

ATTACHMENT 1

GREATER LINCOLN HEIGHTS PROPERTY BUSINESS IMPROVEMENT DISTRICT RENEWAL

ASSESSMENT ENGINEER'S REPORT

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

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

**June 8, 2018
Final (Revised)**

GREATER LINCOLN HEIGHTS PBID RENEWAL – ASSESSMENT ENGINEER’S REPORT

ASSESSMENT ENGINEER’S REPORT

To Whom It May Concern:

I hereby certify to the best of my professional knowledge and experience that each of the identified benefiting properties located within the proposed Greater Lincoln Heights Property Business Improvement District ("GLHPBID") being established for a five (5) year term will receive a special benefit over and above the benefits conferred on the public at large and that the amount of the proposed assessment is proportional to, and no greater than the benefits conferred on each respective property.

Prepared by Edward V. Henning, California Registered Professional Engineer # 26549



A handwritten signature in blue ink that reads "Edward V. Henning".

RPE #26549

June 8, 2018

Edward V. Henning

Date

(NOT VALID WITHOUT SIGNATURE AND CERTIFICATION SEAL HERE)

Introduction

This report serves as the “detailed engineer’s report” required by Section 4(b) of Article XIID of the California Constitution (Proposition 218) to support the benefit property assessments proposed to be levied within the proposed GLHPBID in the City of Los Angeles, California being established for a five (5) year term. The discussion and analysis contained within this Report constitutes the required “nexus” of rationale between assessment amounts levied and special benefits derived by real properties within the proposed GLHPBID.

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Background

The GLHPBID is a property-based benefit assessment type district being established for a five (5) year term pursuant to Section 36600 et seq. of the California Streets and Highways Code (as amended), also known as the Property and Business Improvement District Law of 1994 (the “Act”). Due to the benefit assessment nature of assessments levied within a property and business improvement district (“PBID”), district program costs are to be distributed amongst all identified benefiting properties based on the proportional amount of special program benefit each property is expected to derive from the assessments levied. Within the Act, frequent references are made to the concept of relative “benefit” received from PBID programs and activities versus amount of assessment paid. Only those properties expected to derive special benefits from PBID funded programs and activities may be assessed and only in an amount proportional to the relative special benefits expected to be received.

Supplemental Article XIID Section 4(b) California Constitution

Proposition 218 Procedures and Requirements

Proposition 218, approved by the voters of California in November of 1996, adds a supplemental array of procedures and requirements to be carried out prior to levying a property-based assessment like the GLHPBID. These requirements are in addition to requirements imposed by State and local assessment enabling laws. These requirements were “chaptered” into law as Article XIID Section 4(b) of the California Constitution.

Since Article XIID provisions will affect all subsequent calculations to be made in the final assessment formula for the GLHPBID, these supplemental requirements will be taken into account. The key provisions of Article XIID along with a description of how the GLHPBID complies with each of these provisions are delineated below.

(Note: All section references below pertain to Article XIII of the California Constitution):

Finding 1. From Section 4(a): “Identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed”

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

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

Boundary Description

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

Eastern District Boundary Line – From Johnston Street to Workman Street

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

Workman Street to Western District Boundary Line

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Then south along the western boundary of APNs 5447-019-009, 003, 004, 005, 007 and 008, across North

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Broadway and continuing along the western boundary of APN 5447-020-901 to the northern edge of North Spring Street;

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

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

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

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

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

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

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

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

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

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

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

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

Benefit Zones

There are two benefit zones within the District.

Benefit Zone 1

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

Benefit Zone 2

Benefit Zone 2 includes all District parcels west of the 5 Freeway extending west to the Los Angeles River along Pasadena Avenue, North Broadway and North Spring Street. Benefit Zone 2 also includes parcels

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

District Boundary Rationale:

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

Eastern Boundary

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

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

Northern Boundary

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

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

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

Western Boundary

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

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

Southern Boundary

The southern boundary along the entire District from the Los Angeles River east to Lincoln Park Avenue are residentially zoned neighborhoods. State Law precludes parcels zoned solely residential from being assessed and thus, these areas would not specially benefit from District programs and services and are not included in the District.

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

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Miscellaneous

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

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

All identified assessed parcels within the above-described boundaries shall be assessed to fund supplemental special benefit programs, services and improvements as outlined in this Report and in the Management District Plan. All GLHPBID funded services, programs and improvements provided within the above described boundaries shall confer special benefit to identified assessed parcels inside the District boundaries and none will be provided outside of the District. Each assessed parcel within the GLHPBID will proportionately specially benefit from the District funded programs and services (i.e. Sidewalk Operations & Beautification; District Identity, Organization & Contingency). These services, programs and improvements are intended to improve commerce, employment, rents and occupancy rates and investment return of individually assessed parcels and businesses on them within the GLHPBID. The GLHPBID confers special benefits on each and every individually assessed parcel by reducing crime, improving aesthetics and marketing goods and services available from individually assessed parcels and the businesses on them within the District, all considered necessary in a competitive properly managed mixed-use business district. All District funded services programs and improvements are considered supplemental, above normal base level services provided by the City of Los Angeles and are only provided for the special benefit of assessed parcels within the boundaries of the proposed GLHPBID.

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

Finding 2. From Section 4(a): “Separate general benefits (if any) from the special benefits conferred on parcel(s). Only special benefits are assessable. “

QUANTITATIVE BENEFIT ANALYSIS

As stipulated in Article XIID Section 4(b) of the California Constitution, assessment district programs and activities confer a combination of general and special benefits to properties, but the only program benefits that can be assessed are those that provide special benefit to the assessed properties. For the purposes of this analysis, a “general benefit” is hereby defined as: “A benefit to properties in the area and in the surrounding community or benefit to the public in general resulting from the improvement, activity, or service to be provided by the assessment levied”. “Special benefit” as defined by the California State

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Constitution means a distinct benefit over and above general benefits conferred on real property located in the district or to the public at large.

The property uses within the boundaries of the District that will receive special benefits from District funded programs and services are currently a mix of general commercial, retail, office, entertainment, industrial, parking, residential, education and government facilities. Services, programs and improvements provided and funded by the District (i.e. Sidewalk Operations & Beautification; District Identity, Organization & Contingency) are primarily designed to provide special benefits to identified assessed parcels and the array of land uses within the boundaries of the GLHPBID as described in the Work Plan Details starting on page 13 of this Report.

The proposed District programs, improvements and services and Year 1 – 2019 budget allocation by Zone are shown in the Table below:

Year 1 – 2019 District Special Benefit Budget By Zone (Assessment Revenue Only)

BENEFIT ZONE	SIDEWALK OPERATIONS & BEAUTIFICATION	DISTRICT IDENTITY, OPERATIONS & CONTINGENCY	TOTAL
1	\$233,107.61	\$69,629.54	\$302,737.15
2	\$246,712.78	\$73,693.43	\$320,406.21
TOTAL	\$479,820.39	\$143,322.97	\$623,143.36

The special benefits conferred on assessed parcels within the GLHPBID are particular and distinct to each and every identified assessed parcel within the GLHPBID and are not provided to non-assessed parcels outside of the GLHPBID. These programs, services and improvements will only be provided to each individual assessed parcel within the District boundaries and, in turn, confer proportionate “special benefits” to each assessed parcel.

In the case of the GLHPBID, the very nature of the purpose of this GLHPBID is to fund supplemental programs, services and improvements to assessed parcels within the District boundaries above and beyond what is being currently funded either via normal tax supported methods or other funding sources. The City of Los Angeles does not provide these programs and services. All benefits derived from the assessments to be levied on assessed parcels within the District are for services, programs and improvements directly benefiting each individual assessed parcel within the District. No District funded services, activities or programs will be provided outside of the District boundaries.

While every attempt is made to provide District services and programs to confer benefits only to those identified assessed parcels within the District, the California State Constitution was amended via Proposition 218 to stipulate that general benefits exist, either by design or unintentional, in all assessment districts and that a portion of the program costs must be considered attributable to general benefits and assigned a value. General benefits cannot be funded by assessment revenues. General benefits might be conferred on parcels within the GLHPBID, or “spillover” onto parcels surrounding the GLHPBID, or to

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the public at large who might be passing through the GLHPBID with no intention of transacting business within the GLHPBID or interest in the GLHPBID itself.

Empirical assessment engineering analysis throughout California has found that general benefits within a given business improvement district tend to range from 2-6% of the total costs. There are three methods that have been used by this Engineer for determining general and special benefit values within assessment districts:

- (1) The parcel by parcel allocation method
- (2) The program/activity line item allocation method, and
- (3) The composite district overlay determinant method.

A majority of PBIDs in California for which this Assessment Engineer has provided assessment engineering services since the enactment of Proposition 218, (Article XIII D Section 4(b) of the California Constitution) have used Method #3, the composite district overlay determinant method which will be used for the GLHPBID. This method of computing the value of general benefit involves a composite of three distinct types of general benefit – general benefit to assessed parcels within the GLHPBID, general benefit to the public at large within the GLHPBID and general benefit to parcels outside the GLHPBID.

General Benefit – Assessed Parcels within District

GLHPBID funded programs are narrowly designed and carefully implemented to specially benefit the assessed District parcels and are only provided for the special benefit to each and every assessed parcel within the District. It is the opinion of this Engineer, based on over 30 years of professional assessment engineering experience, that nearly 100% of benefits conferred on assessed parcels within the District are distinct and special but in the case of the GLHPBID, it is projected that there are 0.25% general benefits conferred on these assessed parcels. This high ratio of special benefits to general benefits is because the GLHPBID funded programs and services are specially geared to the unique needs of each assessed parcel within the GLHPBID and are directed specially only to these assessed parcels within the GLHPBID. This concept is further reinforced by the proportionality of special benefits conferred on each assessed parcel within the District as determined by the special benefit assessment formula as it is applied to the unique and varying property characteristics of each assessed parcel. The computed 0.25% general benefit value on assessed parcels within the GLHPBID equates to \$1,557.86 or $(.25\% \times \$623,143.36)$.

General Benefit – Public At Large

While the GLHPBID funded programs are narrowly designed and carefully implemented to specially benefit the assessed District properties and are only provided for the special benefit to each and every assessed parcel within the District, these District funded programs may also provide an incidental general benefit to the public at large within the District. Assessment Engineering experience in California has found that generally well over 95% of people moving about within PBID boundaries are engaged in business related to assessed parcels and businesses contained on them within the PBID, while the public at large “just passing through” is typically much less than 5%. Based on this experience curve and the focused nature of the proposed GLHPBID funded programs and over 30 years of assessment engineering experience, it is the opinion of this Engineer that general benefit factors for each of the District funded special benefit program element costs that might provide an immediate general benefit to the public at large are as shown in the chart below. These factors are applied to each program element costs in order to

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compute the dollar and percent value of general benefits to the public at large. The total dollar value of this general benefit type equates to \$7,913.92 as delineated in the following chart:

GENERAL BENEFITS TO “PUBLIC AT LARGE”

	A	B	C	E
Program Element	Dollar Allocation	General Benefit Percent	General Benefit Factor	General Benefit Value (A x C)
Sidewalk Operations/Beautification	\$479,820.39	1.50%	0.0150	\$7,197.31
District Identity/Organization/Contingency	\$143,322.97	0.50%	0.0050	\$716.61
Total	\$623,143.36			\$7,913.92

Spillover General Benefits to Parcels Outside of District

While District programs and services will not be provided directly to parcels outside the District boundaries, it is reasonable to conclude that District services may confer an indirect general benefit on parcels immediately adjacent to the District boundaries. An inventory of the District boundaries finds that the District is surrounded by 151 parcels, of which 5 are commercial/industrial uses and 146 are residential or government uses adjacent to or across a street or alley from the proposed GLHPBID. It is noted that there are 3 non-identified (i.e. not assessed) residentially exempt parcel within the proposed GLHPBID.

The 151 parcels outside the District boundaries plus the 3 non-identified parcels within and immediately adjacent to assessed parcels within the District can reasonably be assumed to receive some indirect general benefit as a result of BID funded programs, services and improvements. Based on over 30 years of assessment engineering experience, it is the opinion of this Engineer that a benefit factor of 1.0 be attributed to the 199 identified assessed parcels within the District; a benefit factor of 0.05 be attributed to general benefits conferred on the 5 commercial/industrial parcels adjacent to or across a street or alley from the proposed GLHPBID and the 3 non-identified parcels within the proposed GLHPBID; and a benefit factor of 0.01 be attributed to general benefits conferred on the 146 residential and government parcels adjacent to or across a street or alley from the proposed GLHPBID. The cumulative dollar value of this general benefit type equates to \$5,824.24 (\$1,252.27 + \$4,571.97) as delineated in the Table below.

“Spillover” General Benefits

Parcel Type	Quantity	Benefit Factor	Benefit Units	Benefit Percent	Benefit Value
Identified assessed parcels in the District	199	1.00	199.00	99.0740%	\$623,143.36
Non-identified parcels within the District and Commercial/Industrial Parcels/Uses Outside the District	8	0.05	0.40	0.1991%	\$1,252.27
Residential and government parcels/uses outside the District	146	0.01	1.46	<u>0.7269%</u>	<u>\$4,571.97</u>
TOTAL			200.86	100.00%	\$628,967.60

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Composite General Benefit

Based on the general benefit values delineated in the three sections above, the total value of general benefits conferred on assessed parcels within the District, the public at large and parcels outside the District equates to \$15,296.02 (\$1557.86 + \$7,913.92 + \$5,824.24) or 2.4%. This leaves a value of 97.6% assigned to special benefit related costs. The general benefit value of \$15,296.02 when added to the special benefit value of \$623,143.36 (Year 1 –2019 assessments) equates to a total adjusted Year 1 – 2019 program cost of \$628,967.60. Remaining costs that are attributed to general benefits, will need to be derived from other sources. A comparison of special and general benefit funding sources is shown in the Table on page 28 of this Report.

A breakdown of projected special and general benefit costs for each year of the 5-year renewal term is shown in the following Table:

5 Year Special + General Benefit Costs

YR	PROGRAM CATEGORY	SPECIAL BENEFIT ASSESSMENT COSTS	GENERAL BENEFIT NON- ASSESSMENT COSTS	TOTAL ADJUSTED COSTS	% OF TOTAL
1	Sidewalk Operations/Beautification	\$479,820.39	\$11,777.94	\$491,598.33	77%
	District Identity/Operations/Cont.	<u>\$143,322.97</u>	<u>\$3,518.08</u>	<u>\$146,841.05</u>	<u>23%</u>
	Total	\$623,143.36	\$15,296.02	\$638,439.38	100%
2	Sidewalk Operations/Beautification	\$503,811.41	\$12,366.84	\$516,178.25	77%
	District Identity/Operations/Cont.	<u>\$150,489.12</u>	<u>\$3,693.98</u>	<u>\$154,183.10</u>	<u>23%</u>
	Total	\$654,300.53	\$16,060.82	\$670,361.35	100%
3	Sidewalk Operations/Beautification	\$529,001.98	\$12,985.18	\$541,987.16	77%
	District Identity/Operations/Cont.	<u>\$158,013.58</u>	<u>\$3,878.68</u>	<u>\$161,892.26</u>	<u>23%</u>
	Total	\$687,015.56	\$16,863.86	\$703,879.42	100%
4	Sidewalk Operations/Beautification	\$555,452.08	\$13,634.44	\$569,086.52	77%
	District Identity/Operations/Cont.	<u>\$165,914.26</u>	<u>\$4,072.61</u>	<u>\$169,986.87</u>	<u>23%</u>
	Total	\$721,366.34	\$17,707.05	\$739,073.39	100%
5	Sidewalk Operations/Beautification	\$583,224.68	\$14,316.16	\$597,540.84	77%
	District Identity/Operations/Cont.	<u>\$174,209.97</u>	<u>\$4,276.24</u>	<u>\$178,486.21</u>	<u>23%</u>
	Total	\$757,434.65	\$18,592.40	\$776,027.05	100%

DISTRICT WORK PLAN

Overview

The Programs and activities to be funded by the GLHPBID include Sidewalk Operations & Beautification; District Identity, Organization & 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 mix of general commercial, retail, office, industrial, parking, residential and government facilities. District funded activities are primarily designed to provide special benefits as described below to identified assessed parcels and array of land uses within the boundaries of the District.

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

In the case of the GLHPBID, 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 being currently funded either via normal tax supported methods or other funding sources. The City of Los Angeles does not provide these supplemental programs and services. All benefits derived from the assessments to be levied on assessed parcels within the District are for services, programs and improvements directly benefiting each individual assessed parcel within the District. No District funded services, activities or programs will be provided outside of the District boundaries.

The projected program special benefit cost allocation of the District assessment revenues for the 5-year District term assuming a 5% maximum annual assessment rate increase is shown in the Table on page 18 of this Report.

WORK PLAN DETAILS

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

- 1) Sidewalk Operations & Beautification \$491,598.33 (Special + General Benefit Costs) 77%

“Sidewalk Operations” means “Clean and Safe” services.

Clean Program

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

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- **Sidewalk Cleaning:** Uniformed personnel sweep litter, debris and refuse from sidewalks, along fence lines, the public right of way, and gutters of the District. District personnel may pressure wash the sidewalks. Clean sidewalks support an increase in commerce and provide a special benefit to each individually assessed parcel in the district.
- **Trash Collection:** Collector truck personnel collect trash from sidewalk trash receptacles.
- **Graffiti Removal:** Painters remove graffiti by painting, using solvent and pressure washing. The District maintains a zero-tolerance graffiti policy.
- **Weed Abatement:** Weeds are removed as they become unsightly or as needed.
- **Landscape Maintenance:** Landscape maintenance is an important program that works to attract increased customers to the district. Landscape maintenance includes maintaining tree wells, planters and weed abatement. A well-landscaped district supports an increase in commerce and provides a special benefit to each individually assessed parcel in the district.
- Parcels that are under construction and/or vacant within the BID will be monitored for maintenance and security problems. For example, a broken security fence allowing access to the site would be reported to the property owner.
- **Paper Sign and Handbill Removal:** Paper signs and handbills that are scotch taped or glued on public property, utility boxes, poles and telephones are removed by hand or when necessary by high-pressure hose within the BID boundaries. The above services will only be provided to the individual assessed parcels within the BID boundaries and therefore parcels outside of the boundaries will not receive special benefit.
- **Special Collections:** District trucks are used to remove large bulky items illegally dumped within the BID boundaries. The above services will only be provided to the individual assessed parcels within the BID boundaries and therefore parcels outside of the boundaries will not receive special benefit.
- **Maintenance Problems Requiring Third Party Intervention:** Problems are monitored that create blighted or unsafe conditions within the District, but are not within the authority/jurisdiction of the BID to repair or correct. Requests are made to the responsible party/agency for the repair within the BID boundaries. Types of problems include blocked or damaged sewers or drains, damaged sidewalks/streets/alleys, non-operating streetlights, damaged or missing street signs, etc. within the BID boundaries. The above services will only be provided to the individual assessed parcels within the BID boundaries and therefore parcels outside of the boundaries will not receive special benefit.

Examples of these special benefit services and costs include, but are not limited to:

- Regular sidewalk and gutter sweeping,
- Regular sidewalk steam cleaning
- Spot steam cleaning as necessary
- Beautification
- Trash removal
- Removal of bulky items as necessary
- Graffiti removal, within 24 hours as necessary
- Tree and vegetation maintenance
- Maintenance personnel and supervisor/oversight costs

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Safe Program

Private security will be provided at various frequencies for benefit zones, based upon the needs of individual parcels within the benefit zone.

Examples of these special benefit services and costs include, but are not limited to, private security over and above those services currently provided by the LAPD

The goal of the clean and safe programs is to ensure that all identified assessed parcels are clean, safe, and well maintained, thereby creating a safe and attractive District. Various levels of clean and safe activities will be required over time to maintain the District.

Clean and safe programs will assist in creating a safe and secure environment for each assessed parcel in the District. A dirty or unsafe environment deters commerce and may fail to attract patrons and visitors, and reduce commercial rents and commercial occupancies. For parcels with general commercial, retail, office, industrial and commercial parking uses, this activity is designed to increase vehicular and pedestrian traffic, increase commerce and customer activity, attract and retain new business and patrons, and may increase commercial rents and commercial occupancies for the assessed parcels within the BID boundaries. In the case of assessed publicly owned parcels, District funded clean and safe programs and services provide these parcels with safer and enhanced facility entrances and perimeters and better public facilities in turn for their employees, visitors, vendors and users of these public facilities. Further, in the case of assessed residential use parcels, District funded clean and safe programs and services are designed to improve the security of entrances and perimeters for the special benefit of each assessed residential parcel and in turn their tenants, visitors and owners, which, in turn, may increase occupancies and rental income. Each assessed parcel will specially benefit from the clean and safe programs and services which will only be provided to, and for the direct benefit of, each identified assessed parcel within the District boundaries.

Beautification includes Design Elements, Special Projects and Right of Way Strategies.

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

Special Projects: The special projects budget is reserved for opportunities and additional projects that present themselves during the life of the District. Some special projects that have been implemented by the BID and may be again are as follows: Lincoln Heights Certified Farmers Market; and relevant Right of Way activities within the BID boundaries. All special projects are designed to enhance the assets and the image of the District. Special project funds will only be used to specially benefit parcels within the District. The benefit to individual parcels within the District from these services is increased commercial activity and increase in the attraction of pedestrians from transit ridership, which directly relates to increases in lease rates and enhanced commerce. The above services will only be provided to the individual assessed parcels within the BID boundaries and therefore parcels outside of the boundaries will not receive special benefit.

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

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

For parcels with general commercial, retail, office, industrial and commercial parking uses, beautification programs and improvements are specifically designed to attract more customers, employees, tenants and investors for the special benefit of assessed parcels as a result of beautifying each and every assessed District parcel. This in turn, is intended to increase business volumes, sales transactions, commercial occupancies, commercial rental income and investment return. In the case of publicly owned parcels that are assessed for these programs, District beautification creates better public facilities and services on these assessed parcels by improving the aesthetics of these public parcels and facilities. Further, in the case of residential use parcels, District funded beautification specially benefits each assessed residential parcel and creates better aesthetics for each residential use parcel which, in turn, enhance livability and may increase residential occupancies and rental income. Beautification improvements and programs will only be provided to, and for the direct and special benefit of, each identified assessed parcel within the District.

2) District Identity, Organization & Contingency \$146,841.05 (Special + General Benefit Costs) 23%

District Identity includes activities designed to enhance the attractiveness and marketability of these parcels through the following activities: production of a quarterly (minimum frequency) newsletter that shall be distributed to property owners in the District, efforts to cultivate and recognize the satisfaction, retention and attraction of businesses, employees and customers/visitors, advertising, response to media inquiries, cultivation of media exposure, and promotion of the assessed parcels within the District as great places to live, work or visit through a website and/or social media. To the extent that funds are available, it could also include additional efforts such as a District-wide marketing strategy, holiday lighting, street banners, wayfinding activities, art installation or development of special events (e.g. festival) or other community identity and branding efforts that promote the assessed parcels in the District.

For parcels with general commercial, retail, office, industrial and commercial parking uses, district identity services are specifically designed to attract more customers, employees, tenants and investors for the special benefit of assessed parcels as a result of marketing assessed parcels and the goods and services and spaces available on these assessed parcels. This in turn, is intended to increase business volumes, sales transactions, commercial occupancies, commercial rental income and investment return.

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In the case of publicly owned parcels that are assessed for these programs, District funded marketing and district identity creates better public facilities and services on these assessed parcels by fostering better informed public employees, visitors, vendors and users of these public facilities. Further, in the case of residential use parcels, District funded marketing and district identity specially benefits each assessed residential parcel and creates better informed tenants, visitors and owners, which, in turn, enhance livability and may increase residential occupancies and rental income. The marketing and district identity program will only be provided to, and for the direct and special benefit of, each identified assessed parcel within the District.

Organization includes activities such as: personnel, operations, professional services (e.g. legal, accounting, insurance), production of the Annual Planning Report and Budget and quarterly reports, facilitation of meetings of the Owners’ Association, Brown Act compliance, outreach to District property and business owners, and participation in professional peer/best practice forums such as the LA BID Consortium, the California Downtown Association or the International Downtown Association. It also covers the costs associated with District renewal, as well as City and/or County fees associated with their oversight and implementation of the District, the Owners’ Association’s compliance with the terms of its contract with the City, and the implementation of the Management District Plan and the Engineer’s Report.

Contingency includes City fees to collect and process the assessments, delinquencies and no pays. A percent of the budget is held in reserve to offset delinquent and/or slow payment from both public and private properties. This component also funds the expenses charged by the City of Los Angeles and County of Los Angeles for collection and distribution of GLH PBID revenue. Reserves are budgeted for those funds that remain from the 10% set aside, that are over and above those that have not been collected and are over and above the city fees. These reserves shall be carried forward from year to year or may be reallocated to the designated budgetary categories found within the Management District Plan.

These latter components, Organization & Contingency are 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 GLHPBID. District Organization & Contingency exists only for the purposes of the District and directly relates to the implementation of clean, safe, marketing and district identity programs, which specially benefit each identified assessed parcel within the District boundaries.

In summary, all District funded services, programs and improvements described above confer special benefits to identified assessed parcels inside the District boundaries and none will be provided outside of the District. Each assessed parcel within the GLHPBID will proportionately specially benefit from the Sidewalk Operations & Beautification; District Identity, Organization & Contingency. These services, programs and improvements are intended to improve commerce, employment, livability, rents, occupancy rates and investment return of parcels, businesses and residences within the GLHPBID by reducing crime, litter and debris, and professionally marketing goods, services and spaces available within the District, all considered necessary in a competitive properly managed contemporary 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 each and every assessed parcel within the boundaries of the GLHPBID.

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WORK PLAN BUDGET

Each identified assessed parcel within the GLHPBID will be assessed the full amount of the proportionate special benefit conferred upon it based on the level of District funded services provided within each benefit zone. The projected District program special benefit (assessment) cost allocation budget for Year 1 (2019) is shown in the following Table:

GLHPBID Year 1 (2019) Special Benefit Assessment Budget By Zone

BENEFIT ZONE	SIDEWALK OPERATIONS & BEAUTIFICATION	DISTRICT IDENTITY, OPERATIONS & CONTINGENCY	TOTAL
1	\$233,107.61	\$69,629.54	\$302,737.15
2	<u>\$246,712.78</u>	<u>\$73,693.43</u>	<u>\$320,406.21</u>
TOTAL	\$479,820.39	\$143,322.97	\$623,143.36

In order to carry out the District programs outlined in the previous section, a Year 1 assessment budget of \$623,143.36 is projected. Since the District is planned for a 5-year term, projected program costs for future years (Years 2-5) are set at the inception of the District. While future inflationary and other program cost increases are unknown at this point, a built in maximum increase of 5% per annum, commensurate to special benefits received by each assessed parcel, is incorporated into the projected program costs and assessment rates for the 5-year District term. Carryovers, if any, may be reapportioned the following year for related programs, services and improvements. Detailed annual budgets will be prepared by the Owner’s Association Board and included in an Annual Plan for the City Council’s review and approval.

It is recognized that market conditions may cause the cost of providing goods and services to fluctuate from year to year during the 5-year term of the proposed District. Accordingly, the Owners’ Association shall have the ability to reallocate up to 10% of any budget line item within the budget categories based on such cost fluctuations subject to the review and approval by the Owners’ Association Board and included in the Annual Planning Report that will be approved by the Los Angeles City Council pursuant to Streets and Highways Code Section 36650. Any accrued interest or delinquent payments may be expended in any budget category.

A 5-year projected GLHPBID budget is shown in the following Table:

YEAR 1-5 PROJECED DISTRICT ASSESSMENT BUDGET SUMMARY (Special Benefit Costs)

(Assumes 5% max rate increase per year)

YEAR	SIDEWALK OPERATIONS & BEAUTIFICATION	%	DISTRICT IDENTITY, OPERATIONS & CONTINGENCY	%	TOTAL
1	\$479,820.39	77%	\$143,322.97	23%	\$623,143.36
2	\$503,811.41	77%	\$150,489.12	23%	\$654,300.53
3	\$529,001.98	77%	\$158,013.58	23%	\$687,015.56
4	\$555,452.08	77%	\$165,914.26	23%	\$721,366.34
5	\$583,224.68	77%	\$174,209.97	23%	\$757,434.65

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The GLHPBID assessments may increase for each individual parcel each year during the 5-year effective operating period, but not to exceed 5% per year, commensurate to special benefits received by each assessed parcel, and must be approved by the Owners’ Association Board of Directors, included in the Annual Planning Report and adopted by the City of Los Angeles City Council. Any accrued interest and delinquent payments will be expended within the budgeted categories. The Owners’ Association Board of the Directors (“Property Owner’s Association of the GLHPBID”) shall determine the percentage increase to the annual assessment and the methodology employed to determine the amount of the increase. The Owners’ Association Executive Director shall communicate the annual increase to the City each year in which the District operates at a time determined in the Administration Contract held between the Owners’ Association and the City of Los Angeles. No bonds are to be issued in conjunction with the proposed District.

Pursuant to Section 36671 of the Streets and Highways Code, any funds remaining after the 10th year of operation will be rolled over into the renewal budget or returned to stakeholders. District assessment funds may be used to pay for costs related to the following District renewal term. If the District is not renewed or terminated for any reason, unexpended funds will be returned to the property owners.

Finding 3. From Section 4(a): “(Determine) the proportionate special benefit derived by each parcel in relationship to the entirety of the.....cost of public improvement(s) or the maintenance and operation expenses.....or the cost of the property related service being provided.

Each identified assessed parcel within the district will be assessed based on property characteristics unique only to that parcel. Based on the specific needs and corresponding nature of the program activities to be funded by the proposed GLHPBID (i.e. Sidewalk Operations & Beautification; District Identity, Organization & Contingency). It is the opinion of this Assessment Engineer that the assessment factors on which to base assessment rates relate directly to the proportionate amount of building area, land area and street frontage, except where noted herein, within two benefit zones.

The calculated assessment rates are applied to the actual measured parameters of each parcel and thereby are proportional to each and every other identified assessed parcel within the district as a whole and the Benefit Zone in which it is located. Larger parcels and/or ones with larger building areas and/or located in Zone 1 are expected to impact the demand for services and programs to a greater extent than smaller land and/or building areas and/or located in Zone 2 and thus, are assigned a greater proportionate degree of assessment program and service costs. The proportionality is further achieved by setting targeted formula component weights for the respective parcel by parcel identified property attributes.

The proportionate special benefit cost for each parcel has been calculated based on proportionate formula components and is listed as an attachment to the Management District Plan and this Report. The individual percentages (i.e. proportionate relationship to the total special benefit related program and activity costs) is computed by dividing the individual parcel assessment by the total special benefit program costs.

Finding 4. From Section 4(a): “No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel.”

Not only are the proposed program costs reasonable due to the benefit of group purchasing and contracting which would be possible through the proposed GLHPBID, they are also considerably less than other options considered by the GLHPBID Renewal Committee. The actual assessment rates for each parcel within the District directly relate to the level of service and, in turn, special benefit to be conferred on each parcel based on the respective building area, land area and street frontage of each parcel within two benefit zones.

Finding 5. From Section 4(a): “Parcels.....that are owned or used by any (public) agency shall not be exempt from assessment.....”

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 22 publicly owned parcels within the District, all of which are identified as assessable and for which special benefit services will be provided. Of the 22 identified assessed parcels, 21 are owned by the City of Los Angeles and 1 by the Los Angeles Water & Power Department.

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

Each identified assessed publicly owned parcel and facility within the District will proportionately benefit from the District funded supplemental sidewalk operations (clean and safe) and beautification, district identity (newsletter and website) and organization (management). For identified assessed publicly owned parcels and facilities, each of these parcels specially benefit from District funded programs and services from cleaner and safer facility entrances and perimeters. In addition, the District funded marketing and district identity programs benefit publicly owned parcels by announcing public events and activities held at these public facilities and apprise employees of important District news, security issues and alerts and crime statistics. These services and programs are designed to improve the safety and cleanliness and usability of each publicly owned assessed parcel and facility within the District by reducing crime, litter and debris, all considered detractors to employment, visitation and use of public facilities if not contained and properly managed.

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In the opinion of this Assessment Engineer, there is no clear and convincing evidence that these 22 publicly owned parcels will not proportionately specially benefit from District services, programs and improvements; therefore, each publicly owned parcel will be assessed at the full rate with assessments to be based on the building area, land area and street frontage of each parcel.

The Table below lists all publicly owned parcels within the proposed GLHPBID and their Year 1 (2018-19) assessment amounts:

GLHPBID PUBLICLY OWNED PARCELS

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

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Finding 6. From Section 4(b): “All assessments must be supported by a detailed engineer’s report prepared by a registered professional engineer certified by the State of California”.

This report serves as the “detailed engineer’s report” to support the benefit property assessments proposed to be levied within the proposed GLHPBID.

Finding 7. From Section 4(c): “The amount of the proposed assessment for each parcel shall be calculated (along with) the total amount thereof chargeable to the entire district, the duration of such payments, the reason for such assessment and the basis upon which the amount of the proposed assessment was calculated.”

The individual and total parcel assessments attributable to special property benefits are shown in Appendix 1 to the Management District Plan and this Report. The proposed District and resultant assessment levies will continue for 5-years and may be renewed again at that time. The reasons (purposes) for the proposed assessments are outlined in Finding 2 above as well as in the Management District Plan. The calculation basis of the proposed assessment is attributed to building area, land area and street frontage, except where noted herein.

Assessment Formula Methodology

Step 1. Select “Basic Benefit Unit(s)”

Background - Assessment Formula Development

The method used to determine special benefits derived by each identified assessed property within a PBID begins with the selection of a suitable and tangible basic benefit unit. For property related services, such as those proposed in the GLHPBID, the benefit unit may be measured in linear feet of street frontage or parcel size in square feet or building size in square feet or any combination of these factors. Factor quantities for each parcel are then measured or otherwise ascertained. From these figures, the amount of benefit units to be assigned to each property can be calculated. Special circumstances such as unique geography, land uses, development constraints etc. are carefully reviewed relative to specific programs and improvements to be funded by the PBID in order to determine any levels of different benefit that may apply on a parcel-by-parcel or categorical basis.

Based on the factors described above such as geography and nature of programs and activities proposed, an assessment formula is developed which is derived from a singular or composite basic benefit unit factor or factors. Within the assessment formula, different factors may be assigned different “weights” or percentage of values based on their relationship to programs/services to be funded.

Next, all program and activity costs, including incidental costs, District administration and ancillary program costs, are estimated. It is noted, as stipulated in Article XIID Section 4(b) of the California Constitution, and now required of all property-based assessment Districts, indirect or general benefits costs may not be incorporated into the assessment formula and levied on the District properties; only direct or “special” benefits and costs may be considered. Indirect or general benefit costs, if any, must be identified and, if quantifiable, calculated and factored out of the assessment cost basis to produce a “net” cost figure. In addition, Article XIID Section 4(b) of the California Constitution also no longer automatically exempts publicly owned property from being assessed unless the respective public agency can provide clear and convincing evidence that their property does not specially benefit from the programs and services to be funded by the proposed special assessments. If special benefit is determined to be conferred upon such

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properties, they must be assessed in proportion to special benefits conferred in a manner similar to privately owned property assessments. (See pages 20-22 of this Report for discussion regarding publicly owned parcels within the GLHPBID).

From the estimated net program costs, the value of a basic benefit unit or “basic net unit cost” can be computed by dividing the total amount of estimated net program costs by the total number of benefit units. The amount of assessment for each parcel can be computed at this time by multiplying the Net Unit Cost times the number of Basic Benefit Units per parcel. This is known as “spreading the assessment” or the “assessment spread” in that all costs are allocated proportionally or “spread” amongst all benefitting properties within the PBID.

The method and basis of spreading program costs varies from one PBID to another based on local geographic conditions, types of programs and activities proposed, and size and development complexity of the district. PBIDs may require secondary benefit zones to be identified to allow for a tiered assessment formula for variable or “stepped-down” benefits derived.

GLHPBID Assessment Formula

Based on the specific needs and corresponding nature of the program activities to be funded by the proposed GLHPBID (i.e. Sidewalk Operations & Beautification; District Identity, Organization & Contingency) it is the opinion of this Assessment Engineer that the assessment factors on which to base assessment rates relate directly to the proportionate amount of building area, land area and street frontage, except where noted herein, within two benefit zones. It is noted that Zone 2 parcels will be provided with identical services and service levels as Zone 1 except that no District Identity services and programs will be provided for the special benefit of Zone 2 parcels. The assessment rates set for Zone 2 parcels incorporate this program distinction.

The “Basic Benefit Units” will be expressed as a combined function of gross building square footage (Benefit Unit “A”), land square footage (Benefit Unit “B”), street frontage (Benefit Unit “C”) and gross residential building square footage for 1-4 unit parcels (Benefit Unit “D”). Based on the shape of the proposed GLHPBID, 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 building area, land area and street frontage, except where noted herein, within two benefit zones.

For the array of land uses within the District, the interactive application of building area, land area and street frontage quantities 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 within each benefit zone.

In the opinion of this Assessment Engineer, the targeted weight of Zone 1 revenue to match the projected costs of Zone 1 services, should generate approximately 50% of the total District revenue (48.582264% when adjusted for precise parcel measurements and program costs and service levels).

In turn, in the opinion of this Assessment Engineer, the targeted weight of Zone 2 revenue to match the projected costs of Zone 2 services, should generate approximately 50% of the total District revenue (51.417736% when adjusted for precise parcel measurements and program costs and service levels).

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Building area is a direct measure of the static utilization of each parcel and its corresponding impact or draw on District funded activities. In the opinion of this Assessment Engineer, the targeted weight of this factor, building area, should generate approximately 10% of the total District revenue (8.978579% when adjusted for precise parcel measurements and program costs and service levels). It is noted that this includes the building areas for parcels with 1-4 residential units on them.

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. In the opinion of this Assessment Engineer, the targeted weight of this factor, land area, should generate approximately 45% of the total District revenue (47.47462% when adjusted for precise parcel measurements and program costs and service levels).

Street Frontage is a direct measure of the static utilization of each parcel and its corresponding impact or draw on District funded activities, many of which are linear in nature (i.e. Sidewalk Operations). In the opinion of this Assessment Engineer, the targeted weight of this factor, street frontage, should generate approximately 45% of the total District revenue (43.546801% when adjusted for precise parcel measurements and program costs and service levels).

Step 2. Quantify Total Basic Benefit Units

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

Year 1 – 2018/2019 - Assessable Benefit Units

BENEFIT ZONE	ASSESSABLE BLDG AREA (SF)	ASSESSABLE R-BLDG AREA (SF)	ASSESSABLE LAND AREA (SF)	ASSESSABLE STREET FRONTAGE (LF)	# OF PARCELS	# OF ASSESSABLE PARCELS
1	722,371	0	1,422,296	13,821	118	115
2	633,679	8,205	1,706,726	16,330	84	84
TOTAL	1,356,050	8,205	3,129,022	30,151	202	199

Year 1 – 2018/19 Projected Assessment Revenue

BENEFIT ZONE	BLDG AREA ASSMT REVENUE	R-BLDG AREA ASSMT REVENUE	LAND AREA ASSMT REVENUE	STREET FRONTAGE ASSMT REVENUE	SUBTOTAL ASSMT REVENUE	%
1	\$36,118.55	\$0.00	\$142,229.60	\$124,389.00	\$302,737.15	48.582264%
2	\$19,010.37	\$820.50	\$153,605.34	\$146,970.00	\$320,406.21	51.417736%
TOTAL	\$55,128.92	\$820.50	\$295,834.94	\$271,359.00	\$623,143.36	100.00 %
Zone 1 %	5.796186%	0.000000%	22.824539%	19.961538%	48.582263%	
Zone 2 %	3.050722%	0.131671%	24.650081%	23.585263%	51.417737%	
Total %	8.846908%	0.131671%	47.474620%	43.546801%	100.00%	

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Step 3. Calculate Benefit Units for Each Property.

The number of Benefit Units for each identified benefiting parcel within the proposed GLHPBID was computed from data extracted from County Assessor records and maps. These data sources delineate current land uses, building areas, property areas and dimensions of record for each tax parcel. While it is understood that this data does not represent legal field survey measurements or detailed title search of recorded land subdivision maps or building records, it does provide an acceptable basis for the purpose of calculating property-based assessments. All respective property data being used for assessment computations will be provided to each property owner in the District for their review. If a property owner believes there is an error on a parcel’s assessed footages, the District may confirm the data with the LA County Assessor’s office. If District data matches Assessor’s data, the property owner may opt to work with the Assessor’s office to correct the data so that the District assessment may be corrected.

Step 4. Determine Assessment Formula

In the opinion of this Engineer, except where noted herein, the assessment formula for the proposed GLHPBID is as follows:

Assessments = Building Area (Unit A) Sq Ft x Unit A Zone Rate, plus
 Land Area (Unit B) Sq Ft x Unit B Zone Rate, plus
 Street Frontage (Unit C) Lin Ft x Unit C Zone Rate

YEAR 1 –2018/19 Assessment Rates

BENEFIT ZONE	BLDG AREA ASSMT RATE (\$/SQ FT)	R-BLDG AREA ASSMT RATE (\$/SQ FT)	LAND AREA ASSMT RATE (\$/SQ FT)	STREET FRONTAGE ASSMT RATE (\$/LF)
1	\$0.05	\$0.10	\$0.10	\$9.00
2	\$0.03	\$0.10	\$0.09	\$9.00

Special Circumstances

1. While all attempts have been made to exclude parcels developed exclusively with residential uses, there are several parcels with 1-4 residential units on commercially zoned parcels within the boundaries of the District. In the opinion of this Engineer, such land uses proportionately specially benefit on a different and limited basis than other parcels in the District and until such uses are converted to commercial use, they will be assessed based solely on the parcel’s building area which funds a portion of the sidewalk operations and not for the parcel’s land area nor street frontage.
2. There are three parcels within the District that are zoned solely residential and are exempt from District assessments in accordance with State PBID Law that conclusively presumes that parcels zoned solely residential do not benefit from District programs, improvements and activities and thus, are not subject to assessments. These parcels are located at the southwest and northwest corners of Avenue 26 and Workman Street and will not be assessed nor will any District services

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be provided for the direct special benefit of these exempt parcels.

3. It is noted that all other residential parcels with multiple residential units (i.e. 5 units+) on them are considered commercial activities and will be assessed similar to standard commercial parcels with assessments based on the designated assessment factors – i.e. building area, land area and street frontage.
4. It is further noted that identified Zone 2 parcels shall be provided with all the services and programs provided for Zone 1 identified parcels, except, no Holiday decorations will be provided in Zone 2 and due to the locale of Zone 2 parcels, it is the opinion of this Assessment Engineer that Zone 2 parcels will not specially benefit from the Lincoln Heights Certified Market. Zone 2 assessment rates have been adjusted to offset the cost of these identified programs that will only specially benefit assessed parcels within Zone 1.

Changes to Building or Parcel Size

If the building size on a parcel changes during the term of the District, the assessment calculation may be modified accordingly. Parcels with new construction shall have their assessment adjusted upon issuance of a certificate of occupancy for the new building area. In addition, any changes in parcel size as a result of land adjustments including but not limited to lot splits, consolidations, subdivisions, street dedications, right of way setbacks shall have their assessment adjusted upon final City approval of such parcel adjustments.

Other Future Development

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

The complete Year 1 – 2018-19 assessment roll of all parcels to be assessed by this District is included in this Plan as Appendix I.

Assessment Formula Unit Rates

Using figures from the Assessable Benefit Units Table and the Projected Assessment Revenue Table on page 25 of this Report, the assessment rates and weighted multipliers for each factor and zone are calculated as follows:

ZONE 1

Building Area Rate (Unit 1-A)

$$(\$623,143.36 \times 5.796186\%) / 722,371 \text{ units} = \$0.05/\text{sq ft building area}$$

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Land Area Rate (Unit 1-B)

$$(\$623,143.36 \times 22.824539\%) / 1,422,296 \text{ units} = \$0.10/\text{sq ft land area}$$

Street Frontage Rate (Unit 1-C)

$$(\$623,143.36 \times 19.961538\%) / 13,821 \text{ units} = \$9.00/\text{lin ft street frontage}$$

ZONE 2

Building Area Rate (Unit 2-A)

$$(\$623,143.36 \times 3.050722\%) / 633,679 \text{ units} = \$0.03/\text{sq ft building area}$$

Land Area Rate (Unit 2-B)

$$(\$623,143.36 \times 24.650081\%) / 1,706,726 \text{ units} = \$0.09/\text{sq ft land area}$$

Street Frontage Rate (Unit 2-C)

$$(\$623,143.36 \times 23.585263\%) / 16,330 \text{ units} = \$9.00/\text{lin ft street frontage}$$

1-4 Units Residential Building Area (Unit D) *

$$(\$623,143.36 \times 0.131671\%) / 8,205 \text{ units} = \$0.10/\text{sq ft resid. building area} *$$

* Note: Same rate for both Zone 1 and Zone 2

Step 5. Estimate Total District Costs

The total projected 5-year special benefit costs for 2019 – 2023 of the District are shown in the Table on page 18 of this Report assuming a maximum increase per year, commensurate to special benefits received by each assessed parcel.

Step 6. Separate General Benefits from Special Benefits and Related Costs (Article XIIIID Section 4(b) of the California Constitution – Proposition 218)

Total Year 1 adjusted costs are estimated at \$638,439.38. General benefits are factored at 2.4% of the total adjusted costs (see Finding 2 on pages 8-12 of this Report) with special benefits set at 97.6%. Article XIIIID Section 4(b) of the California Constitution limits the levy of property assessments to costs attributed to special benefits only. The 2.4% general benefit cost is computed to be \$15,296.02 with a resultant 97.6% special benefit limit computed at \$623,143.36. Based on current data, zoning and land uses, this is the maximum amount of Year 1 (2018-19) revenue that can be derived from property assessments from the subject District.

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All program costs associated with general benefits will be derived from sources other than District assessments. Sample “other” revenue sources are shown in the following Table:

Special and General Benefit Revenue Sources

Revenue Source	Revenue	% of Total
District Assessments	\$623,143.36	97.6%
Grants, donations, sponsors, program income, etc.	\$15,296.02	2.4%
TOTAL	\$638,439.38	100.0%

Step 7. Calculate “Basic Unit Cost”

With a YR 1 - 2019 assessment revenue portion of the budget set at \$623,143.36 (special benefit only), the Basic Unit Costs (rates) are shown earlier in Step 4. Since the District is being proposed for a 5-year term, maximum assessments for future years (2020-2023) must be set at the inception of the proposed District. An annual inflationary assessment rate increase of up to 5%, commensurate to special benefits received by each assessed parcel, may be imposed for future year assessments, on approval by the District Property Owner’s Association. The maximum assessment rates for the 5-year proposed District term of 2019-2023 are shown in the Table below. The assessment rates listed constitute the maximum assessment rates that may be imposed for each year of the proposed District term (2019-2023).

GLHPBID – 5 Year Maximum Assessment Rates (Includes a 5%/Yr. Max Increase)

BENEFIT ZONE	BLDG AREA ASSMT RATE (\$/SQ FT)	R-BLDG AREA ASSMT RATE (\$/SQ FT)	LAND AREA ASSMT RATE (\$/SQ FT)	STREET FRONTAGE ASSMT RATE (\$/LF)
<u>YEAR 1</u>				
1	\$0.05	\$0.10	\$0.10	\$9.00
2	\$0.03	\$0.10	\$0.09	\$9.00
<u>YEAR 2</u>				
1	\$0.0525	\$0.1050	\$0.1050	\$9.4500
2	\$0.0315	\$0.1050	\$0.0945	\$9.4500
<u>YEAR 3</u>				
1	\$0.0551	\$0.1103	\$0.1103	\$9.9225
2	\$0.0331	\$0.1103	\$0.0992	\$9.9225
<u>YEAR 4</u>				
1	\$0.0579	\$0.1158	\$0.1158	\$10.4186
2	\$0.0347	\$0.1158	\$0.1042	\$10.4186
<u>YEAR 5</u>				
1	\$0.0608	\$0.1216	\$0.1216	\$10.9396
2	\$0.0365	\$0.1216	\$0.1094	\$10.9396

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Step 8. Spread the Assessments

The resultant assessment spread calculation results for each parcel within the District are shown in the Management District Plan and were determined by applying the District assessment formula to each identified benefiting property.

Miscellaneous District Provisions

Time and Manner of Collecting Assessments:

Assessments for the Property Tax Year beginning July 1, 2018 and ending June 30, 2023, shall be collected at the same time and in the same manner as ad valorem taxes paid to the County of Los Angeles (Operation Years 2019-2023). 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.

Bonds:

No bonds are to be issued in conjunction with this proposed District.

Duration

As allowed by State PBID Law, the District will have a five (5) year operational term from January 1, 2019 to December 31, 2023. The proposed District operation is expected to begin services on January 1, 2019. If the District is not renewed, services will end on December 31, 2023.

APPENDIX 1

GLHPBID YR 1 – 2018/2019 ASSESSMENT ROLL

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APN	Year 1 (2018-19) Assessment	% of Total
5204001001	\$3,221.90	0.517%
5204001002	\$1,560.40	0.250%
5204001003	\$1,741.45	0.279%
5204001004	\$1,588.00	0.255%
5204001005	\$721.00	0.116%
5204002013	\$1,412.40	0.227%
5204002014	\$113.80	0.018%
5204002015	\$1,502.37	0.241%
5204002016	\$205.00	0.033%
5204002018	\$88.50	0.014%
5204002019	\$529.10	0.085%
5204002026	\$1,803.85	0.289%
5204002027	\$67.50	0.011%
5204002029	\$1,609.75	0.258%
5204002030	\$1,410.00	0.226%
5204002034	\$447.90	0.072%
5204002036	\$2,774.65	0.445%
5204002038	\$3,762.30	0.604%
5204002900	\$3,902.19	0.626%
5204003014	\$9,898.77	1.589%
5204003020	\$14,460.25	2.321%
5204003022	\$2,707.50	0.434%
5204003800	\$1,530.00	0.246%
5204004001	\$3,293.75	0.529%
5204004002	\$1,888.10	0.303%
5204004003	\$667.10	0.107%
5204004004	\$275.00	0.044%
5204004005	\$538.05	0.086%
5204004006	\$1,088.35	0.175%
5204004013	\$2,732.25	0.438%
5204004014	\$1,653.20	0.265%
5204004015	\$2,291.65	0.368%
5204004016	\$813.60	0.131%
5204004017	\$747.15	0.120%
5204004803	\$11,649.00	1.869%
5204004900	\$697.50	0.112%

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5204004901	\$2,932.50	0.471%
5204005003	\$3,240.00	0.520%
5204005004	\$1,572.20	0.252%
5204005005	\$1,590.25	0.255%
5204005006	\$1,260.00	0.202%
5204005007	\$554.00	0.089%
5204005009	\$1,530.00	0.246%
5204005011	\$1,325.00	0.213%
5204005014	\$1,275.00	0.205%
5204005015	\$1,020.00	0.164%
5204005018	\$1,020.00	0.164%
5204005032	\$2,569.85	0.412%
5204005034	\$4,203.45	0.675%
5204005036	\$2,216.00	0.356%
5204005901	\$3,060.00	0.491%
5204006001	\$4,017.00	0.645%
5204006002	\$2,540.80	0.408%
5204006007	\$4,650.00	0.746%
5204006008	\$1,324.25	0.213%
5204006034	\$6,191.30	0.994%
5204006900	\$2,450.00	0.393%
5204011001	\$5,074.40	0.814%
5204011002	\$1,513.15	0.243%
5204011003	\$1,719.15	0.276%
5204011004	\$1,798.50	0.289%
5204011005	\$33.00	0.005%
5204011006	\$2,624.00	0.421%
5204011903	\$23,574.30	3.783%
5204012002	\$1,630.50	0.262%
5204012003	\$1,685.75	0.271%
5204012004	\$3,735.25	0.599%
5204012010	\$1,283.00	0.206%
5204012012	\$1,534.35	0.246%
5204012014	\$1,766.55	0.283%
5204012018	\$1,636.40	0.263%
5204012019	\$7,775.80	1.248%
5204012900	\$1,410.00	0.226%
5204013001	\$3,395.95	0.545%
5204013002	\$1,286.30	0.206%

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5204013003	\$1,414.15	0.227%
5204013004	\$1,385.80	0.222%
5204013005	\$1,275.70	0.205%
5204013006	\$1,473.25	0.236%
5204013007	\$0.00	0.000%
5204013017	\$5,080.80	0.815%
5204013801	\$49.00	0.008%
5204013802	\$1,204.55	0.193%
5204014900	\$6,475.60	1.039%
5204015001	\$1,888.40	0.303%
5204015002	\$1,814.05	0.291%
5204015003	\$1,254.00	0.201%
5204015004	\$1,446.50	0.232%
5204015005	\$1,452.15	0.233%
5204015006	\$1,420.10	0.228%
5204015007	\$3,665.50	0.588%
5204015901	\$2,550.00	0.409%
5204016001	\$4,155.25	0.667%
5204016002	\$3,660.10	0.587%
5204016003	\$1,357.30	0.218%
5204016004	\$3,660.00	0.587%
5204016005	\$1,130.00	0.181%
5204016900	\$1,020.00	0.164%
5204016901	\$1,020.00	0.164%
5204020003	\$7,503.90	1.204%
5204020006	\$1,155.00	0.185%
5204020022	\$5,489.75	0.881%
5204021003	\$1,383.40	0.222%
5204021004	\$1,430.35	0.230%
5204021005	\$1,407.85	0.226%
5204021006	\$1,872.15	0.300%
5204021029	\$4,026.65	0.646%
5204023002	\$1,344.20	0.216%
5204023003	\$1,877.95	0.301%
5204023007	\$1,530.00	0.246%
5204023026	\$2,543.40	0.408%
5204023027	\$7,717.10	1.238%
5204024001	\$3,672.00	0.589%
5204024003	\$1,565.75	0.251%

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5204024004	\$2,310.00	0.371%
5204024005	\$3,882.30	0.623%
5205020005	\$4,952.15	0.795%
5205021001	\$0.00	0.000%
5205021002	\$4,872.95	0.782%
5205021003	\$1,130.20	0.181%
5205021004	\$0.00	0.000%
5205022002	\$1,662.80	0.267%
5205022003	\$1,107.00	0.178%
5205022004	\$1,140.00	0.183%
5205022005	\$2,754.60	0.442%
5205022032	\$2,713.20	0.435%
5205023003	\$1,217.04	0.195%
5205023004	\$2,095.14	0.336%
5205023005	\$1,078.02	0.173%
5205023043	\$2,694.15	0.432%
5205023045	\$2,091.90	0.336%
5205023046	\$824.97	0.132%
5205024001	\$255.50	0.041%
5205024003	\$1,386.27	0.222%
5205024009	\$157.70	0.025%
5205024013	\$1,102.50	0.177%
5447012015	\$3,225.60	0.518%
5447012019	\$8,034.93	1.289%
5447014001	\$1,668.63	0.268%
5447014002	\$740.22	0.119%
5447014003	\$954.69	0.153%
5447014004	\$1,015.20	0.163%
5447014036	\$3,412.80	0.548%
5447014037	\$2,242.17	0.360%
5447015901	\$32,572.80	5.227%
5447016902	\$2,338.50	0.375%
5447016903	\$1,663.20	0.267%
5447016904	\$244.80	0.039%
5447017004	\$12,000.60	1.926%
5447017005	\$689.58	0.111%
5447018007	\$10,022.52	1.608%
5447018008	\$9,401.85	1.509%
5447018801	\$394.65	0.063%

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5447018900	\$7,549.20	1.211%
5447018901	\$5,486.40	0.880%
5447019003	\$909.00	0.146%
5447019004	\$978.75	0.157%
5447019005	\$8,885.82	1.426%
5447019007	\$452.16	0.073%
5447019008	\$5,619.36	0.902%
5447019009	\$1,688.70	0.271%
5447020006	\$14,344.62	2.302%
5447020900	\$2,341.71	0.376%
5447020901	\$10,416.09	1.672%
5447021001	\$3,071.85	0.493%
5447021002	\$916.68	0.147%
5447021016	\$954.00	0.153%
5447021018	\$954.00	0.153%
5447021019	\$1,001.70	0.161%
5447021022	\$7,989.36	1.282%
5447021023	\$2,641.77	0.424%
5447021026	\$1,431.00	0.230%
5447021027	\$3,264.00	0.524%
5447021028	\$13,053.21	2.095%
5447022003	\$1,351.35	0.217%
5447022004	\$1,455.81	0.234%
5447022005	\$2,576.88	0.414%
5447022022	\$1,722.66	0.276%
5447022023	\$1,182.45	0.190%
5447022031	\$26,544.42	4.260%
5447023010	\$5,040.60	0.809%
5447023018	\$3,656.25	0.587%
5447023019	\$11,489.07	1.844%
5447024006	\$1,227.60	0.197%
5447024007	\$2,606.04	0.418%
5447024029	\$2,531.79	0.406%
5447024030	\$3,000.60	0.482%
5447024033	\$7,671.60	1.231%
5447025001	\$1,480.08	0.238%
5447025004	\$810.12	0.130%
5447025005	\$531.36	0.085%
5447025006	\$1,240.26	0.199%

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5447025007	\$872.40	0.140%
5447025008	\$573.96	0.092%
5447025009	\$1,307.52	0.210%
5447025010	\$2,686.59	0.431%
5447026001	\$3,780.57	0.607%
5447026002	\$1,505.67	0.242%
5447026021	\$1,227.60	0.197%
5447026900	\$14,304.33	2.296%
5447026901	\$1,460.94	0.234%
5447026902	\$1,521.45	0.244%
Total	\$623,143.36	100.00%

APPENDIX 2

GLHPBID BOUNDARY MAP

