR	ZONE	PROGRAM CATEGORY	SPECIAL BENEFITS	GENERAL BENEFITS	TOTAL BENEFITS	% OF TOTAL
YR 4 - 2029	1	SIDEWALK OPERATIONS AND SECURITY	\$172,336	\$4,419	\$176,755	72.00%
		DISTRICT IDENTITY, ADMIN, CONTINGENCY	\$67,020	\$1,718	\$68,738	28.00%
		TOTAL	\$239,356	\$6,137	\$245,493	100.00%
		SIDEWALK OPERATIONS AND SECURITY	\$16,781	\$429	\$17,210	72.00%
	2	DISTRICT IDENTITY, ADMIN, CONTINGENCY	\$6,525	\$168	\$6,693	28.00%
		TOTAL	\$23,306	\$597	\$23,903	100.00%
	1&2	SIDEWALK OPERATIONS AND SECURITY	\$189,117	\$4,848	\$193,965	72.00%
	1&2	DISTRICT IDENTITY, ADMIN, CONTINGENCY	\$73,545	\$1,886	\$75,431	28.00%
	1&2	TOTAL	\$262,662	\$6,734	\$269,396	100.00%
YR	ZONE	PROGRAM CATEGORY	SPECIAL BENEFITS	GENERAL BENEFITS	TOTAL BENEFITS	% OF TOTAL

YR 5 - 2030	1	SIDEWALK OPERATIONS AND SECURITY	\$186,123	\$4,773	\$190,896	72.00%
		DISTRICT IDENTITY, ADMIN, CONTINGENCY	<u>\$72,382</u>	<u>\$1,855</u>	<u>\$74,237</u>	<u>28.00%</u>
		TOTAL	\$258,505	\$6,628	\$265,133	100.00%
		SIDEWALK OPERATIONS AND SECURITY	\$18,123	\$463	\$18,586	72.00%
	2	DISTRICT IDENTITY, ADMIN, CONTINGENCY	<u>\$7,047</u>	<u>\$181</u>	<u>\$7,228</u>	<u>28.00%</u>
		TOTAL	\$25,170	\$644	\$25,814	100.00%
	1&2	SIDEWALK OPERATIONS AND SECURITY	\$204,246	\$5,236	\$209,482	72.00%
	1&2	DISTRICT IDENTITY, ADMIN, CONTINGENCY	<u>\$79,429</u>	<u>\$2,036</u>	<u>\$81,465</u>	<u>28.00%</u>
	1&2	TOTAL	\$283,675	\$7,272	\$290,947	100.00%
YR	ZONE	PROGRAM CATEGORY	SPECIAL BENEFITS	GENERAL BENEFITS	TOTAL BENEFITS	% OF TOTAL
YR 6 - 2031	1	SIDEWALK OPERATIONS AND SECURITY	\$201,013	\$5,155	\$206,168	72.00%
		DISTRICT IDENTITY, ADMIN, CONTINGENCY	<u>\$78,173</u>	<u>\$2,003</u>	<u>\$80,176</u>	<u>28.00%</u>
		TOTAL	\$279,186	\$7,158	\$286,344	100.00%
		SIDEWALK OPERATIONS AND SECURITY	\$19,573	\$500	\$20,073	72.00%
	2	DISTRICT IDENTITY, ADMIN, CONTINGENCY	<u>\$7,611</u>	<u>\$195</u>	<u>\$7,806</u>	<u>28.00%</u>
		TOTAL	\$27,184	\$695	\$27,879	100.00%
	1&2	SIDEWALK OPERATIONS AND SECURITY	\$220,586	\$5,655	\$226,241	72.00%
	1&2	DISTRICT IDENTITY, ADMIN, CONTINGENCY	<u>\$85,784</u>	<u>\$2,198</u>	<u>\$87,982</u>	<u>28.00%</u>
	1&2	TOTAL	\$306,370	\$7,853	\$314,223	100.00%
YR	ZONE	PROGRAM CATEGORY	SPECIAL BENEFITS	GENERAL BENEFITS	TOTAL BENEFITS	% OF TOTAL
YR 7 - 2032	1	SIDEWALK OPERATIONS AND SECURITY	\$217,094	\$5,567	\$222,661	72.00%
		DISTRICT IDENTITY, ADMIN, CONTINGENCY	<u>\$84,427</u>	<u>\$2,163</u>	<u>\$86,590</u>	<u>28.00%</u>
		TOTAL	\$301,521	\$7,730	\$309,251	100.00%

		SIDEWALK OPERATIONS AND SECURITY	\$21,139	\$540	\$21,679	72.00%
	2	DISTRICT IDENTITY, ADMIN, CONTINGENCY	<u>\$8,220</u>	<u>\$211</u>	<u>\$8,431</u>	<u>28.00%</u>
		TOTAL	\$29,359	\$751	\$30,110	100.00%
	1&2	SIDEWALK OPERATIONS AND SECURITY	\$238,233	\$6,107	\$244,340	72.00%
	1&2	DISTRICT IDENTITY, ADMIN, CONTINGENCY	<u>\$92,647</u>	<u>\$2,374</u>	<u>\$95,021</u>	<u>28.00%</u>
	1&2	TOTAL	\$330,880	\$8,481	\$339,361	100.00%
YR	ZONE	PROGRAM CATEGORY	SPECIAL BENEFITS	GENERAL BENEFITS	TOTAL BENEFITS	% OF TOTAL
YR 8 - 2033	1	SIDEWALK OPERATIONS AND SECURITY	\$234,462	\$6,012	\$240,474	72.00%
		DISTRICT IDENTITY, ADMIN, CONTINGENCY	<u>\$91,181</u>	<u>\$2,336</u>	<u>\$93,517</u>	<u>28.00%</u>
		TOTAL	\$325,643	\$8,348	\$333,991	100.00%
		SIDEWALK OPERATIONS AND SECURITY	\$22,830	\$583	\$23,413	72.00%
	2	DISTRICT IDENTITY, ADMIN, CONTINGENCY	<u>\$8,878</u>	<u>\$228</u>	<u>\$9,106</u>	<u>28.00%</u>
		TOTAL	\$31,708	\$811	\$32,519	100.00%
	1&2	SIDEWALK OPERATIONS AND SECURITY	\$257,292	\$6,595	\$263,887	72.00%
	1&2	DISTRICT IDENTITY, ADMIN, CONTINGENCY	<u>\$100,059</u>	<u>\$2,564</u>	<u>\$102,623</u>	<u>28.00%</u>
	1&2	TOTAL	\$357,351	\$9,159	\$366,510	100.00%
YR	ZONE	PROGRAM CATEGORY	SPECIAL BENEFITS	GENERAL BENEFITS	TOTAL BENEFITS	% OF TOTAL
YR 9 - 2034	1	SIDEWALK OPERATIONS AND SECURITY	\$253,219	\$6,493	\$259,712	72.00%
		DISTRICT IDENTITY, ADMIN, CONTINGENCY	<u>\$98,475</u>	<u>\$2,523</u>	<u>\$100,998</u>	<u>28.00%</u>
		TOTAL	\$351,694	\$9,016	\$360,710	100.00%
		SIDEWALK OPERATIONS AND SECURITY	\$24,656	\$630	\$25,286	72.00%
	2	DISTRICT IDENTITY, ADMIN, CONTINGENCY	<u>\$9,588</u>	<u>\$246</u>	<u>\$9,834</u>	<u>28.00%</u>
		TOTAL	\$34,244	\$876	\$35,120	100.00%

	1&2	SIDEWALK OPERATIONS AND SECURITY	\$277,875	\$7,123	\$284,998	72.00%
	1&2	DISTRICT IDENTITY, ADMIN, CONTINGENCY	<u>\$108,063</u>	<u>\$2,769</u>	<u>\$110,832</u>	<u>28.00%</u>
	1&2	TOTAL	\$385,938	\$9,892	\$395,830	100.00%
YR	ZONE	PROGRAM CATEGORY	SPECIAL BENEFITS	GENERAL BENEFITS	TOTAL BENEFITS	% OF TOTAL
YR 10 - 2035	1	SIDEWALK OPERATIONS AND SECURITY	\$273,477	\$7,012	\$280,489	72.00%
		DISTRICT IDENTITY, ADMIN, CONTINGENCY	<u>\$106,353</u>	<u>\$2,725</u>	<u>\$109,078</u>	<u>28.00%</u>
		TOTAL	\$379,830	\$9,737	\$389,567	100.00%
		SIDEWALK OPERATIONS AND SECURITY	\$26,628	\$680	\$27,308	72.00%
	2	DISTRICT IDENTITY, ADMIN, CONTINGENCY	<u>\$10,355</u>	<u>\$266</u>	<u>\$10,621</u>	<u>28.00%</u>
		TOTAL	\$36,983	\$946	\$37,929	100.00%
	1&2	SIDEWALK OPERATIONS AND SECURITY	\$300,105	\$7,692	\$307,797	72.00%
	1&2	DISTRICT IDENTITY, ADMIN, CONTINGENCY	<u>\$116,708</u>	<u>\$2,991</u>	<u>\$119,699</u>	<u>28.00%</u>
	1&2	TOTAL	\$416,813	\$10,683	\$427,496	100.00%

The Assessment Engineer (see attached Engineer's Report) has found that the general benefits (i.e. general benefits to assessed parcels within the District), the general public and surrounding parcels outside the renewed LHIZBID services and improvements (i.e. Sidewalk Operations and Security, District Identity/Administration Services/Contingency) represent 2.5% of the total benefits generated and, in turn, 2.5% (\$ 5,346) of the total adjusted costs of the renewed LHIZBID funded improvements, activities and services provided.

Total Year 1 adjusted costs are estimated at \$208,510. General benefits are factored at 2.5% of the total adjusted costs (**see Finding 2 in the attached Engineer's Report**) with special benefits set at 97.5% of the total annual budget. Article XIID Section 4(b) of the California Constitution limits the levy of property assessments to costs attributed to special benefits only. The 2.5% general benefit cost is computed to be \$5,346 with a resultant 2.5% special benefit limit computed at \$213,856.

*Based on current property data and land uses, this is the maximum amount of Year 1 revenue that can be derived from property assessments from the subject District. All programs associated with general benefits will be derived from sources other than District assessments. Example shown in following Table:*

### **Special and General Benefit Revenue Sources\***

<b>Revenue Source</b>	<b>Revenue</b>	<b>% of Total</b>
District Assessments/Special benefit	\$208,510	97.5%
General Benefit	\$ 5,346	2.5%
<b>TOTAL</b>	<b>\$213,856</b>	<b>100%</b>

\*Table figures are rounded.

The renewed LHIZBID assessments may increase for each individual parcel each year during the 10-year effective operating period, but not to exceed 8% per year, commensurate to special benefits received by each assessed parcel, and must be approved by the Owners' Association Board of Directors, included in the Annual Planning report, and adopted by the City of Los Angeles City Council.

Any accrued interest and delinquent payments will be expended within the budgeted categories. The Owners' Association Board of Directors of the current LHIZBID shall continue to serve in this capacity and will determine the percentage increase to the annual assessment and the methodology employed to determine the amount of the increase. The Owners' Association Executive Director or staff shall communicate the annual increase to the City each year in which the District operates at a time determined in the Administration Contract held between the Owners' Association and the City of Los Angeles.

*No bonds are to be issued in conjunction with the renewed LHIZBID District.*

Pursuant to Section 36671 of the Streets and Highways Code, any funds remaining after the final year of operation will be rolled over into the renewed budget or returned to stakeholders. District assessment funds may be used to pay for expenditures related to the following District renewed term. If the District is not renewed or terminated for any reason, unexpended funds will be returned to the property owners in the same proportion in which they were collected.

#### **Manner of Collection:**

Assessments for the County of Los Angeles Property shall be collected at the same time and in the same manner as ad valorem taxes paid to the County of Los Angeles. The District assessments shall appear as a separate line item on the property tax bills issued by the Los Angeles County Assessor. The City of Los Angeles is authorized to collect any assessments not placed on the County tax rolls, or to place assessments, unpaid delinquent assessments, or penalties on the County tax rolls as appropriate to implement this Management District Plan.

## IV. RENEWED LHIZBID ASSESSMENT FORMULA

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

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

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

For the array of land uses within the District, the interactive application of land area, building square footage for commercial and residential condominium are a proven method of fairly and equitably spreading special benefit costs to these beneficiaries of District funded services, programs and improvements. Each of these factors directly relates to the degree of special benefit each assessed parcel will receive from District funded activities.

**Land Area** is a direct measure of the current and future development capacity of each parcel and its corresponding impact or draw on District funded activities. The targeted weight of this factor, land area, should generate approximately 70% of the total first year District revenue.

**Building Square Footage** is a direct measure of the current and future improvements to the land area of each parcel and its corresponding impact or draw on District funded activities. The targeted weight of this factor, building square footage, should generate approximately 30% of the first year’s total District revenue.

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

**Data generated from County records:**

Land Area: 2,720,513 of assessable land area square footage  
 Gross Building Square footage: 1,349,580 of assessable building square footage  
 Condominiums Building Square Footage: 177,100 of assessable building square footage  
 Condominium Building Land Area: 122,077 of assessable land area square footage

**Year 1 – Projected BID Assessment Revenue\***

Lot size/Land Area Assessment Revenue	Building Square Footage Assessment Revenue	Condo Building Square Footage Assessment Revenue	Lot size/Land Area Assessment Revenue	Total First Year Revenue
\$136,026	\$53,983	\$12,397	\$6,104	\$208,510
63%	25%	7%	5%	100%

\*Table figures are rounded.

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

**Year 1 – Annual Assessment Rates**

Lot Sq. Ft.	Building Sq. Ft.	Condo Lot Sq. Ft.	Condo Building Sq. Ft.
\$0.05	\$0.04	\$0.05	\$0.07

**Changes to Building or Land Area:**

Any changes in building and land area because of the two land adjustments (lot square footage and building square footage) including but not limited to lot splits, consolidations, subdivisions, street dedications, creation of new parcels, right of way setbacks shall have their assessment adjusted upon final City approval of such parcel adjustments. Any changes need to be provided to the District by April 1<sup>st</sup> of each year.

**Benefit Zones:**

The renewed District shall have 2 Benefit Zones. All LHIZBID funded services, programs and improvements provided within the 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 renewed LHIZBID will proportionately specially benefit from the District funded programs and services (i.e., Sidewalk Operations and Security, District Identity and Administrative Services and Contingency).

Benefit Zone 2: The only distinction in the delivery of Special Benefit Zone 2 services compared to Zone 1 services, shall be that the parcel owners in Benefit Zone 2, where the residential condominium properties near

the Gold Line Station are located, (5205-012-010 thru 5205-012-194) have requested and will be provided regular sidewalk pressure washing services, at least 6 times per year. The same Benefit Zone 2 services and related costs will apply to similar residential condominium projects that may be built in the future within the boundaries of the LHIZBID. The increase in assessments for the supplemental pressure washing services will be funded by a slight increase in Zone 2 residential condominium parcels building square footage annual costs. The difference in building square footage costs in Zone 1 compared to Zone 2 is an extra \$.03 per square foot per year, to fund these pressure washing services. Otherwise, the entire district will retain the same sidewalk sweeping, trash removal and graffiti removal services. Again, only Benefit Zone 2 parcels will receive pressure washing services. 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 renewed LHIZBID.

**Other Future Development:**

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

**LHIZBID – 10-Year Maximum Assessment Rates\*  
(Includes 8% Per Year Maximum Increase)**

Year	Lot Square Foot Assessment	Building Square Footage Assessment	Residential Condominium Building Square Footage	Residential Condominium Lot Square Footage
FY1	\$ 0.050	\$ 0.040	\$ 0.070	\$ 0.050
FY2	\$ 0.054	\$ 0.043	\$ 0.076	\$ 0.054
FY3	\$ 0.058	\$ 0.047	\$ 0.082	\$ 0.058
FY4	\$ 0.063	\$ 0.050	\$ 0.088	\$ 0.063
FY5	\$ 0.068	\$ 0.054	\$ 0.095	\$ 0.068
FY6	\$ 0.073	\$ 0.059	\$ 0.103	\$ 0.073
FY7	\$ 0.079	\$ 0.063	\$ 0.111	\$ 0.079
FY8	\$ 0.086	\$ 0.069	\$ 0.120	\$ 0.086
FY9	\$ 0.093	\$ 0.074	\$ 0.130	\$ 0.093
FY10	\$ 0.100	\$ 0.080	\$ 0.140	\$ 0.100

\*Table figures are rounded.

**SAMPLE FIRST YEAR ANNUAL BENEFIT ZONE 1 BUILDING ASSESSMENT CALCULATION**

A 5,000 sq. ft. lot area with 2,500 sq. ft. building:

5,000 lot sq. ft. x \$0.05 cents per square foot = \$250.00  
2,500 bldg. sq. ft. x \$0.04 cents per square foot = \$100.00 +

**TOTAL YEAR 1 ASSESSMENT:** \$350.00  
Cost Per Month: \$29.16  
Cost Per Day: \$0.96

**SAMPLE FIRST YEAR ANNUAL BENEFIT ZONE 2 CONDOMINIUM ASSESSMENT CALCULATION**

A 731 sq. ft. lot area with condominium with 1,280 sq. ft. building:

731 lot sq. ft. x \$0.05 cents per square foot = \$ 36.55  
1,280 bldg. sq. ft. x \$0.07 cents per square foot = \$ 89.60

**TOTAL YEAR 1 ASSESSMENT:** \$126.15  
Cost Per Month: \$10.51  
Cost Per Day: \$0.34

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

## V. PUBLICLY OWNED PARCELS

The State Constitution - Article 13D (Proposition 218) states that “parcels within a District that are owned or used by any agency, the State of California or the United States shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit.” There are fourteen publicly owned parcels within the District, all of which are identified as assessable and for which special benefit services will be provided. All identified assessed parcels are owned by the City of Los Angeles and Los Angeles City Department of Water and Power. Each of these City owned parcels will directly receive and proportionately benefit from improved Sidewalk Operations and Security, District Identity and Administration Services. These identified assessed publicly owned parcels/facilities will specially benefit from District funded programs and services.

In the opinion of the Assessment Engineer, there is no clear and convincing evidence that the fourteen publicly owned parcels will not proportionately benefit from District services, programs and improvements; therefore, each publicly owned parcel will be assessed at the rates with assessments to be based on the lot square footage area and building square footage of each parcel.

The four non-identified, non-assessable public/quasi-publicly owned parcels within the LHIZBID, two owned by LAMTA and two by Union Pacific Railway Company, as well as special circumstances regarding a fourth parcel owned by the City of Los Angeles, are discussed below:

1. APN 5205-003-802 (UP RR owned active RR ROW):

This parcel is part of a fragmented public/quasi-publicly owned ROW corridor for an active commuter rail line. From an assessment viewpoint, rail lines/ROWs, public utility ROWs and public streets are not conferred special benefits from LHIZBID activities, services and improvements and thus, are not assessed. Based on this finding, this parcel shall be exempt from LHIZBID assessments.

2. APN 5205-003-902 (LAMTA owned active RR ROW):

This parcel is part of a fragmented public/quasi-publicly owned ROW corridor for an active commuter rail line. From an assessment viewpoint, rail lines/ROWs, public utility ROWs and public streets are not conferred special benefits from LHIZBID activities, services and improvements and thus, are not assessed. Based on this finding, this parcel shall be exempt from LHIZBID assessments.

3. APN 5205-012-802 (UP RR owned abandoned RR ROW):

This parcel was part of a fragmented public/quasi-publicly owned ROW corridor for an abandoned rail line. This triangular fragment now lies within the street right of way at the intersection of Humboldt Street and Avenue 26. From an assessment viewpoint, rail lines/ROWs, public utility ROWs and public streets are not conferred special benefits from LHIZBID activities, services and improvements and thus, are not assessed. Based on this finding, this parcel shall be exempt from LHIZBID assessments.

4. APN 5205-012-903 (LAMTA owned active RR ROW):

This parcel is part of a fragmented public/quasi-publicly owned ROW corridor for an active commuter rail line. From an assessment viewpoint, rail lines/ROWs, public utility ROWs and public streets are not conferred special benefits from LHIZBID activities, services and improvements and thus, are not assessed. Based on this finding, this parcel shall be exempt from LHIZBID assessments.

The Table below lists all publicly owned parcels within the proposed LHIZBID and their Year 1 assessment amounts:

**Publicly Owned Parcels**

APN	Legal Owner	Site Street	Annual Assessment	% of Total
5205 002 901	City of Los Angeles	*No Site Address*	\$1,745.00	0.84%
5205 002 902	City of Los Angeles	*No Site Address*	\$9,965.08	4.78%
5205 003 901	City of Los Angeles	*No Site Address*	\$4,486.65	2.15%
5205 012 900	City of Los Angeles	*No Site Address*	\$1,437.50	0.69%
5205 012 901	City of Los Angeles	*No Site Address*	\$675.15	0.32%
TOTAL			\$18,309.38	8.78%

5205 009 900	L A City Dept of Water & Power	2600 Artesian St	\$7,405.20	3.55%
5205 009 901	L A City Dept of Water & Power	*No Site Address*	\$1,372.10	0.66%
5205 010 900	L A City Dept of Water & Power	3101 Artesian St	\$5,865.97	2.81%
5205 010 901	L A City Dept of Water & Power	2665 Artesian St	\$3,612.01	1.73%
5205 010 902	L A City Dept of Water & Power	*No Site Address*	\$728.75	0.35%
5205 010 903	L A City Dept of Water & Power	2633 Artesian St	\$370.00	0.18%
5205 010 904	L A City Dept of Water & Power	*No Site Address*	\$370.00	0.18%
5205 010 905	L A City Dept of Water & Power	2633 Artesian St	\$370.00	0.18%
5205 010 906	L A City Dept of Water & Power	*No Site Address*	\$3,441.25	1.65%
TOTAL			\$23,535.28	11.29%

5205 003 802	UNION PACIFIC		\$0.00	0.00%
5205 003 902	LAMTA		\$0.00	0.00%
5205 012 802	UNION PACIFIC		\$0.00	0.00%
5205 012 903	LAMTA		\$0.00	0.00%
GRAND TOTAL			\$41,844.66	20.07%

## **VI. LHIZBID DISTRICT GOVERNANCE**

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

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

There are no specific rules or regulations applied to this Lincoln Heights Industrial Zone BID or its Owners’ Association.

## VIII. IMPLEMENTATION TIMETABLE

The renewal of the LHIZBID is expected to begin operation by January 1, 2026. To meet this goal, the following procedural timeline is renewed:

<u>Date</u>	<u>Action/Task</u>
January 2024	Lincoln Heights Industrial Zone property owners meet to discuss the renewal process
August 2024	Data for Renewed LHIZBID submitted to the LA Clerk's office
August 2024	Draft of Management District Plan submitted to the Office of the City Clerk's office for review
October 2024	Submit revised MDP and Engineers Report to the Office of the City Clerk
December 2024	Management Plan and Engineer's report has been approved by the City Clerk, launch petition drive to get 50% weighted support to initiate Resolution of Intention by the City Council
January 2025	Mail Management District Plan & start petition drive to get to 50% plus \$1.00
March 2025	Finish petition drive, Resolution of Intent to form the renewed BID adopted by the City Council, assessment ballot proceeding initiated, ballots mailed out by the City Clerk
April 2025	Public hearing, mail ballot procedure begins
May 2025	Notice of public hearing and Final public hearing. Prop. 218 required 45-day period begins. Ballots are mailed out.
June 2025	City Council holds public hearing to count ballots
June-August 2025	Publish BID established Ordinance, place stakeholder assessment Data on County tax rolls
January 2026	City Clerk transmits received property assessments from County Collection of 1 <sup>st</sup> installment to LHIZBID.

## APPENDIX 1

APN	Annual Assessment
5205 002 901	\$1,745.00
5205 002 902	\$9,965.08
5205 003 006	\$8,728.78
5205 003 008	\$6,881.53
5205 003 802	\$0.00
5205 003 901	\$4,486.65
5205 003 902	\$0.00
5205 004 010	\$5,445.00
5205 004 012	\$15,733.55
5205 005 005	\$255.11
5205 005 006	\$139.40
5205 005 007	\$126.30
5205 005 008	\$692.25
5205 005 009	\$240.00
5205 005 010	\$240.00
5205 005 011	\$297.92
5205 005 012	\$240.00
5205 005 013	\$376.00
5205 005 014	\$277.36
5205 005 021	\$392.40
5205 005 022	\$275.84
5205 005 023	\$285.60
5205 005 024	\$498.24
5205 005 025	\$290.08
5205 005 026	\$336.00
5205 005 027	\$334.40
5205 005 028	\$292.24
5205 005 035	\$240.00
5205 005 040	\$1,020.96
5205 005 043	\$1,821.42
5205 005 044	\$169.00
5205 005 045	\$190.00
5205 005 046	\$689.04
5205 005 048	\$240.00
5205 005 049	\$1,680.00
5205 006 012	\$447.29
5205 006 029	\$214.00
5205 006 030	\$210.09
5205 006 053	\$13,938.96
5205 006 059	\$11,438.67
5205 009 003	\$8,319.52

5205 009 900	\$7,405.20
5205 009 901	\$1,372.10
5205 010 002	\$1,456.65
5205 010 009	\$309.45
5205 010 010	\$69.10
5205 010 900	\$5,865.97
5205 010 901	\$3,612.01
5205 010 902	\$728.75
5205 010 903	\$370.00
5205 010 904	\$370.00
5205 010 905	\$370.00
5205 010 906	\$3,441.25
5205 011 003	\$2,246.00
5205 011 005	\$4,541.80
5205 011 006	\$725.40
5205 011 008	\$2,606.26
5205 011 009	\$475.00
5205 011 012	\$7,865.19
5205 012 007	\$6,213.06
5205 012 008	\$10,530.32
5205 012 010	\$126.15
5205 012 011	\$126.15
5205 012 012	\$126.15
5205 012 013	\$126.15
5205 012 014	\$126.15
5205 012 015	\$126.15
5205 012 016	\$141.55
5205 012 017	\$126.85
5205 012 019	\$80.65
5205 012 020	\$81.35
5205 012 021	\$80.65
5205 012 022	\$79.95
5205 012 023	\$106.55
5205 012 025	\$141.55
5205 012 026	\$126.15
5205 012 027	\$126.15
5205 012 028	\$126.15
5205 012 029	\$126.15
5205 012 030	\$126.15
5205 012 031	\$141.55
5205 012 032	\$126.85
5205 012 033	\$106.55
5205 012 034	\$80.65

5205 012 038	\$106.55
5205 012 039	\$126.85
5205 012 040	\$141.55
5205 012 041	\$81.35
5205 012 042	\$80.65
5205 012 043	\$80.65
5205 012 044	\$80.65
5205 012 045	\$80.65
5205 012 046	\$131.05
5205 012 047	\$80.65
5205 012 048	\$80.65
5205 012 049	\$141.55
5205 012 050	\$126.85
5205 012 052	\$80.65
5205 012 054	\$80.65
5205 012 055	\$80.65
5205 012 056	\$106.55
5205 012 057	\$126.85
5205 012 058	\$141.55
5205 012 059	\$80.65
5205 012 060	\$80.65
5205 012 061	\$131.05
5205 012 062	\$80.65
5205 012 063	\$80.65
5205 012 064	\$80.65
5205 012 065	\$80.65
5205 012 067	\$91.15
5205 012 068	\$80.65
5205 012 069	\$80.65
5205 012 070	\$131.05
5205 012 071	\$91.85
5205 012 072	\$91.85
5205 012 073	\$141.55
5205 012 074	\$126.85
5205 012 075	\$106.55
5205 012 076	\$80.65
5205 012 077	\$80.65
5205 012 078	\$80.65
5205 012 079	\$80.65
5205 012 080	\$106.55
5205 012 081	\$126.85
5205 012 082	\$141.55
5205 012 083	\$91.15
5205 012 084	\$91.15
5205 012 085	\$131.05

5205 012 086	\$80.65
5205 012 087	\$80.65
5205 012 090	\$105.85
5205 012 091	\$105.85
5205 012 092	\$141.55
5205 012 093	\$126.85
5205 012 094	\$105.85
5205 012 095	\$105.85
5205 012 096	\$131.75
5205 012 097	\$117.75
5205 012 098	\$117.75
5205 012 099	\$117.75
5205 012 100	\$117.75
5205 012 101	\$126.15
5205 012 102	\$124.05
5205 012 103	\$124.05
5205 012 104	\$124.05
5205 012 105	\$124.05
5205 012 106	\$126.85
5205 012 107	\$141.55
5205 012 108	\$105.85
5205 012 109	\$105.85
5205 012 110	\$107.95
5205 012 111	\$108.65
5205 012 113	\$105.85
5205 012 114	\$141.55
5205 012 115	\$126.85
5205 012 116	\$105.85
5205 012 117	\$105.85
5205 012 118	\$131.75
5205 012 119	\$117.75
5205 012 120	\$117.75
5205 012 121	\$117.75
5205 012 122	\$117.75
5205 012 123	\$126.15
5205 012 124	\$80.65
5205 012 125	\$126.85
5205 012 126	\$141.55
5205 012 127	\$105.85
5205 012 128	\$105.85
5205 012 129	\$107.95
5205 012 131	\$105.85
5205 012 132	\$105.85
5205 012 133	\$141.55
5205 012 134	\$126.85

5205 012 136	\$105.85
5205 012 137	\$131.75
5205 012 138	\$117.75
5205 012 139	\$117.75
5205 012 140	\$117.75
5205 012 141	\$117.75
5205 012 142	\$126.15
5205 012 143	\$80.65
5205 012 144	\$80.65
5205 012 145	\$80.65
5205 012 146	\$81.35
5205 012 147	\$80.65
5205 012 148	\$126.85
5205 012 149	\$141.55
5205 012 150	\$105.85
5205 012 151	\$105.85
5205 012 152	\$107.95
5205 012 153	\$108.65
5205 012 154	\$105.85
5205 012 155	\$105.85
5205 012 156	\$141.55
5205 012 157	\$126.85
5205 012 159	\$105.85
5205 012 160	\$131.75
5205 012 161	\$141.55
5205 012 162	\$141.55
5205 012 163	\$141.55
5205 012 164	\$141.55
5205 012 165	\$126.15
5205 012 168	\$117.75
5205 012 170	\$117.75
5205 012 171	\$126.85
5205 012 172	\$141.55
5205 012 173	\$105.85
5205 012 175	\$139.45
5205 012 176	\$139.45
5205 012 177	\$81.35
5205 012 178	\$105.85
5205 012 179	\$108.65
5205 012 180	\$91.15
5205 012 181	\$79.95
5205 012 182	\$79.95
5205 012 183	\$91.15
5205 012 184	\$117.75
5205 012 185	\$106.55

5205 012 186	\$117.75
5205 012 187	\$117.75
5205 012 188	\$105.85
5205 012 189	\$106.55
5205 012 190	\$105.85
5205 012 191	\$80.65
5205 012 192	\$91.85
5205 012 193	\$105.85
5205 012 194	\$126.85
5205 012 802	\$0.00
5205 012 900	\$1,437.50
5205 012 901	\$675.00
5205 012 903	\$0.00
5205 013 009	\$11,963.06
5205 014 001	\$513.51
5205 014 002	\$361.63
5205 014 013	\$882.52
5205 014 014	\$342.86
5205 014 015	\$378.87
5205 014 016	\$376.47
5205 014 019	\$402.49
5205 014 020	\$267.25
5205 014 021	\$5,653.46
5205 015 012	\$1,846.00
5205 015 014	\$1,212.00
5205 015 015	\$1,050.14
5205 015 016	\$375.00
5205 016 021	\$569.85
5205 017 015	\$1,008.45
5205 017 028	\$925.60
TOTAL	\$208,509.70

Publicly Owned Parcels	\$41,844.66
Privately Owned Parcels	\$166,665.04
TOTALS	\$208,509.70

# Attachment 1

## ASSESSMENT ENGINEER'S REPORT