



# CITY OF LONG BEACH

# H-2

DEPARTMENT OF ECONOMIC DEVELOPMENT

333 West Ocean Boulevard 3<sup>rd</sup> Floor • Long Beach, CA 90802 • (562) 570-6099 • Fax (562) 570-6380

August 7, 2018

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

## RECOMMENDATION:

Receive the supporting documentation into the record, conclude the public hearing to consider the re-establishment of the Uptown Property and Business Improvement District (UPBID); direct the City Clerk to tabulate the ballots and report the results of the tabulation to the Mayor and City Council during the August 7, 2018 meeting; and, if a majority of ballots received are in favor of the establishment of the UPBID, adopt a Resolution to re-establish the UPBID for a term of ten years, effective January 1, 2019 through December 31, 2028. (Districts 8, 9)

## DISCUSSION

The State of California Property and Business Improvement District Law of 1994 (Section 36600 et seq. of the California Streets and Highways Code), and Article XIII D of the California Constitution (Proposition 218), enables the City of Long Beach (City) to create a property-based assessment district allowing property owners to voluntarily assess themselves for various services beyond those provided by the City. These services include enhanced maintenance, public safety, beautification, marketing, and economic development programs. All properties located within the boundaries of the Uptown Property and Business Improvement District (UPBID) that receive special benefits, as determined by the engineer's report, must be allocated a proportional share of the assessment.

Property owners of record located in the UPBID, who will pay more than 50 percent of the proposed assessment, have submitted petitions to the City for the re-establishment of the UPBID. The UPBID Management District Plan (MDP) (Exhibit A to the Resolution) details the boundaries of the UPBID, the method of assessment for each parcel, and the improvements and activities for which the assessment funds will be used. The assessment methodology will generate approximately \$177,356 in revenue for the UPBID during the first year. The anticipated assessment for the parcels in the UPBID owned by the City during the first year is \$40,880. A detail of each parcel assessment is found in the MDP.

HONORABLE MAYOR AND CITY COUNCIL

August 7, 2018

Page 2

If re-established, the UPBID will be for a ten-year period, January 1, 2019 through December 31, 2028, and the City Council will annually review and consider approving the renewal of the levy, budgets, and reports as submitted by the UPBID. Each fiscal year beginning FY 20, the maximum allowable assessment rate may increase by up to 4 percent based on demonstrated need and a recommendation by the Owners' Association governing the UPBID in its annual report to the City Council. If the levy is not renewed, a subsequent public hearing must occur to disestablish the UPBID.

The Uptown Property and Community Association (UPCA) will govern the UPBID, and shall serve as the Owner's Association, pursuant to California Streets and Highways Code Section 36651. The UPCA Board of Directors will adhere to the Ralph M. Brown Act requirements. Pursuant to the Streets and Highways Code, Section 36650, the UPCA will also provide an annual report to the City.

As approved by City Council action on June 12, 2018 (Number RES-18-0076), and to comply with the California Constitution, a notice of assessment and an assessment ballot were mailed to property owners who are proposed to be assessed. Ballots are weighted by assessment amounts. At the conclusion of this public hearing, the City Clerk will tabulate the votes, and will return to the City Council later during this August 7, 2018 meeting to announce the results. If there is not a majority protest from property owners, the City Council may adopt the Resolution re-establishing the UPBID.

This matter was reviewed by Deputy City Attorney Amy R. Webber on July 18, 2018 and by Budget Management Officer Rhutu Amin Gharib on July 20, 2018.

TIMING CONSIDERATIONS

The current UPBID contract terminates on December 31, 2018. City Council action is requested on August 7, 2018, to submit all parcel information to the County of Los Angeles Assessor's Office, for the new ten-year term and proposed assessment to become effective on January 1, 2019.

FISCAL IMPACT

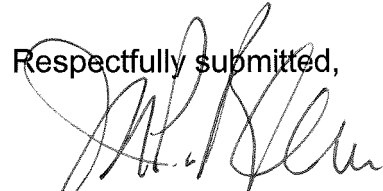
Should the Uptown Property and Business Improvement District (UPBID) votes be tabulated and result in favor of the reestablishment of the UPBID, the anticipated assessment for all City-owned parcels in the UPBID for FY 19 is projected to be \$40,880. This amount is associated with Houghton Park, Michelle Obama Library, Fire Station 12, and other City-owned properties in the UPBID. City departments have sufficient budget for the current assessment that can continue to be used to support future assessments. Should an increase in the levy amount occur, City departments will return to the City Council to request an appropriation adjustment, as needed. Approval of this recommendation will provide continued support to the local economy.

HONORABLE MAYOR AND CITY COUNCIL  
August 7, 2018  
Page 3

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



JOHN KEISLER  
DIRECTOR OF ECONOMIC DEVELOPMENT

JK:VDR:er

Attachment: Resolution

APPROVED:

  
PATRICK H. WEST  
CITY MANAGER

OFFICE OF THE CITY ATTORNEY  
CHARLES PARKIN, City Attorney  
333 West Ocean Boulevard, 11th Floor  
Long Beach, CA 90802-4664

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LONG BEACH ESTABLISHING THE UPTOWN BUSINESS IMPROVEMENT DISTRICT, FIXING THE BOUNDARIES THEREOF AND PROVIDING FOR THE LEVY OF ASSESSMENT

NOW, THEREFORE, the City Council of the City of Long Beach resolves as follows:

Section 1. This resolution is made and enacted pursuant to the provisions of the Property and Business Improvement District Law of 1994 (Section 36600, et seq. of the California Streets and Highways Code, hereinafter sometimes referred to as "the law").

A. On June 12, 2018, the City Council of the City of Long Beach adopted Resolution No. RES-18-0076 entitled, "A Resolution of the City Council of the City of Long Beach Declaring the Intention of the City Council to Establish the Uptown Business Improvement District, Fixing the Time and Place of a Public Hearing Thereon and Giving Notice Thereof."

B. Pursuant to California Constitution Article XIII D, ballots were mailed to the property owners within the proposed boundaries of the Uptown Business Improvement District (the "District").

C. Further, pursuant to Resolution of Intention, Resolution No. RES-18-0076, a public hearing concerning the formation of said area was held before the City Council of the City of Long Beach on August 7, 2018, at the hour of 5:00 p.m. in the City Council Chambers of City Hall of the City of Long Beach.

D. All written and oral protests made or filed were duly heard, evidence for and against the proposed action was received, and a full, fair and complete hearing

1 was granted and held.

2 E. At the conclusion of the public hearing, the tabulation of the ballots  
3 was performed and among those ballots returned to the City, a weighted majority of the  
4 property owners within the District have approved the formation of the District.

5 F. That following such hearing, the City Council did and does hereby  
6 find that the properties and businesses lying within the property and business  
7 improvement district herein created, in the opinion of the City Council, will be benefitted  
8 by the expenditures of funds raised by the assessment or charges proposed to be levied  
9 hereunder.

10 G. A copy of the Management Plan is attached hereto as Exhibit "A"  
11 ("Management Plan").

12 Section 2. That pursuant to said law a property and business  
13 improvement district is hereby established in the City of Long Beach as herein set forth  
14 and that all properties in the district established by this resolution shall be subject to any  
15 amendments made hereafter to the law or to other applicable laws.

16 Section 3. That the boundaries of the property and business  
17 improvement district, the activities and improvements to be funded, and the amount of  
18 the proposed assessments shall be as indicated in Exhibit "A". No bonds will be issued  
19 under the Management Plan.

20 Section 4. That the City Council hereby levies and imposes and orders  
21 the collection of an annual assessment to be imposed upon properties in the proposed  
22 property and business improvement district described above. Such annual assessment  
23 shall be equal to the amounts set forth in Exhibit "A" hereto.

24 Section 5. That the Management Plan, attached hereto as Exhibit "A", is  
25 hereby approved.

26 Section 6. That the improvements and activities to be provided in the  
27 property and business improvement district shall be funded by the levy of assessments  
28 and that the proposed uses to which the proceeds of the annual assessment shall be put

1 are limited to those set forth in California Streets and Highways Code Sections 36600 et  
2 seq., as amended. The City Council of the City of Long Beach shall have sole discretion  
3 as to how the revenue derived from said assessments is to be used within the scope of  
4 the above purposes; provided, however, it shall consider recommendations as to the use  
5 of said revenue made by the Uptown Property and Community Association.

6 Section 7. If any section, subsection, sentence, clause or phrase of this  
7 resolution is for any reason held to be invalid or unconstitutional by the decision of any  
8 court of competent jurisdiction, such decision shall not affect the validity of the remaining  
9 portions of the resolution. The City Council hereby declares that it would have passed  
10 this resolution and each section, subsection, sentence, clause and phrase hereof,  
11 irrespective of the fact that any one or more of the sections, subsections, sentences,  
12 clauses or phrases hereof be declared invalid or unconstitutional.

13 Section 8. This resolution shall take effect immediately upon its adoption  
14 by the City Council, and the City Clerk shall certify the vote adopting this resolution.

15 ///  
16 ///  
17 ///  
18 ///  
19 ///  
20 ///  
21 ///  
22 ///  
23 ///  
24 ///  
25 ///  
26 ///  
27 ///  
28 ///

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

I hereby certify that the foregoing resolution was adopted by the City Council of the City of Long Beach at its meeting of \_\_\_\_\_, 2018, by the following vote:

Ayes: Councilmembers: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Noes: Councilmembers: \_\_\_\_\_

\_\_\_\_\_

Absent: Councilmembers: \_\_\_\_\_

\_\_\_\_\_

Abstained: Councilmembers: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

City Clerk

OFFICE OF THE CITY ATTORNEY  
CHARLES PARKIN, City Attorney  
333 West Ocean Boulevard, 11th Floor  
Long Beach, CA 90802-4664

# EXHIBIT “A”



# UPTOWN BUSINESS IMPROVEMENT DISTRICT

---

## Management District Plan

June 2018

### OFFICE LOCATIONS:

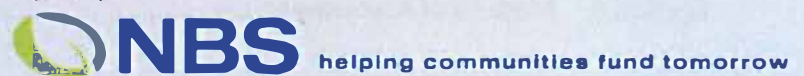
**Temecula – Corporate Headquarters**  
32605 Temecula Parkway, Suite 100  
Temecula, CA 92592

**San Francisco – Regional Office**  
870 Market Street, Suite 1223  
San Francisco, CA 94102

**California Satellite Offices**  
Atascadero, Davis,  
Huntington Beach,  
Joshua Tree, Riverside,  
Sacramento, San Jose

[www.nbsgov.com](http://www.nbsgov.com)

Prepared by:



# TABLE OF CONTENTS

---

- Section 1. Executive Summary..... 1**
  - Uptown Business Improvement District ..... 1
  - Goal of the Uptown Business Improvement District ..... 1
  - Boundaries..... 1
  - Management District Plan Overview ..... 1
- Section 2. District at a Glance ..... 2**
  - Uptown Business Improvement District Boundaries ..... 2
  - Services and Activities ..... 2
  - Annual Total Budget and Assessments ..... 2
  - Term ..... 3
- Section 3. Background..... 4**
  - What is a Property and Business Improvement District? ..... 4
  - Establishing a PBID ..... 4
  - PBID Name Designation ..... 5
  - Timeline for Implementation and Completion of the District ..... 5
- Section 4. Description of Services and Activities ..... 6**
  - Maintenance Program..... 6
  - Security Program ..... 7
  - Marketing Program ..... 7
  - Overhead ..... 8
- Section 5. Annual Amount to be Collected and Expended ..... 9**
- Section 6. Method of Assessment..... 11**

Source(s) of Funding.....	11
Basis of Assessment .....	11
Special Benefit Point Assignment.....	11
Assessment Calculation .....	15
Number of Years Assessments will be Levied .....	15
Time and Manner of Collecting Assessments .....	15
Appeals Process.....	15
Assessor’s Parcel Listing .....	16
<b>Section 7. District Management .....</b>	<b>17</b>
Uptown Property and Community Association .....	17
Annual Report by the Association.....	17
Public Access .....	18
Rules and Regulations .....	18
Dissolution .....	18
<b>Section 8. Appendices .....</b>	<b>20</b>
Assessment Diagram .....	21
Assessor’s Parcel Listing.....	22
Engineer’s Report.....	23

# Section 1. EXECUTIVE SUMMARY

---

## Uptown Business Improvement District

In 2013, owners of property along Atlantic Avenue from Market Street to E Artesia Boulevard and E Artesia Boulevard from Atlantic Avenue to Orange Avenue in the City of Long Beach (the “City”), and the City of Long Beach City Council (the “City Council”) approved the formation of the Uptown Business Improvement District – a property and business improvement district, pursuant to the Property and Business Improvement District Law of 1994 – for a five-year period (the “2013 PBID”). Since formation, the nonprofit Uptown Property and Community Association (the “Association”) has been working with the community to provide special services that benefit property by providing a Maintenance Program, a Security Program, and a Marketing Program. In 2018, property owners in the 2013 PBID, and other owners located in the proposed amended boundaries, will be asked to establish the funding for the services and activities provided throughout the renewed district for an additional 10-year period.

## Goal of the Uptown Business Improvement District

The goal of the Uptown Business Improvement District (the “2018 PBID”) is to provide a long-term, stable and equitable means of funding the Maintenance Program, a Security Program, and a Marketing Program, as described in Section 4, herein.

## Boundaries

The proposed 2018 PBID boundary includes the property described below:

- Property fronting Atlantic Avenue from East Market Street north to East Artesia Boulevard (including APNs 7115-028-002, 7115-028-003, 7115-028-004, 7115-028-005, 7115-028-009, 7115-028-010, 7115-028-011, and 7115-028-012);
- Property fronting East Artesia Boulevard from Orange Avenue west to Atlantic Avenue (this does not include single-family residential properties on East Coolidge Street where the rear/side of such properties abuts East Artesia Boulevard);
- The property on the northwest corner of Atlantic Avenue and East Artesia Boulevard.

This largely reflects the area of the 2013 PBID.

## Management District Plan Overview

The Management District Plan is the result of the work of property owners dedicated to improving the Uptown area within the City. The Management District Plan includes a boundary, annual budget, assessment methodology, and district management guidelines.

## Section 2. DISTRICT AT A GLANCE

---

Property owners established the 2013 PBID for a five-year operational term. Based on the success of the prior district, property owners have shown support to establish the 2018 PBID, with adjustments to the assessment methodology.

### **Uptown Business Improvement District Boundaries**

The proposed 2018 PBID boundary includes the property described below:

- Property fronting Atlantic Avenue from East Market Street north to East Artesia Boulevard (including APNs 7115-028-002, 7115-028-003, 7115-028-004, 7115-028-005, 7115-028-009, 7115-028-010, 7115-028-011, and 7115-028-012);
- Property fronting East Artesia Boulevard from Orange Avenue west to Atlantic Avenue (this does not include single-family residential properties on East Coolidge Street where the rear/side of such properties abuts East Artesia Boulevard);
- The property on the northwest corner of Atlantic Avenue and East Artesia Boulevard.

There are 228 assessable properties, 17,979 linear front feet, and 6,211,480 lot square feet within the 2018 PBID.

Refer to Appendix A of this Management District Plan for the assessment diagram that more fully provides a description of the 2018 PBID's boundaries.

### **Services and Activities**

The services and activities described in this Management District Plan include the provision of the Maintenance Program, a Security Program, and a Marketing Program, as well as various management activities to support those efforts, as further described in Section 4, herein.

### **Annual Total Budget and Assessments**

The total proposed annual budget for Fiscal Year 2018/19 is \$185,291.00. Anticipated assessment revenue of \$178,562.41 will provide 94.63% of the annual operating budget. The remaining portion of the annual budget will be generated from sources other than assessments, such as City-contributions, fundraising, grants, donations, or other revenues.

Any surplus monies from the 2013 PBID, as of December 31, 2018, to be carried over can only be used to benefit those properties within the 2013 PBID. If this is not practical, such surplus monies will be refunded to property owners in the 2013 PBID in proportion to how they were assessed in the 2013 PBID.

The assessment calculation for each property utilizes a combination of land use, street front footage, and lot square footage. Section 6 of this Management District Plan provides a more detailed procedure of the annual assessment calculation.

## **Term**

If established, assessments would be collected for ten years (July 1, 2018, through June 30, 2028). Expenditure of those collected assessments can continue for up to six months after the end of the assessment collection period (December 31, 2028), at which point the 2018 PBID would terminate, if not renewed.

## Section 3. BACKGROUND

---

Property owners establish special assessment districts to provide a constant funding source for various improvements, maintenance, and activities that benefit properties within a defined geographical area. The improvements, maintenance, and activities can include providing enhanced cleaning and maintenance services, improving security, providing for marketing activities to promote and revitalize an area, and other programs found to benefit an area. The ongoing revenue stream for the improvements, maintenance, and activities comes from the annual assessments funded by properties within the special assessment district. The process by which special assessment districts are formed is outlined below.

### **What is a Property and Business Improvement District?**

A Property and Business Improvement District (“PBID”) is a special assessment district that provides for the levy and collection of assessments on properties within a geographically defined area. Assessment revenue collected from the benefitting properties pays the costs associated with the improvements, maintenance, and activities provided to such area. The legislation that allows for the establishment of a PBID is the Property and Business Improvement District Law of 1994 (commencing with Section 36600 of the California Streets and Highways Code) (the “Law”).

An owners’ association administers a PBID established under the Law. The owners’ is a private non-profit entity that is under contract with a city to administer or implement the services and activities specified in the management district plan. The owners’ association shall make a recommendation to the City Council on the expenditure of revenues derived from the levy of assessments, on the classification of properties applicable, and on the method and basis of levying the assessments. The owners’ association shall also cause to be prepared a report of each fiscal year for which assessments are to be levied and collected.

The City Council must authorize the formation and establishment of a PBID and the City will enter into a written agreement with the owners’ association and provide for the levy and collection of the annual assessments.

### **Establishing a PBID**

The Law provides the legal framework for establishing a PBID. As part of the formation proceedings, proponents prepare a Management District Plan in accordance with Section 36622 of the Law. The Management District Plan must contain, but is not limited to, the following required elements:

1. A map of the district in sufficient detail to locate each parcel of property within the district;
2. The name of the proposed district;
3. A description of the boundaries of the district, including the boundaries of any benefit zones, proposed for the establishment or extension of the district in a manner sufficient to identify the lands included. The boundaries of a proposed district shall not overlap with the boundaries of another existing district created pursuant to the Law. The Law does not prohibit the boundaries of a district created pursuant to the Law to overlap with other assessment districts established pursuant to other provisions of law including, but not limited to, the Parking and Business Improvement Area Law of 1989;

4. The improvements and activities proposed for each year of operation of the district and the maximum cost thereof;
5. The total annual amount proposed to be expended for improvements, maintenance and operations;
6. The proposed source or sources of financing, including the proposed method and basis of levying the assessment in sufficient detail to allow each property owner to calculate the amount of the assessment to be levied against his or her property;
7. The time and manner of collecting the assessments;
8. The specific number of years in which assessments will be levied. In a new district, the maximum number of years shall be five. Upon renewal, a district shall have a term not to exceed 10 years;
9. The proposed time for implementation and completion of the management district plan;
10. Any proposed rules and regulations to be applicable to the district.
11. A list of the properties to be assessed, including assessor's parcel numbers for properties to be assessed, and a statement of the method or methods by which the expenses of a district will be imposed upon benefited real property, in proportion to the benefit received by the property, to defray the cost thereof, including operation and maintenance;
12. Any other item or matter required to be incorporated therein by the City Council.

### **PBID Name Designation**

The name designation of this proposed PBID is the Uptown Business Improvement District (the "2018 PBID").

### **Timeline for Implementation and Completion of the District**

The 2018 PBID assessment will be effective beginning July 1, 2018, and ending June 30, 2028. District operations will begin in January 2019 and end in December 2028.



## Section 4. DESCRIPTION OF SERVICES AND ACTIVITIES

---

The 2018 PBID will provide for the ongoing provision of the Maintenance Program, a Security Program, and a Marketing Program, and management activities all located within the boundaries of the PBID.

### **Maintenance Program**

Maintenance services will be provided to public areas within the 2018 PBID and will include tree watering, litter and graffiti removal, and similar services, which will maintain a well-kept, clean environment. The goal of the Maintenance Program is to help attract and retain tenants and shoppers and increase commerce and occupancy rates. Currently, there are several components to the Maintenance Program:

#### **CLEAN TEAM**

Beginning in May 2016, the Association partnered with The Conservation Corp of Long Beach, which is a paid training program specifically geared towards educating and training at risk youth ages 18-25 that are working towards a high school diploma or pursuing post-secondary education. Working five days per week, the Conservation Corp cleans-up of an average of 4,000-6,000 lbs. of trash/debris monthly. They will pressure-wash sidewalks throughout the 2018 PBID for a total of four hours weekly, and provide for graffiti removal and abatement and bulk item collection. Additionally, the Association has added annual window washing and awning washing two times per year. The number of strategically placed trash bins has also been increased.

The Association has developed a partnership with CD8 for bi-annual hazardous waste drives and electronic recycling. The Go Long Beach app, which is not funded via the 2018 PBID assessment, is also used for reporting bulk waste and graffiti with an average response time of 24 hours.

In March 2018 the Association brought on an Uptown Ambassador that provides additional support to the businesses/owners and helps with cleaning and reporting graffiti and distributing information 10-15 hours per week.

#### **TREE WATERING (WATER TEAM)**

The Association's Water Team is responsible for watering over 100 trees that were planted in the area during July 2014. The Water Team accomplishes this through a special water cart constructed by the Association. The Water Team waters the trees approximately monthly, depending on the weather. The Association will continue to water the trees until the trees become mature and no longer need water.

#### **COMMUNITY SERVICE WORKERS (CSW)**

The Association staff will supervise CSWs on the first Friday of every month as they clean the 2018 PBID. This will be done in partnership with Council Districts 8 and 9. The CSWs will clean, report graffiti, distribute PBID advertisements and info, pull weeds, and help with gum removal and tree watering. Although it is unpredictable how many workers may participate on any given day, crews have been averaging between 20 and 50 workers and work four-hour shifts.

#### **FAÇADE IMPROVEMENT PROGRAM**

The Association implemented a Façade Improvement Program designed to assist businesses and property owners in the area apply for the City's existing \$2,000 rebate program. The program allows

businesses/owners to participate in the program without having to pay in advance. The Association has negotiated with several contractors to make this possible.

### **TREE LIGHTING PROGRAM**

A new lighting program began in January of 2018 that includes the installation of lights on median trees for beautification and presence.

## **Security Program**

### **SECURITY PATROLS**

The Security Program will include private security patrols by CSI Security. The patrols will include bicycle patrol five days per week from 10:00 AM to 6:00 PM, as well as car patrols from 8:00 PM to 10:00 PM Monday through Friday and 10:00 PM to 2:00 AM Saturday and Sunday. CSI Security and the Association will coordinate their efforts with the Long Beach Police Department (LBPD). The goal of these services is to create a visible deterrent to criminal activity, and encourage shoppers, residents, and tenants to visit the area. Monthly security meetings will be held with the Association, CSI Security and the LBPD.

### **BUSINESS COMMUNITY WATCH PROGRAM**

The Association has established a Business Community Watch Program. The program is comprised of both business and community members. One of the goals of the program is to identify issues in the 2018 PBID and work together with the LBPD to resolve these issues. The Program will include a monthly security meeting with CSI Patrol, LBPD, local businesses with private security, Jordan High School police, and local business and property owners.

### **SECURITY CAMERA PLAN**

In addition to security personnel, Association personnel will be gathering data on existing security cameras in the 2018 PBID and will encourage businesses that have cameras to register them with the LBPD. Furthermore, the Association has conducted a survey of possible locations where new security cameras could be placed in the PBID.

## **Marketing Program**

A Marketing Program has been established in order to increase awareness of the 2018 PBID and all of its programs. Initial marketing efforts included the establishment of a logo, branding, community involvement, event involvement and social media.

The Association will participate in special events by setting up booths and/or assisting in marketing events such as the Uptown Jazz Festival, Activate Uptown (an open streets event), and the Veteran's Day Parade and Festival. The Association will also attend many community meetings to educate the community about the 2018 PBID. Ongoing marketing efforts have introduced the "Uptown Business District," which is more easily understood in the community.

The Association has increased classes, outreach, meetings, and monthly signature events. The Association has partnered with Council District 9 to redesign the annual Veteran's Day Celebration to include an open streets festival, which is focused on local vendors and business outreach. The Association prepares a monthly

newsletter highlighting resources, local businesses, and opportunities and maintains a dedicated social media presence consistently highlighting local businesses. Digital billboards along the 91 Freeway will be dedicated to monthly advertisements promoting the 2018 PBID and its happenings.

The Association will continue to reach out to the community and participate in events located within the 2018 PBID. Some events are done in conjunction with the City and local Neighborhood Associations and organizations.

In the garden of the Michelle Obama Neighborhood Library, the Association hosts a monthly event called PopUp Town Social, which brings together local residents and businesses to enjoy local food vendors, children's activities, local live music, DJs and fun. This allows the members of the community to get to know each other in one of the area's landmarks. The Association helps sponsor and support the weekly Houghton Park Farmers Market, with marketing and business communications.

Economic development activities will include working with potential business tenants, developers, banks, and government agencies to attract new businesses to Uptown. The Association will create a unified voice to advocate on behalf of property owners at various government agencies. The goal is to benefit property owners by increasing occupancy rates and commerce. The Association highly anticipates working with City officials to assist in any way to improve the economic vitality of the 2018 PBID.

The Association will be collaborating with the City's Economic Development Department and the Small Business Development Center to pilot a new business mentor program called Start It Up. This program targets new businesses in the 2018 PBID, providing increased access to capital and helping to move the pop-up vendors into brick-and-mortar locations.

## **Overhead**

In addition to the costs to provide the programs mentioned above, the Association will incur costs for staff time and expenses related to such programs, as well as the management of the 2018 PBID. Staff time includes oversight and coordination of both Association and contractor-provided services, annual tax roll preparation, and addressing property owner questions and concerns. These activities are directly related to the programs provided within the 2018 PBID, and without them, the programs could not be efficiently carried out on an ongoing basis.

## Section 5. ANNUAL AMOUNT TO BE COLLECTED AND EXPENDED

The budget for the first operating year of the 2018 PBID (January 1, 2019 through December 31, 2019) is as follows:

Description	2018/19 Budget
Security Program	\$70,000.00
Maintenance Program	65,000.00
Marketing Program	<u>13,232.00</u>
<b>Total Operating Costs</b>	<b>\$148,232.00</b>
Administration Costs <sup>1</sup>	\$37,085.00
<b>Total Operating and Administration Costs</b>	<b>\$185,317.00</b>

(1) Includes costs of the Association staff, administration, and County Auditor/Controller fees.

The 2019 operating budget will be funded as follows:

Description of Revenue Source	2018/19 Revenue Amount
Assessment Revenue	\$177,356.40
Contributions for General Benefit (5.37% of Operating Costs) <sup>1</sup>	7,960.60
<b>Total 2018/19 Annual Revenue</b>	<b>\$185,317.00</b>

(1) Comprised of additional funds generated from sources other than assessments. Refer to the Engineer's Report for an explanation of General Benefit. The General Benefit percentage only applies to the Total Operating Costs and not the Administration Costs, as noted in the Engineer's Report.

Each fiscal year beginning Fiscal Year 2019/2020, the maximum allowable assessment rate per Special Benefit Point may increase by up to four percent (4.00%) based on demonstrated need and a recommendation by the Association in its annual report to the City Council. The annual assessment cannot exceed the actual costs to operate the 2018 PBID in any given year.

Based upon a maximum possible annual assessment increase of 4.0%, beginning July 1, 2019, the total annual maximum assessment revenue each year for each of the 10-years is described in the following table:

Year	Fiscal Year	Total Maximum Annual Assessment Revenue <sup>1</sup>
1	2018/2019	\$177,356.40
2	2019/2020	184,450.65
3	2020/2021	191,828.68
4	2021/2022	199,501.83
5	2022/2023	207,481.90
6	2023/2024	215,781.18
7	2024/2025	224,412.42
8	2025/2026	233,388.92
9	2026/2027	242,724.48
10	2027/2028	252,433.46
<b>Total:</b>		<b>\$2,129,359.92</b>

(1) Based upon assigned Special Benefit Points for FY 2018/2019. Property characteristics may change from year-to-year, which can affect the calculation of Special Benefit Points in future years. If the total Special Benefit Points increase in future years due to development, land use classification changes, etc., the maximum assessment revenue may increase accordingly.

## Section 6. METHOD OF ASSESSMENT

---

### Source(s) of Funding

The levy and collection of annual assessments upon property within the 2018 PBID provides the primary funding source for the services and activities previously outlined. The Association will also generate additional funds from sources other than annual assessments on properties within the 2018 PBID. These funds may include City contributions, fundraising, grants, and donations.

The 2018 PBID will not issue bonds to finance any of the services and activities.

### Basis of Assessment

The benefits provided to real property within the 2018 PBID relate to the services and activities provided by the Association.

### Special Benefit Point Assignment

Each parcel that has a special benefit conferred upon it, as a result of the provision of the 2018 PBID services and activities, was identified and the proportionate special benefit derived by each identified parcel was determined in relationship to the entire costs of the services and activities.

The total costs of maintenance and operation, less the amount of general benefit identified, will be assessed to the parcels within the 2018 PBID based on the special benefit points assigned to each parcel. To assess special benefit appropriately, it is necessary to take into account the various characteristics of each property.

As part of the special benefit analysis of various property characteristics were analyzed including street frontage, lot size, building size, and land use. Given that the special benefits derived from the 2018 PBID services and activities are improved aesthetics, increased safety, and increased economic activity, it was determined linear street frontage, lot square footage, and land use are the most appropriate property characteristics. Each parcel's linear street frontage, lot square footage, and land use were used as the primary assessment variables for the assignment of parcel factors.

### Property Land Use

Properties in the 2018 PBID are assigned a land use category, as further outlined below, and may be reassigned if a property's land use changes in subsequent years.

*Commercial Property* consists of parcels owned or leased by a profit-making entity and primarily used for commercial purposes including, but not limited to, retail, offices, restaurants, commercial garages, hotels/motels, medical/dental offices, hospitals, parking lots, and pay-to-use parking structures.

*Apartment Property* consists of duplexes, triplexes, fourplexes, and apartment buildings used exclusively for residential rental purposes.

*Single-Family Residential Property* consists of single-family dwellings and condominiums used exclusively for residential purposes.

*Undeveloped Property* consists of parcels of raw undeveloped land.

*Mobile Home Park Property* consists of parcels containing mobile home units used exclusively for residential purposes.

*Public/Church Property* consists of the following:

- parcels owned by a state, regional, or city government entity and used for public purposes including, police/fire stations, parks, schools, libraries, and government-owned office buildings.
- parcels owned by, or leased to, a public utility.
- parcels owned, or operated primarily, by a church.

**Assignment of Benefit Points for Each Property Land Use**

The assignment of benefit points is based on the fact that each of the three 2018 PBID programs provide certain benefits, as detailed above and as shown in the following table:

		Programs		
		<i>Maintenance</i>	<i>Security</i>	<i>Marketing</i>
Benefits	Aesthetic	Safety	Economic	
	Economic	Economic		

The Maintenance Program will provide improved aesthetic and increased economic benefits; the Security Program will provide increased safety and increased economic benefits; and, the Marketing Program will provide increased economic benefits.

*Aesthetic and Safety Benefits*

All assessable land uses receive an improved aesthetic benefit from the Maintenance Program, and are assigned one (1.00) Aesthetic Benefit Point. Similarly, all assessable land uses receive a benefit for improved safety from the Security Program, and are assigned one (1.00) Safety Benefit Point.

*Economic Benefits*

In addition to the Aesthetic and Safety Benefits, Commercial Property receives a benefit for improved economic activity from all three 2018 PBID programs, and is assigned three (3.00) Economic Benefit Points, one for each program.

In addition to the Aesthetic and Safety Benefits, Apartment Property, as a for-profit enterprise, receives a benefit for improved economic activity from the Maintenance and Security Programs, but not the Marketing Program. The Marketing Program is designed to promote the area as a destination for shopping, dining, and conducting business as opposed to promoting the area as a place of residence. Therefore, Apartment Property is assigned two (2.00) Economic Benefit Points.

In addition to the Aesthetic and Safety Benefits, Undeveloped Property receives a benefit for improved economic activity, but to a lesser degree than developed, commercial property. Undeveloped Property is assigned one-half (0.50) Economic Benefit Points for each of the three 2018 PBID programs to reflect the reduced economic activity benefit. This results in a total assignment of one-and-one-half (1.50) Economic Benefit Points for Undeveloped Property.

The total Benefit Point assignment for each property land use is shown in the following table:

Property Land Use	Aesthetic Benefit Points	Safety Benefit Points	Economic Benefit Points	Total Benefit Points
Commercial Property	1.00	1.00	3.00	5.00
Apartment Property	1.00	1.00	2.00	4.00
Undeveloped Property	1.00	1.00	1.50	3.50
Single-Family Residential Property	1.00	1.00	0.00	2.00
Mobile Home Park Property	1.00	1.00	0.00	2.00
Public/Church Property	1.00	1.00	0.00	2.00

By adjusting the assigned benefit points for each property land use category by other parcel factors, a more complete picture of the proportional special benefits received by each parcel within the 2018 PBID is presented. Therefore, linear factors, lot factors, and other, special, parcel factors for specific parcels were calculated and assigned for each parcel in the 2018 PBID, according to the formulas below.

**Linear Factor**

Given the linear nature of several of the services and activities, each parcel within the 2018 PBID was assigned a linear factor based upon its linear street frontage. In order to create a factor to account for the many variations in street frontages throughout the PBID, the median frontage for properties within the 2018 PBID was considered. Utilizing the median street frontage of 45, a linear factor was calculated for each parcel based upon the actual linear street footage for the parcel divided by 45:

Parcel's Linear Factor	=	Parcel's Actual Linear Street Frontage	/	45
------------------------	---	--	---	----

**Lot Factor**

A lot factor was calculated for each parcel to account for the varying lot sizes throughout the 2018 PBID. In order to create a factor to account for the many variations in the lot sizes, the median lot size for properties in the 2018 PBID was considered. Utilizing the median lot square footage for parcels within the 2018 PBID of 4,792, a lot factor was calculated for each parcel, based upon the actual lot square footage for the parcel divided by 4,792:

Parcel's Lot Factor	=	Parcel's Actual Lot Square Footage	/	4,792
---------------------	---	------------------------------------	---	-------

**Special Factors**

Distance Factor

A few properties in the 2018 PBID do not have frontage along Atlantic Avenue or E Artesia Boulevard, and as such, a distance factor was assigned to these properties to recognize the reduced special benefits conferred upon them due to their distance from some of the 2018 PBID services and activities. These



properties were included in the 2018 PBID boundary because access to these properties requires the use of Atlantic Avenue.

**Mobile Home Park Property**

The Mobile Home Park Property, consisting of APNs 7115-027-004 and 7115-027-017, is approximately 500 feet from Atlantic Ave. Since this property’s only access is via a 500 foot driveway connecting to Atlantic Avenue, it still benefits from the 2018 PBID services and activities, just to a lesser degree than the other parcels in the 2018 PBID that directly front Atlantic Avenue or E Artesia Boulevard. As such, a distance factor of 0.100 was assigned to Mobile Home Park Property.

**Apartment Property on E Adams St/Linden Ave/E 64<sup>th</sup> St**

The Apartment Properties, consisting of APNs 7115-028-003, 7115-028-004, 7115-028-010, and 7115-028-011, are approximately 350 feet from Atlantic Ave; however, since these properties’ only access is via Atlantic Avenue, they still benefit from the 2018 PBID services and activities, just to a lesser degree than the other parcels in the 2018 PBID that directly front Atlantic Avenue or E Artesia Boulevard. As such, a distance factor of 0.143 was assigned to these four properties.

The Apartment Property, consisting of APNs 7115-028-002, 7115-028-005, 7115-028-009, and 7115-028-012 are approximately 225 feet from Atlantic Ave; however, since these properties’ only access is via Atlantic Avenue, they still benefit from the 2018 PBID services and activities, just to a lesser degree than the other parcels in the 2018 PBID that directly front Atlantic Avenue or E Artesia Boulevard. As such, a distance factor of 0.222 was assigned to these four properties.

All other parcels in the 2018 PBID were assigned a distance factor of 1.000.

School Factor

A school factor of 0.250 was assigned to the Jordan High School property to acknowledge the fact that security patrols are only needed on school days to help manage the increased foot traffic after school to ensure the safety and security of the students and the business community. This has helped eliminate the documented problems of gambling, fighting, and loitering for the short period from when classes are released until students clear the area. Also, Maintenance Program services and activities are limited to the immediate area of the property fronting Atlantic Avenue, and these services and activities are not actually provided within this large 26-plus acre property.

**SPECIAL BENEFIT POINTS CALCULATION**

The formula below shows the Special Benefit Points calculation for each parcel within the PBID:

Parcel’s Total Special Benefit Points	=	Parcel’s Linear Factor + Parcel’s Lot Factor	X	Parcel’s Special Factor <sup>1</sup>	X	Parcel’s Total Benefit Points
---------------------------------------	---	--	---	--------------------------------------	---	-------------------------------

(1) Distance factor or school factor

## TOTAL 2018 PBID SPECIAL BENEFIT POINTS

The total Special Benefit Points for the 2018 PBID at this time are 4,186.03.

### Assessment Calculation

The assessment per Special Benefit Point is calculated by dividing the total costs to be assessed by the total Special Benefit Points assigned to the parcels within the 2018 PBID. The following formula provides the assessment per Special Benefit Point calculation:

**Total Costs to be Assessed / Total Special Benefit Points =**

**Assessment Rate per Special Benefit Point**

**\$177,356.40 / 4,186.03 = \$42.36864**

The Special Benefit Points have been calculated in relation to the total costs to be assessed. No assessment will be imposed on any parcel that exceeds the reasonable cost of the proportional special benefit conferred on the parcel.

A parcel's assessment = \$42.36864 x Parcel's Total Special Benefit Points

### Number of Years Assessments will be Levied

The proposed term for the 2018 PBID is 10 years. The assessment will be effective July 1, 2018, through June 30, 2028 (Fiscal Year 2018/19 through Fiscal Year 2027/28). Expenditure of collected assessments may continue for up to six months after June 30, 2028, if the district is not renewed. In order to authorize the levy and collection of assessments after Fiscal Year 2027/28, the City and Association will need to go through the renewal process pursuant to the Law.

### Time and Manner of Collecting Assessments

Each property owner pays a share of the cost of the 2018 PBID services and activities, based on an assessment formula. The payment is collected through the annual County of Los Angeles property tax bill. The 2018 PBID assessment, including any delinquent assessment and related interest and penalties, will be received by the Tax Collector of the County of Los Angeles. The Tax Collector shall transfer the assessment payments to the City for distribution to the 2018 PBID for the funding of the services and activities described in this Management District Plan. Any assessment on a property that does not receive a property tax bill from the County of Los Angeles will be billed-directly by the City.

### Appeals Process

The Association, or its designee, may assist with the resolution of any discrepancies in individual assessment amounts or calculations. The Association reserves the right to:

- Conduct reviews of existing primary data; verify assessment data as compiled by any consultant, subcontractor or other party hired by the Association; and perform field or on-site inspections to verify the accuracy of existing or secondary data, or to investigate the claim of any property owner in the 2018 PBID.

- Recalculate the assessment amount due and direct the Los Angeles County Auditor-Controller to respond appropriately.

Upon the request of the City, the Association shall promptly complete requests for an investigation of discrepancies and make all reasonable efforts to obtain additional documentation related to the assessment upon any or all of the properties for which a correction or adjustment is requested.

### **Assessor's Parcel Listing**

Appendix B of this Management District Plan provides a listing of all of the Assessor's Parcels within the 2018 PBID, including Site Address, Land Use Classification, Street Front Footage, Lot Square Footage, Special Benefit Points, and Fiscal Year 2018/19 Assessments.

## Section 7. DISTRICT MANAGEMENT

---

### **Uptown Property and Community Association**

The Association is a non-profit organization whose membership consists of the parcel owners assessed under the 2018 PBID, and is the “designated non-profit entity” as outlined in Section 36614.5 of the Law. The Association will administer the 2018 PBID through an agreement with the City.

The Association is charged with the day-to-day operations of the 2018 PBID.

### **Annual Report by the Association**

The Association shall make a recommendation to the City Council on the expenditure of revenues derived from the levy of assessments, on the classification of properties applicable, and on the method and basis of levying the assessments.

The Association will recommend members to serve on the board. Board membership will be designed to equitably represent all stakeholders and areas of the 2018 PBID. Stakeholders shall develop an equitable board of directors structure, which represents residential parcel owners, as well as commercial property owners of various sizes.

Each year, the Association shall prepare a report for each fiscal year, except the first year, for which assessments are levied and collected to pay the costs of the services and activities described in the report. Each annual report must be filed with the City Clerk of the City, per Section 36650(b) of the Law; each report shall contain all of the following information:

1. any proposed changes in the 2018 PBID boundaries or any benefit zones or any classification of property within the district;
2. the improvements and activities to be provided for that fiscal year;
3. an estimate of the cost of providing the improvements and the activities for that fiscal year;
4. the method and basis of levying the assessment in sufficient detail to allow each real property owner, as appropriate, to estimate the amount of the assessment to be levied against his or her property for that fiscal year;
5. the amount of any surplus or deficit revenues to be carried over from a previous fiscal year; and
6. the amount of any contributions to be made from sources other than assessments levied.

The City Council may approve the annual report as filed by the Association or may modify any particulars contained in the report and approve it as modified. Given the potential resulting impact to an assessment levy, any changes to the improvements, services, and/or activities require City Council approval. However, the City Council may not approve a change in the basis and method of levying assessments that would impair an authorized or executed contract to be paid from the revenues derived from the levy of assessments.

## Public Access

The Association is required to comply with specified state open meeting and public records laws, the Ralph M. Brown Act (the "Brown Act"), commencing with Section 54950 of the Government Code, and the California Public Records Act, commencing with Section 6250 of the Government Code. Brown Act compliance is required when 2018 PBID business is heard, discussed, or deliberated, and the California Public Records Act compliance is required for all documents relating to 2018 PBID business.

## Rules and Regulations

Pursuant to the Law, the Association may establish rules and regulations that uniquely apply to the 2018 PBID. A few initial rules and regulations should be employed in the administration of the 2018 PBID:

- Following the formation of the 2018 PBID, the Association should consider developing a policy for competitive bidding as it pertains to contracted services for the 2018 PBID. The policy will aim to maximize service quality, efficiency, and cost effectiveness.
- Any stakeholder who serves on the Association board shall recuse themselves from any vote in which a potential conflict of interest is apparent. Such potential conflicts include, but are not limited to: prioritizing services and/or activities that result in a special benefit to specific property owners, prioritization of services to benefit a particular owner or group of owners, hiring or selecting the relatives of Association board members.
- As previously noted, meetings of the Association shall be open to all stakeholders paying into the 2018 PBID and are subject to the Brown Act. Regular financial reports shall be submitted to Association board members and made available upon request by the membership. Sub-committee meetings of the Association shall be open and encourage participation among various stakeholders, business owners, and community members. The Association shall retain the right to enter into executive session for reasons including, but not limited to: legal matters, personnel issues, etc.
- The Association will create a number of policies that will help the board effectively manage the 2018 PBID. Such policies may include, but not be limited to: a decision-making policy, use of banner policy, special event underwriters policy, use of logo policy, and an economic hardship policy.

## Dissolution

The 2018 PBID, when there is no indebtedness, outstanding and unpaid, incurred to accomplish any of the purposes of the 2018 PBID, may be disestablished by resolution by the City Council in either of the following circumstance:

1. If the City Council finds there has been misappropriation of funds, malfeasance, or a violation of law in connection with the management of the 2018 PBID, it shall notice a hearing on disestablishment.
2. During the operation of the 2018 PBID, there shall be a 30-day period each year in which assessed property owners may request disestablishment of the 2018 PBID. The first such period shall begin one year after the date of establishment of the 2018 PBID and shall continue for a 30-day period. The next such 30-day period shall begin two years after the date of the establishment of the 2018 PBID. Each successive year of operation of the 2018 PBID shall have

such a 30-day period. Upon the written petition of the owners of real property in the area who pay more than 30 percent of the assessments levied, the City Council shall notice a hearing on disestablishment. The City Council shall notice a hearing on disestablishment.

The City Council shall adopt a resolution of intention to disestablish the 2018 PBID prior to the public hearing. The resolution shall state the reason for the disestablishment, shall state the time and place of the public hearing, and shall contain a proposal to dispose of any assets acquired with the revenues of the assessments levied within the PBID. The public hearing shall be held not less than 30-days or more than 60-days after the adoption of the resolution of intention.

Upon the disestablishment of the PBID, any remaining revenues derived from the levy of assessments, or any revenues derived from the sale of assets acquired with the revenues, shall be refunded to the owners of the property then located and operating within the 2018 PBID in which assessments were levied by applying the same method and basis that was used to calculate the assessments levied in the fiscal year in which the district was disestablished. If the disestablishment occurs before an assessment is levied for the fiscal year, the method and basis that was used to calculate the assessment levied in the immediate prior fiscal year shall be used to calculate the amount of refund.

## Section 8. APPENDICES

---

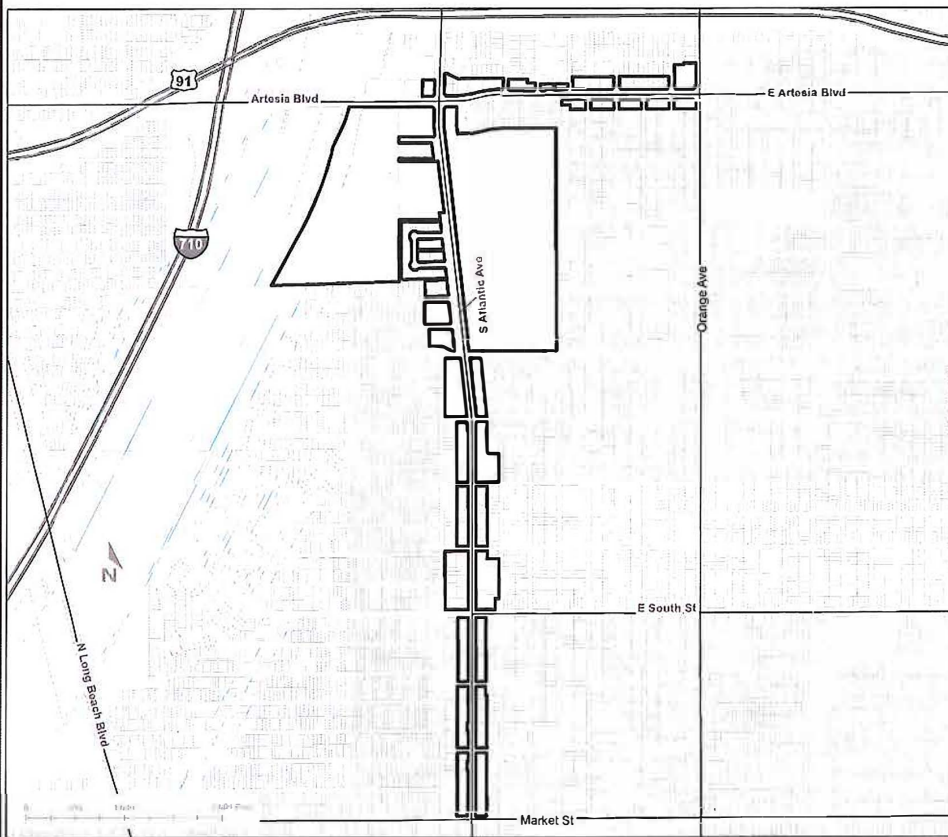
# Assessment Diagram





### ASSESSMENT DIAGRAM UPTOWN BUSINESS IMPROVEMENT DISTRICT

CITY OF LONG BEACH  
COUNTY OF LOS ANGELES  
STATE OF CALIFORNIA



FILED IN THE OFFICE OF THE CITY CLERK THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

CITY CLERK  
CITY OF LONG BEACH  
COUNTY OF LOS ANGELES

RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

SUPERINTENDENT OF STREETS  
CITY OF LONG BEACH  
COUNTY OF LOS ANGELES

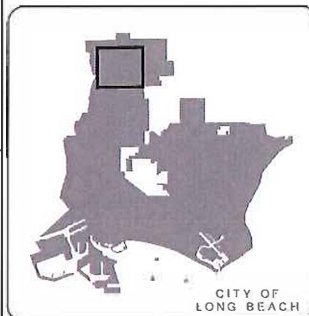
AN ASSESSMENT WAS LEVIED BY THE CITY COUNCIL ON THE LOTS, PIECES, AND PARCELS OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM. THE ASSESSMENT WAS LEVIED ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ THE ASSESSMENT DIAGRAM AND ASSESSMENT ROLL WERE RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS OF THAT CITY ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_. REFERENCE IS MADE TO THE ASSESSMENT ROLL RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED AGAINST EACH PARCEL OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM.

CITY CLERK  
CITY OF LONG BEACH  
COUNTY OF LOS ANGELES

FILED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, AT THE HOUR OF \_\_\_\_ O'CLOCK \_\_\_\_, IN BOOK \_\_\_\_ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE \_\_\_\_ IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

COUNTY RECORDER  
COUNTY OF LOS ANGELES

FOR PARTICULARS OF THE LINES AND DIMENSIONS OF ASSESSOR PARCELS, REFERENCE IS MADE TO THE MAPS OF THE ASSESSOR, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.



- Primary Streets
- Freeways
- Parcels
- District Boundaries

Source: Los Angeles County GIS  
Geographic Coordinate Reference: GCS North American 1983  
Projection: NAD 1983 StatePlane California VI FIPS 0405 Feet



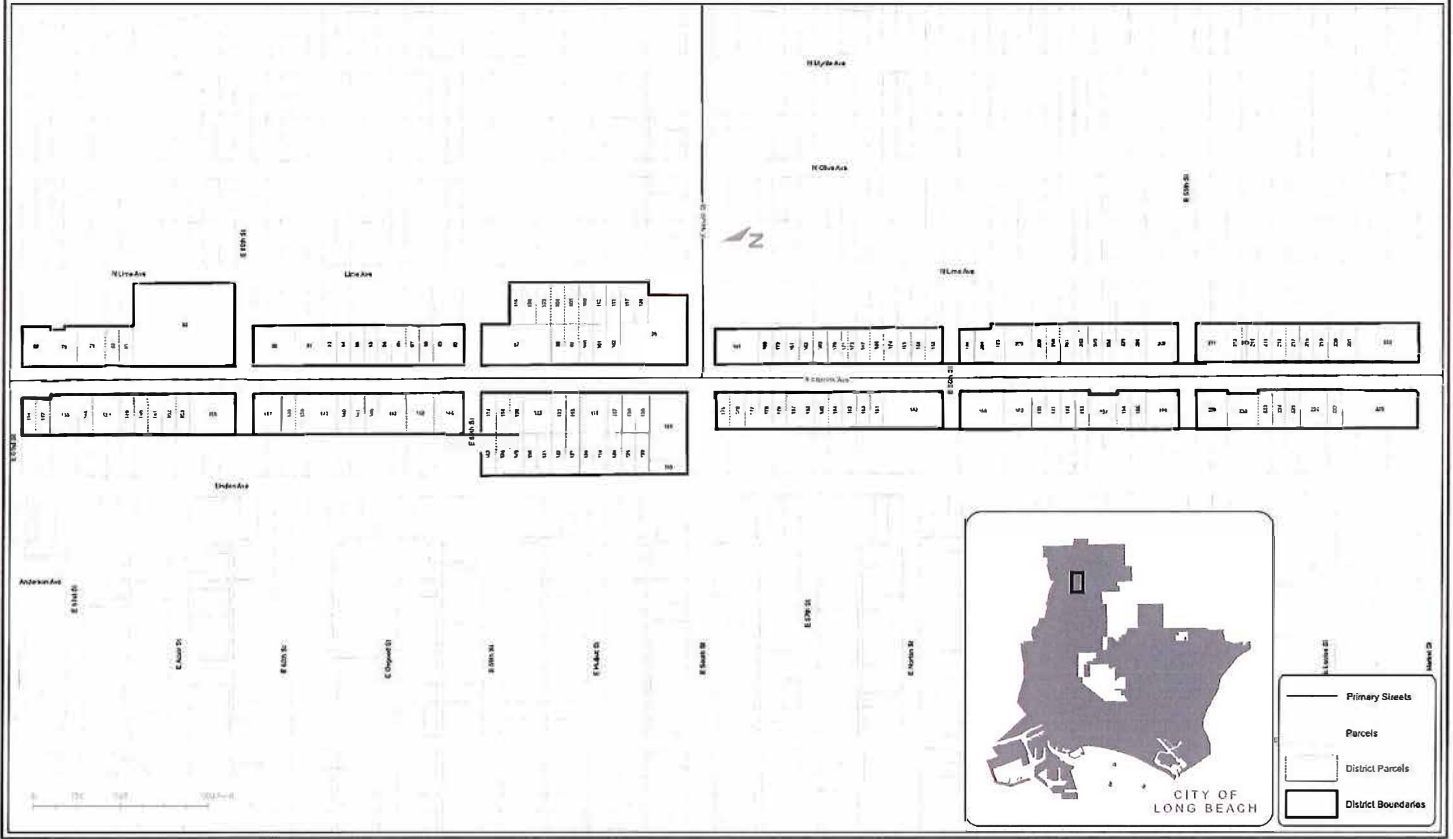
### ASSESSMENT DIAGRAM UPTOWN BUSINESS IMPROVEMENT DISTRICT

CITY OF LONG BEACH  
COUNTY OF LOS ANGELES  
STATE OF CALIFORNIA



### ASSESSMENT DIAGRAM UPTOWN BUSINESS IMPROVEMENT DISTRICT

CITY OF LONG BEACH  
COUNTY OF LOS ANGELES  
STATE OF CALIFORNIA



### ASSESSMENT DIAGRAM UPTOWN BUSINESS IMPROVEMENT DISTRICT

CITY OF LONG BEACH  
COUNTY OF LOS ANGELES  
STATE OF CALIFORNIA

Assessment ID	Sheet	APN	Assessment ID	Sheet	APN	Assessment ID	Sheet	APN	Assessment ID	Sheet	APN	Assessment ID	Sheet	APN
1	2	7115-002-008	47	2	7115-025-909	83	3	7124-017-900	139	3	7125-034-018	185	3	7127-007-905
2	2	7115-003-901	48	2	7115-026-901	94	3	7124-017-901	140	3	7125-034-021	186	3	7127-007-908
3	2	7115-003-902	49	2	7115-026-038	95	3	7124-017-902	141	3	7125-034-022	187	3	7127-007-907
4	2	7115-003-903	50	2	7115-027-004	96	3	7124-032-019	142	3	7125-034-029	188	3	7127-003-015
5	2	7115-003-904	51	2	7115-027-006	97	3	7124-032-900	143	3	7125-034-031	189	3	7127-003-016
6	2	7115-003-905	52	2	7115-027-003	98	3	7124-032-901	144	3	7125-034-900	190	3	7127-009-017
7	2	7115-003-906	53	2	7115-027-012	99	3	7124-032-902	145	3	7125-034-901	191	3	7127-003-018
8	2	7115-003-907	54	2	7115-027-017	100	3	7124-032-903	146	3	7125-034-902	192	3	7127-008-019
9	2	7115-004-001	55	2	7115-028-001	101	3	7124-032-904	147	3	7125-035-018	193	3	7127-008-020
10	2	7115-004-002	56	2	7115-028-002	102	3	7124-032-905	148	3	7125-035-019	194	3	7127-008-023
11	2	7115-004-003	57	2	7115-028-003	103	3	7124-032-906	149	3	7125-035-022	195	3	7127-008-024
12	2	7115-004-004	58	2	7115-028-004	104	3	7124-032-907	150	3	7125-035-023	196	3	7127-008-026
13	2	7115-005-012	59	2	7115-028-005	105	3	7124-032-908	151	3	7125-035-024	197	3	7127-008-027
14	2	7115-005-024	60	2	7115-028-006	106	3	7124-032-909	152	3	7125-035-025	198	3	7127-009-001
15	2	7115-005-020	61	2	7115-028-007	107	3	7124-032-910	153	3	7125-035-026	199	3	7127-009-004
16	2	7115-006-031	62	2	7115-028-008	108	3	7124-032-911	154	3	7125-035-030	200	3	7127-009-005
17	2	7115-006-032	63	2	7115-028-009	109	3	7124-032-913	155	3	7125-035-031	201	3	7127-009-008
18	2	7115-006-039	64	2	7115-028-010	110	3	7124-032-915	156	3	7125-035-032	202	3	7127-009-009
19	2	7115-007-031	65	2	7115-028-011	111	3	7124-032-917	157	3	7125-035-035	203	3	7127-009-010
20	2	7115-007-032	66	2	7115-028-012	112	3	7124-032-918	158	2	7125-036-002	204	3	7127-009-011
21	2	7115-007-033	67	2	7115-028-013	113	3	7125-033-900	159	2	7125-036-900	205	3	7127-009-012
22	2	7115-007-034	68	2	7115-028-014	114	3	7125-033-901	160	3	7127-006-004	206	3	7127-009-013
23	2	7115-007-035	69	2	7115-028-015	115	3	7125-033-902	161	3	7127-005-006	207	3	7127-009-032
24	2	7115-007-036	70	2	7115-029-027	116	3	7125-033-903	162	3	7127-006-007	208	3	7127-003-034
25	2	7115-007-037	71	2	7115-030-025	117	3	7125-033-904	163	3	7127-005-998	209	3	7127-008-900
26	2	7115-007-038	72	2	7124-001-020	118	3	7125-033-905	164	3	7127-006-012	210	3	7127-009-901
27	2	7115-007-039	73	2	7124-001-021	119	3	7125-033-906	165	3	7127-006-014	211	3	7127-020-001
28	2	7115-008-908	74	2	7124-001-022	120	3	7125-033-907	166	3	7127-006-015	212	3	7127-020-002
29	2	7115-009-001	75	2	7124-001-023	121	3	7125-033-908	167	3	7127-006-033	213	3	7127-020-003
30	2	7115-009-011	76	2	7124-001-024	122	3	7125-033-909	168	3	7127-006-035	214	3	7127-020-004
31	2	7115-009-012	77	2	7124-001-025	123	3	7125-033-910	169	3	7127-006-038	215	3	7127-020-005
32	2	7115-009-013	78	3	7124-016-009	124	3	7125-033-911	170	3	7127-006-901	216	3	7127-020-006
33	2	7115-010-001	79	3	7124-016-030	125	3	7125-033-912	171	3	7127-006-904	217	3	7127-020-007
34	2	7115-010-002	80	3	7124-016-035	126	3	7125-033-913	172	3	7127-006-908	218	3	7127-020-008
35	2	7115-011-003	81	3	7124-016-038	127	3	7125-033-914	173	3	7127-006-909	219	3	7127-020-009
36	2	7115-011-004	82	3	7124-016-041	128	3	7125-033-915	174	3	7127-006-910	220	3	7127-020-010
37	2	7115-011-005	83	3	7124-016-044	129	3	7125-033-916	175	3	7127-007-914	221	3	7127-020-011
38	2	7115-011-030	84	3	7124-017-006	130	3	7125-033-917	176	3	7127-007-915	222	3	7127-020-012
39	2	7115-011-031	85	3	7124-017-008	131	3	7125-033-918	177	3	7127-007-916	223	3	7127-021-021
40	2	7115-012-001	86	3	7124-017-010	132	3	7125-033-919	178	3	7127-007-917	224	3	7127-021-022
41	2	7115-012-002	87	3	7124-017-011	133	3	7125-033-920	179	3	7127-007-918	225	3	7127-021-023
42	2	7115-012-003	88	3	7124-017-012	134	3	7125-033-921	180	3	7127-007-921	226	3	7127-021-024
43	2	7115-012-004	89	3	7124-017-013	135	3	7125-033-922	181	3	7127-007-925	227	3	7127-021-025
44	2	7115-013-001	90	3	7124-017-014	136	3	7125-033-923	182	3	7127-007-926	228	3	7127-021-030
45	2	7115-013-002	91	3	7124-017-031	137	3	7125-034-016	183	3	7127-007-902	229	3	7127-021-033
46	2	7115-013-025	92	3	7124-017-032	138	3	7125-034-017	184	3	7127-007-904	230	3	7127-021-034

## Assessor's Parcel Listing





**UPTOWN BUSINESS IMPROVEMENT DISTRICT  
FY 2018/19 ASSESSMENT ROLL**

Assessment ID	APN	Site Address	Classification	Front Feet	Lot Square Feet	Total Benefit Points	Linear Factor	Lot Factor	Special Factor	Total Special Benefit Points	Total Assessment
163	7127-006-008	5650 ATLANTIC AVE	Commercial	40.00	3,990	5.00	0.889	0.833	1.000	8.608	364.69
164	7127-006-012	5626 ATLANTIC AVE	Commercial	40.00	3,990	5.00	0.889	0.833	1.000	8.608	364.69
165	7127-006-014	5614 ATLANTIC AVE	Commercial	40.00	4,086	5.00	0.889	0.853	1.000	8.708	368.94
166	7127-006-015	5608 ATLANTIC AVE	Commercial	43.54	4,212	5.00	0.968	0.879	1.000	9.233	391.17
167	7127-006-033	5634 ATLANTIC AVE	Commercial	40.00	4,336	5.00	0.889	0.905	1.000	8.969	379.99
168	7127-006-035	5600 ATLANTIC AVE	Commercial	45.00	4,749	5.00	1.000	0.991	1.000	9.955	421.79
169	7127-006-036	5738 ATLANTIC AVE	Commercial	125.00	12,768	5.00	2.778	2.664	1.000	27.211	1,152.90
170	7127-006-901	5648 ATLANTIC AVE	Commercial	40.00	4,166	5.00	0.889	0.869	1.000	8.791	372.47
171	7127-006-904	5644 ATLANTIC AVE	Commercial	20.00	1,844	5.00	0.444	0.385	1.000	4.146	175.67
172	7127-006-908	5708 ATLANTIC AVE	Commercial	40.00	4,044	5.00	0.889	0.844	1.000	8.664	367.08
173	7127-006-909	5640 ATLANTIC AVE	Commercial	20.00	2,182	5.00	0.444	0.455	1.000	4.499	190.61
174	7127-006-910	5616 ATLANTIC AVE	Commercial	40.00	4,100	5.00	0.889	0.856	1.000	8.722	369.56
175	7127-007-014	5733 ATLANTIC AVE	Commercial	45.00	4,270	5.00	1.000	0.891	1.000	9.455	400.61
176	7127-007-015	5727 ATLANTIC AVE	Commercial	45.00	4,630	5.00	1.000	0.966	1.000	9.831	416.52
177	7127-007-016	5723 ATLANTIC AVE	Commercial	40.00	4,270	5.00	0.889	0.891	1.000	8.900	377.07
178	7127-007-017	5715 ATLANTIC AVE	Commercial	40.00	4,088	5.00	0.889	0.853	1.000	8.710	369.03
179	7127-007-018	5707 ATLANTIC AVE	Commercial	40.00	4,177	5.00	0.889	0.872	1.000	8.803	372.96
180	7127-007-021	5655 ATLANTIC AVE	Commercial	40.00	4,203	5.00	0.889	0.877	1.000	8.830	374.11
181	7127-007-025	5631 ATLANTIC AVE	Commercial	40.00	4,099	5.00	0.889	0.855	1.000	8.721	369.51
182	7127-007-026	5601 ATLANTIC AVE	Commercial	168.54	17,285	5.00	3.745	3.607	1.000	36.762	1,557.55
183	7127-007-902	5641 ATLANTIC AVE	Commercial	40.00	4,095	5.00	0.889	0.855	1.000	8.717	369.34
184	7127-007-904	5649 ATLANTIC AVE	Commercial	40.00	4,083	5.00	0.889	0.852	1.000	8.705	368.81
185	7127-007-905	5645 ATLANTIC AVE	Commercial	40.00	4,120	5.00	0.889	0.860	1.000	8.743	370.44
186	7127-007-906	5661 ATLANTIC AVE	Commercial	40.00	4,073	5.00	0.889	0.850	1.000	8.694	368.36
187	7127-007-907	5701 ATLANTIC AVE	Commercial	40.00	4,151	5.00	0.889	0.866	1.000	8.776	371.81
188	7127-008-015	5599 ATLANTIC AVE	Commercial	130.00	14,298	5.00	2.889	2.984	1.000	29.363	1,244.07
189	7127-008-016	5575 ATLANTIC AVE	Commercial	80.00	8,850	5.00	1.778	1.847	1.000	18.123	767.85
190	7127-008-017	5565 ATLANTIC AVE	Commercial	40.00	4,461	5.00	0.889	0.931	1.000	9.099	385.52
191	7127-008-018	5557 ATLANTIC AVE	Apartment	40.00	4,397	4.00	0.889	0.918	1.000	7.226	306.15
192	7127-008-019	5551 ATLANTIC AVE	Commercial	40.00	4,495	5.00	0.889	0.938	1.000	9.135	387.02
193	7127-008-020	5545 ATLANTIC AVE	Commercial	50.00	4,369	5.00	1.111	0.912	1.000	10.114	428.52
194	7127-008-023	5525 ATLANTIC AVE	Commercial	50.00	4,400	5.00	1.111	0.918	1.000	10.147	429.90
195	7127-008-024	5523 ATLANTIC AVE	Apartment	45.00	4,951	4.00	1.000	1.033	1.000	8.133	344.57
196	7127-008-025	5507 ATLANTIC AVE	Public/Church	45.00	9,902	2.00	1.000	2.066	1.000	6.133	259.84
197	7127-008-027	5541 ATLANTIC AVE	Commercial	80.00	7,894	5.00	1.778	1.647	1.000	17.126	725.59
198	7127-009-001	5596 ATLANTIC AVE	Commercial	45.00	4,414	5.00	1.000	0.921	1.000	9.606	406.98
199	7127-009-004	5582 ATLANTIC AVE	Commercial	40.00	4,521	5.00	0.889	0.943	1.000	9.162	388.17
200	7127-009-005	5574 ATLANTIC AVE	Commercial	80.00	8,828	5.00	1.778	1.842	1.000	18.100	766.88
201	7127-009-008	5550 ATLANTIC AVE	Single-Family Residence	40.00	4,497	2.00	0.889	0.938	1.000	3.655	154.84
202	7127-009-009	5544 ATLANTIC AVE	Commercial	40.00	4,422	5.00	0.889	0.923	1.000	9.058	383.79
203	7127-009-010	5536 ATLANTIC AVE	Commercial	40.00	4,514	5.00	0.889	0.942	1.000	9.154	387.86
204	7127-009-011	5526 ATLANTIC AVE	Apartment	40.00	4,428	4.00	0.889	0.924	1.000	7.252	307.25
205	7127-009-012	5524 ATLANTIC AVE	Apartment	40.00	4,475	4.00	0.889	0.934	1.000	7.291	308.91
206	7127-009-013	5514 ATLANTIC AVE	Public/Church	45.00	5,035	2.00	1.000	1.051	1.000	4.101	173.77
207	7127-009-032	5508 ATLANTIC AVE	Commercial	90.00	10,166	5.00	2.000	2.121	1.000	20.607	873.10
208	7127-009-034	5588 ATLANTIC AVE	Commercial	45.00	4,564	5.00	1.000	0.952	1.000	9.762	413.61
209	7127-009-900	5564 ATLANTIC AVE	Undeveloped	40.00	4,457	3.50	0.889	0.930	1.000	6.366	269.74
210	7127-009-901		Undeveloped	40.00	4,539	3.50	0.889	0.947	1.000	6.426	272.27
211	7127-020-001	5498 ATLANTIC AVE	Commercial	91.76	10,185	5.00	2.039	2.125	1.000	20.823	882.23
212	7127-020-002	5484 ATLANTIC AVE	Commercial	45.00	4,870	5.00	1.000	1.016	1.000	10.081	427.13
213	7127-020-003	5478 ATLANTIC AVE	Commercial	15.00	1,547	5.00	0.333	0.323	1.000	3.281	139.00
214	7127-020-004	5474 ATLANTIC AVE	Commercial	30.00	3,602	5.00	0.667	0.752	1.000	7.092	300.46
215	7127-020-005	5470 ATLANTIC AVE	Commercial	40.00	4,378	5.00	0.889	0.914	1.000	9.012	381.85
216	7127-020-006	5462 ATLANTIC AVE	Commercial	40.00	4,586	5.00	0.889	0.957	1.000	9.230	391.04
217	7127-020-007	5456 ATLANTIC AVE	Undeveloped	40.00	4,329	3.50	0.889	0.903	1.000	6.273	265.78
218	7127-020-008		Undeveloped	40.00	4,320	3.50	0.889	0.902	1.000	6.266	265.50
219	7127-020-009	5444 ATLANTIC AVE	Apartment	40.00	4,711	4.00	0.889	0.983	1.000	7.488	317.25
220	7127-020-010	5438 ATLANTIC AVE	Commercial	40.00	4,366	5.00	0.889	0.911	1.000	9.000	381.32
221	7127-020-011	5430 ATLANTIC AVE	Commercial	40.00	4,446	5.00	0.889	0.928	1.000	9.083	384.85
222	7127-020-012	5400 ATLANTIC AVE	Commercial	180.00	19,940	5.00	4.000	4.161	1.000	40.806	1,728.87
223	7127-021-021	5471 ATLANTIC AVE	Commercial	50.00	4,414	5.00	1.111	0.921	1.000	10.161	430.51
224	7127-021-022	5463 ATLANTIC AVE	Commercial	40.00	4,410	5.00	0.889	0.920	1.000	9.046	383.26
225	7127-021-023	5459 ATLANTIC AVE	Commercial	40.00	4,476	5.00	0.889	0.934	1.000	9.115	386.18
226	7127-021-024	5445 ATLANTIC AVE	Commercial	80.00	8,775	5.00	1.778	1.831	1.000	18.045	764.53
227	7127-021-025	5437 ATLANTIC AVE	Apartment	41.00	4,334	4.00	0.911	0.904	1.000	7.262	307.69
228	7127-021-030	5493 ATLANTIC AVE	Apartment	101.76	9,911	4.00	2.261	2.068	1.000	17.318	733.75
229	7127-021-033	5401 ATLANTIC AVE	Commercial	219.14	23,498	5.00	4.870	4.904	1.000	48.867	2,070.42
230	7127-021-034	5477 ATLANTIC AVE	Commercial	90.00	9,021	5.00	2.000	1.883	1.000	19.413	822.48
<b>TOTALS</b>				<b>17,979</b>	<b>6,211,480</b>					<b>4,186.030</b>	<b>\$177,356.40</b>



## Engineer's Report

# UPTOWN BUSINESS IMPROVEMENT DISTRICT

---

Engineer's Report

June 2018

**OFFICE LOCATIONS:**

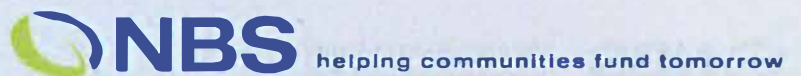
**Temecula – Corporate Headquarters**  
32605 Temecula Parkway, Suite 100  
Temecula, CA 92592

**San Francisco – Regional Office**  
870 Market Street, Suite 1223  
San Francisco, CA 94102

**California Satellite Offices**  
Atascadero, Davis,  
Huntington Beach,  
Joshua Tree, Riverside,  
Sacramento, San Jose

[www.nbsgov.com](http://www.nbsgov.com)

Prepared by:



# TABLE OF CONTENTS

---

<b>Section 1. Engineer’s Letter .....</b>	<b>1</b>
<b>Section 2. Introduction.....</b>	<b>3</b>
<b>Section 3. Plans and Specifications .....</b>	<b>4</b>
Boundaries of the 2018 PBID .....	4
Maintenance Program.....	4
Security Program .....	5
Marketing Program .....	6
Overhead.....	6
<b>Section 4. Estimate of Costs.....</b>	<b>8</b>
<b>Section 5. Special And General Benefits.....</b>	<b>9</b>
Introduction.....	9
Identification of Benefit .....	9
Separation of General Benefit.....	11
Quantification of General Benefit .....	11
Apportioning Special Benefit.....	16
<b>Section 6. Method of Assessment.....</b>	<b>21</b>
Balance to be Assessed .....	21
Assessment Amount per Special Benefit Point .....	21
Method of Assessment Spread .....	21
Cost of Living Inflator .....	22
<b>Section 7. Assessment Diagram .....</b>	<b>23</b>
<b>Section 8. Assessment Roll .....</b>	<b>24</b>

## Section 1. ENGINEER’S LETTER

Pursuant to the Property and Business Improvement District Law of 1994 (commencing with Section 36600 of the California Streets and Highways Code) (the “PBID Law”), it is proposed that the Uptown Business Improvement District (the “2018 PBID”) be established. If established, assessments would be collected for up to 10 years (July 1, 2018 – June 30, 2028). Expenditure of those collected assessments can continue for up to six months after the end of the assessment collection period (December 31, 2028), at which point the 2018 PBID would then be terminated, if not renewed.

This Engineer’s Report (the “Report”) presents the plans and specifications describing the services and activities, an estimate of the costs of the services and activities for the 2018 PBID for the 2018/19 Fiscal Year. The Report also includes an assessment diagram showing the area and properties to be assessed, and an assessment of the estimated costs of the services and activities, assessing the net amount upon all assessable lots and/or parcels within the 2018 PBID in proportion to the special benefit received in accordance with the PBID Law, Article XIID of the Constitution of the State of California (“Article XIID”) and the Proposition 218 Omnibus Implementation Act (“Implementation Act”), (the PBID Law, Article XIID, and Implementation Act are collectively referred to as the “Assessment Law”);

The following maximum assessment is proposed to be authorized in order to pay the estimated costs of administration, services, and activities to be paid by the assessable real property within the boundaries of the 2018 PBID in proportion to the special benefit received. The following table summarizes the proposed budget and maximum assessment:

Description	Proposed 2018/19 Annual Costs
Security Program Costs	\$70,000.00
Maintenance Program Costs	65,000.00
<u>Marketing Program Costs</u>	<u>13,232.00</u>
<i>Subtotal Operating Costs</i>	<i>\$148,232.00</i>
<u>Administration Costs</u>	<u>\$37,085.00</u>
<i>Subtotal Overhead Costs</i>	<i>\$37,085.00</i>
Total Estimated Annual Costs	\$185,317.00
<u>Less: General Benefit Contribution (5.37%)<sup>1</sup></u>	<u>(7,960.60)</u>
<b>Total Costs to be Assessed</b>	<b>\$177,356.40</b>
<b>Total District Special Benefit Points</b>	<b>4,186.03</b>
<b>2018/19 Maximum Assessment Rate per Special Benefit Point</b>	<b>\$42.36864</b>

(1) The General Benefit Contribution amount shown is based on the quantification and separation of general benefits, as detailed within the Report.

In making the assessments contained herein pursuant to the Assessment Law:

1. I have identified all parcels which will have a special benefit conferred upon them by the improvements described in Section 3 of the Report (the “Specially Benefited Parcels”). For particulars as to the identification of said parcels, reference is made to the Assessment Diagram, a copy of which is included in Section 7 of the Report.

2. I have assessed the costs and expenses of the improvements upon the Specially Benefited Parcels. In making such assessment:

- a) The proportionate special benefit derived from the improvements by each Specially Benefited Parcel was determined in relationship to the entirety of the maintenance costs of the improvements;
- b) No assessment has been imposed on any Specially Benefited Parcel which exceeds the reasonable cost of the proportional special benefit conferred on such parcel by the improvements; and
- c) The general benefits have been separated from the special benefits and only special benefits have been assessed.

I, the undersigned, respectfully submit the enclosed Report and, to the best of my knowledge, information and belief, the Report, the Assessments, and the Assessment Diagram herein have been prepared and computed in accordance with the Assessment Law.

By:   
John G. Egan  
Assessment Engineer  
R.C.E. 14853



## Section 2. INTRODUCTION

---

In 2013, owners of property along Atlantic Avenue from Market Street to E Artesia Boulevard and E Artesia Boulevard from Atlantic Avenue to Orange Avenue in the City of Long Beach (the “City”), and the City of Long Beach City Council (the “City Council”) approved the formation of the Uptown Business Improvement District – a property and business improvement district, pursuant to the Property and Business Improvement District Law of 1994 – for a five-year period (the “2013 PBID”). Since formation, the nonprofit Uptown Property and Community Association (the “Association”) has been working with the community to provide special services that benefit property by providing a Maintenance Program, a Security Program, and a Marketing Program. In 2018, property owners in the 2013 PBID will be asked to establish the funding for the services and activities provided throughout the renewed district for an additional 10-year period.

## Section 3. PLANS AND SPECIFICATIONS

---

Assessment levies in the 2018 PBID will provide funding for a Maintenance Program, a Security Program, and a Marketing Program within the boundaries of the 2018 PBID, as well as the ongoing administration of the 2018 PBID.

### Boundaries of the 2018 PBID

The 2018 PBID boundary includes the property described below:

- Property fronting Atlantic Avenue from East Market Street north to East Artesia Boulevard (including APNs 7115-028-002, 7115-028-003, 7115-028-004, 7115-028-005, 7115-028-009, 7115-028-010, 7115-028-011, and 7115-028-012);
- Property fronting East Artesia Boulevard from Orange Avenue west to Atlantic Avenue (this does not include single-family residential properties on East Coolidge Street where the rear/side of such properties abuts East Artesia Boulevard);
- The property on the northwest corner of Atlantic Avenue and East Artesia Boulevard.

There are 228 assessable properties, 17,979 linear front feet, and 6,211,480 lot square feet within the 2018 PBID.

Refer to Section 7 of this Report for the assessment diagram that more fully provides a description of the 2018 PBID's boundaries.

### Maintenance Program

Maintenance services will be provided to public areas within the 2018 PBID and will include tree watering, litter and graffiti removal, and similar services, which will maintain a well-kept, clean environment. The goal of the Maintenance Program is to help attract and retain tenants and shoppers and increase commerce and occupancy rates. Currently, there are several components to the Maintenance Program:

#### CLEAN TEAM

Beginning in May 2016, the Association partnered with The Conservation Corp of Long Beach, which is a paid training program specifically geared towards educating and training at risk youth ages 18-25 that are working towards a high school diploma or pursuing post-secondary education. Working five days per week, the Conservation Corp cleans-up of an average of 4,000-6,000 lbs. of trash/debris monthly. They will pressure-wash sidewalks throughout the 2018 PBID for a total of four hours weekly, and provide for graffiti removal and abatement and bulk item collection. Additionally, the Association has added annual window washing and awning washing two times per year. The number of strategically placed trash bins has also been increased.

The Association has developed a partnership with CD8 for bi-annual hazardous waste drives and electronic recycling. The Go Long Beach app, which is not funded via the 2018 PBID assessment, is also used for reporting bulk waste and graffiti with an average response time of 24 hours.

In March 2018 the Association brought on an Uptown Ambassador that provides additional support to the businesses/owners and helps with cleaning and reporting graffiti and distributing information 10-15 hours per week.

## **TREE WATERING (WATER TEAM)**

The Association's Water Team is responsible for watering over 100 trees that were planted in the area during July 2014. The Water Team accomplishes this through a special water cart constructed by the Association. The Water Team waters the trees approximately monthly, depending on the weather. The Association will continue to water the trees until the trees become mature and no longer need water.

## **COMMUNITY SERVICE WORKERS (CSW)**

The Association staff will supervise CSWs on the first Friday of every month as they clean the 2018 PBID. This will be done in partnership with Council Districts 8 and 9. The CSWs will clean, report graffiti, distribute PBID advertisements and info, pull weeds, and help with gum removal and tree watering. Although it is unpredictable how many workers may participate on any given day, crews have been averaging between 20 and 50 workers and work four-hour shifts.

## **FAÇADE IMPROVEMENT PROGRAM**

The Association implemented a Façade Improvement Program designed to assist businesses and property owners in the area apply for the City's existing \$2,000 rebate program. The program allows businesses/owners to participate in the program without having to pay in advance. The Association has negotiated with several contractors to make this possible.

## **TREE LIGHTING PROGRAM**

A new lighting program began in January of 2018 that includes the installation of lights on median trees for beautification and presence.

## **Security Program**

### **SECURITY PATROLS**

The Security Program will include private security patrols by CSI Security. The patrols will include bicycle patrol five days per week from 10:00 AM to 6:00 PM, as well as car patrols from 8:00 PM to 10:00 PM Monday through Friday and 10:00 PM to 2:00 AM Saturday and Sunday. CSI Security and the Association will coordinate their efforts with the Long Beach Police Department (LBPD). The goal of these services is to create a visible deterrent to criminal activity, and encourage shoppers, residents, and tenants to visit the area. Monthly security meetings will be held with the Association, CSI Security and the LBPD.

### **BUSINESS COMMUNITY WATCH PROGRAM**

The Association has established a Business Community Watch Program. The program is comprised of both business and community members. One of the goals of the program is to identify issues in the 2018 PBID and work together with the LBPD to resolve these issues. The Program will include a monthly security meeting with CSI Patrol, LBPD, local businesses with private security, Jordan High School police, and local business and property owners.

### **SECURITY CAMERA PLAN**

In addition to security personnel, Association personnel will be gathering data on existing security cameras in the 2018 PBID and will encourage businesses that have cameras to register them with the LBPD.



Furthermore, the Association has conducted a survey of possible locations where new security cameras could be placed in the PBID.

## **Marketing Program**

A Marketing Program has been established in order to increase awareness of the 2018 PBID and all of its programs. Initial marketing efforts included the establishment of a logo, branding, community involvement, event involvement and social media.

The Association will participate in special events by setting up booths and/or assisting in marketing events such as the Uptown Jazz Festival, Activate Uptown (an open streets event), and the Veteran's Day Parade and Festival. The Association will also attend many community meetings to educate the community about the 2018 PBID. Ongoing marketing efforts have introduced the "Uptown Business District," which is more easily understood in the community.

The Association has increased classes, outreach, meetings, and monthly signature events. The Association has partnered with Council District 9 to redesign the annual Veteran's Day Celebration to include an open streets festival, which is focused on local vendors and business outreach. The Association prepares a monthly newsletter highlighting resources, local businesses, and opportunities and maintains a dedicated social media presence consistently highlighting local businesses. Digital billboards along the 91 Freeway will be dedicated to monthly advertisements promoting the 2018 PBID and its happenings.

The Association will continue to reach out to the community and participate in events located within the 2018 PBID. Some events are done in conjunction with the City and local Neighborhood Associations and organizations.

In the garden of the Michelle Obama Neighborhood Library, the Association hosts a monthly event called PopUp Town Social, which brings together local residents and businesses to enjoy local food vendors, children's activities, local live music, DJs and fun. This allows the members of the community to get to know each other in one of the area's landmarks. The Association helps sponsor and support the weekly Houghton Park Farmers Market, with marketing and business communications.

Economic development activities will include working with potential business tenants, developers, banks, and government agencies to attract new businesses to Uptown. The Association will create a unified voice to advocate on behalf of property owners at various government agencies. The goal is to benefit property owners by increasing occupancy rates and commerce. The Association highly anticipates working with City officials to assist in any way to improve the economic vitality of the 2018 PBID.

The Association will be collaborating with the City's Economic Development Department and the Small Business Development Center to pilot a new business mentor program called Start It Up. This program targets new businesses in the 2018 PBID, providing increased access to capital and helping to move the pop-up vendors into brick-and-mortar locations.

## **Overhead**

In addition to the costs to provide the programs mentioned above, the Association will incur costs for staff time and expenses related to such programs, as well as the management of the 2018 PBID. Staff time includes oversight and coordination of both Association and contractor-provided services, annual tax roll

preparation, and addressing property owner questions and concerns. These activities are directly related to the programs provided within the 2018 PBID, and without them, the programs could not be efficiently carried out on an ongoing basis.

## Section 4. ESTIMATE OF COSTS

The estimated annual costs of maintenance and servicing of the improvements described in the previous section, are summarized below. Each year, as part of the assessment district levy calculation process, the costs and expenses are reviewed and the annual costs are projected for the following year.

Description	Proposed 2018/19 Annual Costs
Security Program Costs	\$70,000.00
Maintenance Program Costs	65,000.00
<u>Marketing Program Costs</u>	<u>13,232.00</u>
<i>Subtotal Operating Costs</i>	<i>\$148,232.00</i>
<u>Administration Costs</u> <sup>1</sup>	<u>\$37,085.00</u>
<i>Subtotal Overhead Costs</i>	<i>\$37,085.00</i>
Total Estimated Annual Costs	\$185,317.00
<u>Less: General Benefit Contribution (5.37%)</u> <sup>2</sup>	<u>(7,960.60)</u>
<b>Total Costs to be Assessed</b>	<b>\$177,356.40</b>
<b>Total District Special Benefit Points</b>	<b>4,186.03</b>
<b>2018/19 Maximum Assessment Rate per Special Benefit Point</b>	<b>\$42.36864</b>

(1) Administration Costs typically includes staff time, creation of an annual report, assessment roll preparation, placing the assessments on the County tax roll, and Los Angeles County charges.

(2) The General Benefit Contribution amount shown is based on the quantification and separation of general benefits, as detailed within the Report.

## Section 5. SPECIAL AND GENERAL BENEFITS

---

### Introduction

Pursuant to Proposition 218, all parcels that receive a special benefit conferred upon them as a result of the public improvements shall be identified, and the proportionate special benefit derived by each identified parcel shall be determined in relationship to the entire costs of the project.

Proposition 218 limits the amount of any assessment to the proportional special benefit conferred on the property. Proposition 218 also provides that publicly owned properties within an assessment district must be assessed unless there is clear and convincing evidence that those properties receive no special benefit from the assessment. Examples of parcels which might be exempted from the assessment would be the areas of public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, public easements and rights-of-ways, public greenbelts and public parkways. At this time, two “sliver” parcels within the 2018 PBID would be exempt from the assessment (APNs 7115-028-007 and 7115-028-014).

Furthermore, Proposition 218 requires that the City separate the general benefits from special benefits, so that only the special benefits may be assessed.

### Identification of Benefit

The ongoing provision of the 2018 PBID services and activities will provide benefits to both those properties within the boundary of the 2018 PBID and to the public-at-large. The benefit conferred to property within the 2018 PBID can be grouped into three primary benefit categories: improved aesthetics, increased safety, and increased economic activity. The three 2018 PBID benefit categories are further expanded upon in each section below. This report does not consider any general enhancement of property value.

#### Improved Aesthetics

Aesthetics is a primary component of livability, which encompasses several qualities and characteristics that are unique to a specific area, and applies to both businesses and places of residence. The Victoria Transport Policy Institute (2011) expands on the concept of livability and the various benefits associated with that designation:

*“The livability of an area increases property desirability and business activity. Livability is largely affected by conditions in the public realm, places where people naturally interact with each other and their community, including streets, parks, transportation terminals and other public facilities. Livability also refers to the environmental and social quality of an area as perceived by employees, customers and visitors. This includes local environmental conditions, the quality of social interactions, opportunities for recreation and entertainment, aesthetics, and existence of unique cultural and environmental resources.”*

The 2018 PBID services and activities increase the aesthetics, appearance, and desirability for properties within the proposed boundaries of the 2018 PBID.

#### Maintenance Program

The sidewalk services, trash services, graffiti abatement, and beautification activities will enhance the overall image and desirability of the properties within the 2018 PBID.

Uniformly-provided services and activities will create cohesion throughout the 2018 PBID. This cohesion will enhance the retail and residential experience as well as encourage maximum use of building and lot areas. A uniform maintenance management program will allow for consistent and reliable maintenance throughout the 2018 PBID boundaries.

Upgraded sidewalk amenities and other services and activities will enhance the appearance, desirability and “livability” of the property within the 2018 PBID.

According to the Victoria Transport Policy Institute (2011), streetscapes have a significant effect on how people view and interact with their community. With streetscapes that are safe and inviting, people are more likely to walk, which can help reduce automobile traffic, improve public health, stimulate local economic activity and attract residents and visitors to the community.

Maintained sidewalks will enhance the community identity of the 2018 PBID, which will lead to a stronger and healthier business environment. The overall appeal of the 2018 PBID is enhanced when services and activities are provided. Conversely, appeal decreases when sidewalks are not well-maintained or destroyed by the elements or vandalism.

### **Increased Safety**

The 2018 PBID services and activities, including on-site security patrols, will provide an increased level of safety to the properties, businesses, residents, and visitors to the 2018 PBID.

#### Security Program

Safety involves a degree of protection from criminal activity. Well-monitored areas mitigate crime, including vandalism, and enhance pedestrian safety.

### **Increased Economic Activity**

The 2018 PBID services and activities assist in the prosperity of business property. Well-maintained and safe 2018 PBID areas will encourage an increase in the overall business activity within the 2018 PBID.

#### Maintenance Program

Year-round maintenance will increase customer visitation, attract additional investment in the area, and will spur economic activity. The 2018 PBID services and activities not only add economic value to property, but the services and activities make the property appear more stable and prosperous.

#### Security Program

Well-monitored areas are safer, and regular security patrols mitigate crime, especially vandalism, and enhance pedestrian safety, which will encourage an increase in the overall business activity. The 2018 PBID area will become more pedestrian friendly, thus improving the retail environment by encouraging individuals to shop, dine, and stay within the 2018 PBID boundaries.

#### Marketing Program

The Marketing Program aims to increase economic activity of business property within the 2018 PBID. The Association will implement a comprehensive marketing plan that will seek to promote 2018 PBID properties and businesses, as well as attract, retain, and expand the retail and business climate throughout the 2018 PBID.

The Association will market the 2018 PBID to potential businesses in an effort to reduce vacancies, provide a good mix of businesses, and strengthen the 2018 PBID.

These activities will encourage new non-residential property development, as well as encourage existing property to renovate and/or expand to the highest and best use of the property. This marketing effort will reduce vacancy rates and increase lease rates and utilization of property within the 2018 PBID.

### **Separation of General Benefit**

Proposition 218 requires that once a local agency, which proposes to impose assessments on property, has identified those parcels that will have special benefits conferred upon them and upon which an assessment will be imposed, the local agency must next “separate the general benefits from the special benefits conferred,” because only special benefits are assessable.

General benefit is an overall and similar benefit to the public-at-large resulting from the provision of 2018 PBID services and activities to be funded by the assessments levied. The assessment-funded services and activities will be provided within the 2018 PBID boundaries only. There will be no provision of assessment-funded services and activities outside of the 2018 PBID boundaries.

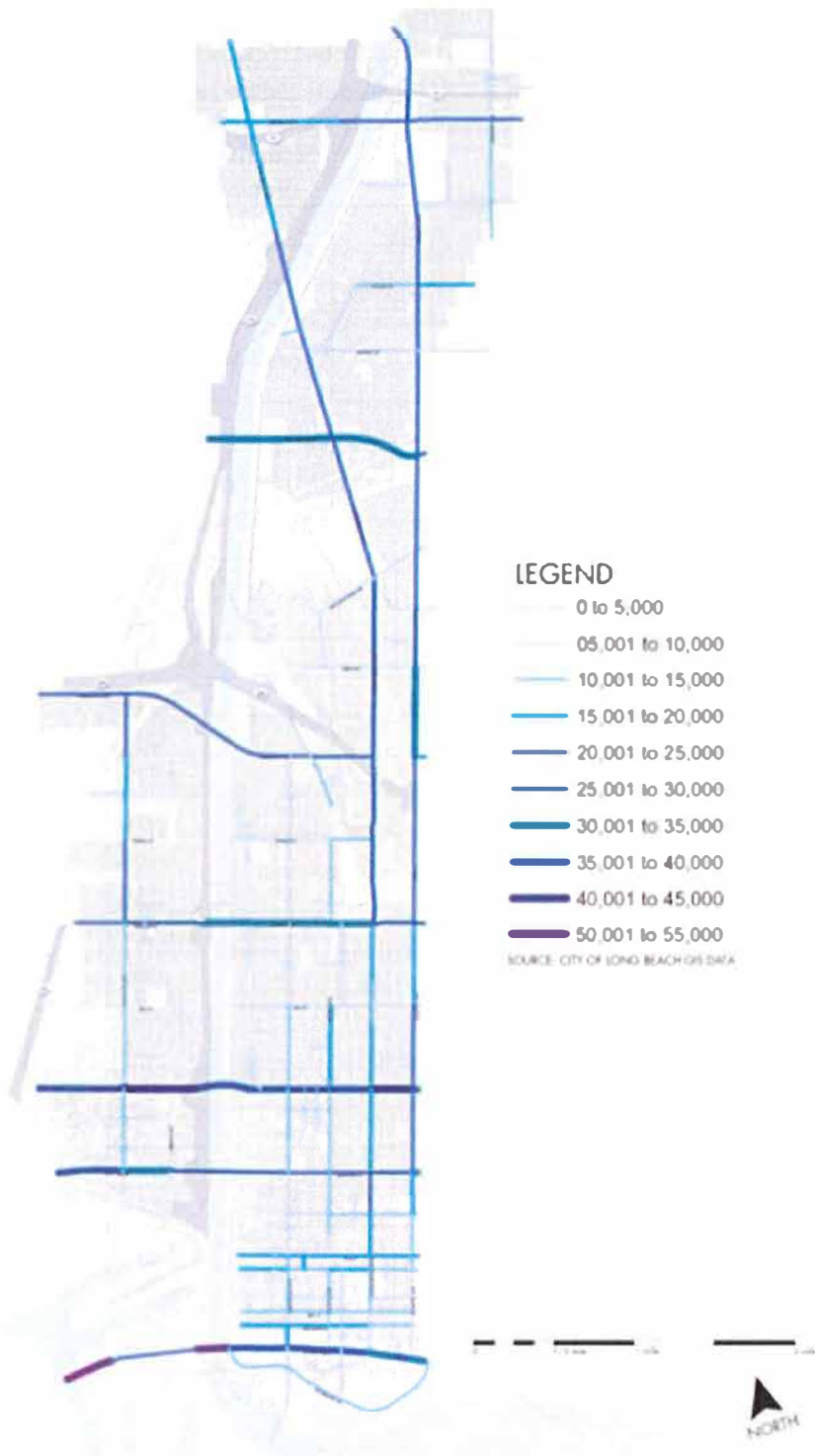
The 2018 PBID services and activities will provide aesthetic, safety, and economic benefits to the property within the 2018 PBID. However, it is recognized that the 2018 PBID services and activities will also provide some benefit to properties and businesses within proximity to the 2018 PBID, as well as individuals passing through the 2018 PBID. Vehicle traffic passing through the 2018 PBID will receive some aesthetic benefits, and property on the periphery of the 2018 PBID boundary will receive some safety and economic benefits.

### **Quantification of General Benefit**

In order for property within the 2018 PBID to be assessed only for special benefits, the general benefit provided by the ongoing services and activities needs to be quantified. The amount of general benefit that is provided from the 2018 PBID services and activities cannot be funded via property owner assessments within the 2018 PBID.

The 2018 PBID consists of a variety of property land uses, including retail, restaurant, office, apartment, single-family residential, public, and undeveloped properties. Properties within the 2018 PBID are classified to a land use category according to the assigned land use code as shown on the County Assessor’s latest secured property tax roll, or visual inspection of the property.

**General Benefit: Improved Aesthetics from Maintenance Program**



As a result of the 2018 PBID Maintenance Program, there will be a level of aesthetic general benefit to pass through vehicle traffic related to properties outside of the 2018 PBID whose occupants do not intend to access property within the 2018 PBID. As such, the aesthetic benefit derived by pass through vehicle traffic, as a result of the Maintenance Program, needs to be quantified. In order to do this, we must first know the average daily vehicle trips through the 2018 PBID. The Community Livability Plan for the I-710 Corridor Neighborhoods, prepared by the City of Long Beach, contains a diagram of the average daily traffic flow in this corridor, and includes the average daily traffic flow along the portions of E Artesia Boulevard and Atlantic Avenue within the boundary of the 2018 PBID.

This figure shows that both E Artesia Boulevard and Atlantic Avenue in the area of the 2018 PBID have an average of 25,001 to 30,000 daily vehicle trips.

Since the 2018 PBID is along both E Artesia Boulevard and Atlantic Avenue, we conservatively estimate there could be as many as 60,000 daily vehicle trips through the boundary of the 2018 PBID.

Next, we must estimate the number of daily vehicle trips generated by properties within the 2018 PBID. To accomplish this, data from the Institute of Transportation Engineers Trip Generation Manual was used to assign the estimated daily vehicle trips for each property within the 2018 PBID. The estimated number of daily vehicle trips generated by properties within the 2018 PBID is 41,295, as detailed below:

ITE Property Type	Estimated Daily Vehicle Trips
Apartment	5,533
Automobile Care Center	163
Automobile Parts Sales	510
Church	501
City Park	168
Clinic	96
Convenience Market	1,836
Day Care Center	138
Drinking Place	310
Fast-Food Restaurant with Drive-Through Window	3,051
Fire Station <sup>1</sup>	49
Furniture Store	33
Gasoline/Service Station with Convenience Market	2,930
General Office Building	260
High School	4,571
High-Turnover (Sit-Down) Restaurant	2,009
Library	1,262
Medical-Dental Office Building	110
Mobile Home Park	2,127
Motel	406
Pharmacy/Drug Store with Drive-Through Window	1,664
Pharmacy/Drug Store without a Drive-Through Window	346
Self-Service Car Wash	467
Single-Family Detached Housing	38
Specialty Retail Center	11,064
Supermarket	1,645
Warehousing	11
<b>Total</b>	<b>41,295</b>

Therefore, the estimated number of pass through vehicle traffic related to properties outside of the 2018 PBID is 18,705 of the vehicle trips through the 2018 PBID:

Average Daily Traffic Flow Through PBID		Estimated PBID-Generated Vehicle Trips		Estimated Pass Through Vehicle Trips
60,000	-	41,295	=	18,705



However, simply estimating the number of pass through vehicle trips is not a good indicator of the level of aesthetic benefits accruing to these vehicles. Estimating the total amount of time these pass through vehicles spend within the 2018 PBID, as compared to the actual properties permanently within the 2018 PBID, is a better indicator of the temporary aesthetic benefits accruing to the pass through vehicles.

To estimate the total time these pass through vehicles spend within the 2018 PBID on a daily basis, we must take into account the total length of the 2018 PBID along E Artesia Boulevard and Atlantic Avenue, and the average speed limit of each of these streets (using local speed limits):

Street	Length (in Miles) Within PBID	Average Speed (MPH)	Travel Time (in Hours) Through PBID per Vehicle
E Artesia Blvd	0.5820	35	0.0166
Atlantic Ave	1.4316	30	0.0477
<b>Totals</b>	<b>2.0136</b>		<b>0.0643</b>

Applying the travel time through the 2018 PBID per vehicle of 0.0643 hours to each of the pass through vehicle trips results in a total pass through time of 1,202.63 hours per day:

Travel Time (in Hours) Through PBID per Vehicle		Estimated Pass Through Vehicle Trips		Total Pass Through Time (in Hours)
0.0643	x	18,705	=	1,202.63

We now need to relate this total daily pass through time to the total time the 2018 PBID properties spend in permanent proximity to the Maintenance Program services and activities within the 2018 PBID:

Time Class	Hours	Percentage
Total Pass Through Time	1,202.63	18.02%
Total PBID Property Time <sup>1</sup>	5,472.00	81.98%
<b>Totals</b>	<b>6,674.63</b>	<b>100.00%</b>

(1) Equals the number of properties within the 2018 PBID (228) multiplied by 24 (hours).

The percentage of time spent by pass through vehicles driving through the 2018 PBID is 18.02%. However, this is not yet the percentage of Maintenance Program general benefit accruing to occupants of pass through vehicles. The Maintenance Program provides both aesthetic and economic benefits, but vehicles passing through the 2018 PBID only receive a temporary aesthetic benefit, and not an economic benefit. Therefore, the initial percentage is reduced by half. In addition, not all pass through vehicles will travel the full length of the 2018 PBID. Some may only travel within a portion of the 2018 PBID, while some may travel its full length. We estimate that, on average, these pass through vehicles will travel through 50% of the 2018 PBID, so the total pass through time percentage is reduced by an additional 50%:

Total Pass Through Percentage	18.02%
Reduction Factor for No Economic Benefit	0.50
Reduction Factor for Length of Travel	0.50
<b>Adjusted Total Pass Through Percentage</b>	<b>4.51%</b>

This adjusted total pass through percentage is considered to be the aesthetic general benefit accruing to vehicles passing through the 2018 PBID, as a result of the Maintenance Program.

<b>Maintenance Program General Benefit</b>	<b>4.51%</b>
--	--------------

**General Benefit: Increased Safety from Security Program**

Security patrols will be provided solely within the 2018 PBID. However, it’s reasonable to assume a certain level of safety benefits will be derived by properties on the periphery of the 2018 PBID, as it is likely the patrolling service would report/respond to security issues near the properties just outside the boundary of the 2018 PBID. We estimate it is reasonable for the security patrol to watch over an additional 50 feet of frontage on each side of the street at each of the four ends of the 2018 PBID (Atlantic/Market; Atlantic/E Artesia [north]; Atlantic/E Artesia [east]; E Artesia/Orange), or 400 feet of additional frontage. Therefore, the safety benefits resulting from the Security Program is calculated by comparing the total frontage of property within the 2018 PBID along Atlantic Avenue and E Artesia Boulevard to the additional periphery frontage:

<b>Area</b>	<b>Frontage (in Feet)</b>	<b>Percentage</b>
PBID Property	17,979	97.82%
Periphery of PBID	400	2.18%
<b>Totals</b>	<b>18,379</b>	<b>100.00%</b>

This percentage is considered to be general benefits for increased safety accruing to property on the periphery of the 2018 PBID, as a result of the Security Program.

<b>Security Program General Benefit</b>	<b>2.18%</b>
---	--------------

**General Benefit: Increased Economic Activity from Marketing Program**

Although the Marketing Program is designed to specifically highlight the 2018 PBID, and market businesses and special events within it, it’s reasonable to assume a certain level of economic benefits accruing to non-2018 PBID businesses that operate near the boundaries of the 2018 PBID.

Marketing efforts of the Association, including the enhanced marketing activities on behalf of the events within the 2018 PBID, will invariably draw shoppers and diners to the 2018 PBID, who might also explore the broader area and patronize businesses outside the boundary of the 2018 PBID. In order to estimate this general benefit, we take into account the lot size of properties on the periphery of the 2018 PBID, and compare those lot sizes to the lot sizes of properties within the 2018 PBID:

<b>Area</b>	<b>Lot Area (in Square Feet)</b>	<b>Percentage</b>
PBID Property	6,211,480	90.57%
Periphery of PBID	646,511	9.43%
<b>Totals</b>	<b>6,857,991</b>	<b>100.00%</b>

This percentage is considered to be general benefits for increased economic accruing to property on the periphery of the 2018 PBID, as a result of the Marketing Program.

<b>Marketing Program General Benefit</b>	<b>9.43%</b>
--	--------------

**Collective General Benefit**

Since the benefits of improved aesthetics, increased safety, and increased economic activity result from a blend of services and activities, the general benefit must be addressed in a collective manner rather than independently. Therefore, the average of the general benefit percentages was used to quantify the collective general benefit for the 2018 PBID. This collective general benefit is shown in the table below:

Maintenance Program General Benefit	4.51%
Security Program General Benefit	2.18%
Marketing Program General Benefit	9.43%
<b>Collective General Benefit</b>	<b>5.37%</b>

The general benefit, which is the percentage of the total budget, excluding 2018 PBID administrative costs, that must be funded through sources other than assessments, is 5.37%. The special benefit, which is the percentage of the operating budget that may be funded by assessments, is 94.63%

**Apportioning Special Benefit**

As outlined in this Section, not all parcels receive a special benefit. Each parcel that has a special benefit conferred upon it, as a result of the provision of the 2018 PBID services and activities, was identified and the proportionate special benefit derived by each identified parcel was determined in relationship to the entire costs of the services and activities.

The total costs of maintenance and operation, less the amount of general benefit identified, will be assessed to the parcels within the 2018 PBID based on the special benefit points assigned to each parcel. To assess special benefit appropriately, it is necessary to take into account the various characteristics of each property.

**PARCEL FACTORS**

As part of the special benefit analysis of various property characteristics were analyzed including street frontage, lot size, building size, and land use. Given that the special benefits derived from the 2018 PBID services and activities are improved aesthetics, increased safety, and increased economic activity, it was determined linear street frontage, lot square footage, and land use are the most appropriate property characteristics. Each parcel’s linear street frontage, lot square footage, and land use were used as the primary assessment variables for the assignment of parcel factors.

**Property Land Use**

Properties in the 2018 PBID are assigned a land use category, as further outlined below, and may be reassigned if a property’s land use changes in subsequent years.

*Commercial Property* consists of parcels owned or leased by a profit-making entity and primarily used for commercial purposes including, but not limited to, retail, offices, restaurants, commercial garages, hotels/motels, medical/dental offices, hospitals, parking lots, and pay-to-use parking structures.

*Apartment Property* consists of duplexes, triplexes, fourplexes, and apartment buildings used exclusively for residential rental purposes.

*Single-Family Residential Property* consists of single-family dwellings and condominiums used exclusively for residential purposes.

*Undeveloped Property* consists of parcels of raw undeveloped land.

*Mobile Home Park Property* consists of parcels containing mobile home units used exclusively for residential purposes.

*Public/Church Property* consists of the following:

- parcels owned by a state, regional, or city government entity and used for public purposes including, police/fire stations, parks, schools, libraries, and government-owned office buildings.
- parcels owned by, or leased to, a public utility.
- parcels owned, or operated primarily, by a church.

**Assignment of Benefit Points for Each Property Land Use**

The assignment of benefit points is based on the fact that each of the three 2018 PBID programs provide certain benefits, as detailed above and as shown in the following table:

		Programs		
		<i>Maintenance</i>	<i>Security</i>	<i>Marketing</i>
Benefits	Aesthetic	Safety	Economic	
	Economic	Economic		

The Maintenance Program will provide improved aesthetic and increased economic benefits; the Security Program will provide increased safety and increased economic benefits; and, the Marketing Program will provide increased economic benefits.

*Aesthetic and Safety Benefits*

All assessable land uses receive an improved aesthetic benefit from the Maintenance Program, and are assigned one (1.00) Aesthetic Benefit Point. Similarly, all assessable land uses receive a benefit for improved safety from the Security Program, and are assigned one (1.00) Safety Benefit Point.

*Economic Benefits*

In addition to the Aesthetic and Safety Benefits, Commercial Property receives a benefit for improved economic activity from all three 2018 PBID programs, and is assigned three (3.00) Economic Benefit Points, one for each program.

In addition to the Aesthetic and Safety Benefits, Apartment Property, as a for-profit enterprise, receives a benefit for improved economic activity from the Maintenance and Security Programs, but not the Marketing Program. The Marketing Program is designed to promote the area as a destination for shopping, dining, and

conducting business as opposed to promoting the area as a place of residence. Therefore, Apartment Property is assigned two (2.00) Economic Benefit Points.

In addition to the Aesthetic and Safety Benefits, Undeveloped Property receives a benefit for improved economic activity, but to a lesser degree than developed, commercial property. Undeveloped Property is assigned one-half (0.50) Economic Benefit Points for each of the three 2018 PBID programs to reflect the reduced economic activity benefit. This results in a total assignment of one-and-one-half (1.50) Economic Benefit Points for Undeveloped Property.

The total Benefit Point assignment for each property land use is shown in the following table:

Property Land Use	Aesthetic Benefit Points	Safety Benefit Points	Economic Benefit Points	Total Benefit Points
Commercial Property	1.00	1.00	3.00	5.00
Apartment Property	1.00	1.00	2.00	4.00
Undeveloped Property	1.00	1.00	1.50	3.50
Single-Family Residential Property	1.00	1.00	0.00	2.00
Mobile Home Park Property	1.00	1.00	0.00	2.00
Public/Church Property	1.00	1.00	0.00	2.00

By adjusting the assigned benefit points for each property land use category by other parcel factors, a more complete picture of the proportional special benefits received by each parcel within the 2018 PBID is presented. Therefore, linear factors, lot factors, and other, special, parcel factors for specific parcels were calculated and assigned for each parcel in the 2018 PBID, according to the formulas below.

**Linear Factor**

Given the linear nature of several of the services and activities, each parcel within the 2018 PBID was assigned a linear factor based upon its linear street frontage. In order to create a factor to account for the many variations in street frontages throughout the 2018 PBID, the median frontage for properties within the 2018 PBID was considered. Utilizing the median street frontage of 45, a linear factor was calculated for each parcel based upon the actual linear street footage for the parcel divided by 45:

Parcel's Linear Factor	=	Parcel's Actual Linear Street Frontage	/	45
------------------------	---	--	---	----

**Lot Factor**

A lot factor was calculated for each parcel to account for the varying lot sizes throughout the 2018 PBID. In order to create a factor to account for the many variations in the lot sizes, the median lot size for properties in the 2018 PBID was considered. Utilizing the median lot square footage for parcels within the 2018 PBID of 4,792, a lot factor was calculated for each parcel, based upon the actual lot square footage for the parcel divided by 4,792:

Parcel's Lot Factor	=	Parcel's Actual Lot Square Footage	/	4,792
---------------------	---	------------------------------------	---	-------

## **Special Factors**

### Distance Factor

A few properties in the 2018 PBID do not have frontage along Atlantic Avenue or E Artesia Boulevard, and as such, a distance factor was assigned to these properties to recognize the reduced special benefits conferred upon them due to their distance from some of the 2018 PBID services and activities. These properties were included in the 2018 PBID boundary because access to these properties requires the use of Atlantic Avenue.

### **Mobile Home Park Property**

The Mobile Home Park Property, consisting of APNs 7115-027-004 and 7115-027-017, is approximately 500 feet from Atlantic Ave. Since this property's only access is via a 500 foot driveway connecting to Atlantic Avenue, it still benefits from the 2018 PBID services and activities, just to a lesser degree than the other parcels in the 2018 PBID that directly front Atlantic Avenue or E Artesia Boulevard. As such, a distance factor of 0.100 was assigned to Mobile Home Park Property.

### **Apartment Property on E Adams St/Linden Ave/E 64<sup>th</sup> St**

The Apartment Properties, consisting of APNs 7115-028-003, 7115-028-004, 7115-028-010, and 7115-028-011, are approximately 350 feet from Atlantic Ave; however, since these property's only access is via Atlantic Avenue, they still benefit from the 2018 PBID services and activities, just to a lesser degree than the other parcels in the 2018 PBID that directly front Atlantic Avenue or E Artesia Boulevard. As such, a distance factor of 0.143 was assigned to these four properties.

The Apartment Property, consisting of APNs 7115-028-002, 7115-028-005, 7115-028-009, and 7115-028-012 are approximately 225 feet from Atlantic Ave; however, since these property's only access is via Atlantic Avenue, they still benefit from the 2018 PBID services and activities, just to a lesser degree than the other parcels in the 2018 PBID that directly front Atlantic Avenue or E Artesia Boulevard. As such, a distance factor of 0.222 was assigned to these four properties.

All other parcels in the 2018 PBID were assigned a distance factor of 1.000.

### School Factor

A school factor of 0.250 was assigned to the Jordan High School property to acknowledge the fact that security patrols are only needed on school days to help manage the increased foot traffic after school to ensure the safety and security of the students and the business community. This has helped eliminate the documented problems of gambling, fighting, and loitering for the short period from when classes are released until students clear the area. Also, Maintenance Program services and activities are limited to the immediate area of the property fronting Atlantic Avenue, and these services and activities are not actually provided within this large 26-plus acre property.

## SPECIAL BENEFIT POINTS CALCULATION

The formula below shows the total special benefit points calculation for each parcel within the 2018 PBID:

Parcel's Total Special Benefit Points	=	Parcel's Linear Factor + Parcel's Lot Factor	X	Parcel's Special Factor <sup>1</sup>	X	Parcel's Total Benefit Points
---------------------------------------	---	--	---	--------------------------------------	---	-------------------------------

(1) Distance factor or school factor

## PUBLICLY OWNED PARCELS AND MIXED USE PROPERTY

Any publicly owned parcels that benefit from the services and activities cannot be exempt from the assessment. The special benefits accruing to these types of parcels must be determined using the same kind of formulas and benefit point assignment as applied to privately owned parcels. This requirement is clearly conveyed in Proposition 218, which states in part, "... *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.*" Publicly owned parcels have been categorized and assigned special benefit points using the same methodology as privately owned parcels, as previously described.

Mixed-use property will be examined on a case-by-case basis, as identified, in an effort to determine the appropriate proportion of land use classification assignments.

## DATA CONSIDERATIONS AND PARCEL CHANGES

The use of the latest Assessor's Secured Roll and Assessor's map information has been and shall be used in the future as the basis in determining each parcel's land use category, linear frontage, and lot square footage, unless better data was or is available to the County. In addition, if any parcel within the 2018 PBID is identified by the Auditor/Controller to be an invalid parcel, the land use category, linear frontage, and lot square footage of the subsequent valid parcels shall serve as the basis in assigning special benefit points.

## Section 6. METHOD OF ASSESSMENT

### Balance to be Assessed

The general benefit, which is the percentage of the total PBID budget, excluding PBID administration costs, that must be funded through sources other than assessments, is 5.37% of the total operating costs. The special benefit, which is the percentage of the operating budget that may be funded by assessments, is 94.63%.

Description	Budget
Total Operating Costs	\$148,232.00
Less: General Benefit Contribution	(7,960.60)
Administration Costs	\$37,085.00
<b>Total Costs to be Assessed</b>	<b>\$177,356.40</b>

### Assessment Amount per Special Benefit Point

The assessment per Special Benefit Point is calculated by dividing the total costs to be assessed by the total Special Benefit Points assigned to the parcels within the PBID. The following formula provides the assessment per Special Benefit Point calculation:

$$\text{Total Costs to be Assessed} / \text{Total Special Benefit Points} =$$

$$\text{Assessment Rate per Special Benefit Point}$$

$$\$177,356.40 / 4,186.03 = \$42.36864$$

The Special Benefit Points have been calculated in relation to the total costs to be assessed. No assessment will be imposed on any parcel that exceeds the reasonable cost of the proportional special benefit conferred on the parcel.

### Method of Assessment Spread

The method of assessment is based upon a formula that assigns the proportional special benefit to each parcel. The formulas below provide a summary of the assessment calculation:

(A) Parcel's Total Special Benefit Points	=	(B + C) Parcel's Linear Factor + Parcel's Lot Factor	X	(D) Parcel's Special Factor <sup>1</sup>	X	(E) Parcel's Total Benefit Points
--	---	--	---	--	---	---

(1) Distance factor or school factor

(B) Linear Factor	=	Parcel's Actual Linear Frontage	/	45
----------------------	---	------------------------------------	---	----



(C) Lot Factor	=	Parcel's Actual Lot Square Footage	/	4,792
-------------------	---	---------------------------------------	---	-------

(D) Other Factor	=	Parcel's Assigned Special Factor
---------------------	---	-------------------------------------

Property Land Use	(E) Parcel's Total Benefit Points
Commercial Property	5.00
Apartment Property	4.00
Undeveloped Property	3.50
Single-Family Residential Property	2.00
Mobile Home Park Property	2.00
Public Property / Church Property	2.00

Parcel's 2018/19 Maximum Allowable Assessment	=	(A) x \$42.36864  (A) Parcel's Special Benefit Points x \$42.36864
--	---	--

### Cost of Living Inflator

Each fiscal year beginning Fiscal Year 2019/20, the maximum allowable assessment rate per Special Benefit Point will increase by four percent (4.00%). The annual assessment cannot exceed the actual costs to operate the PBID in any given year.

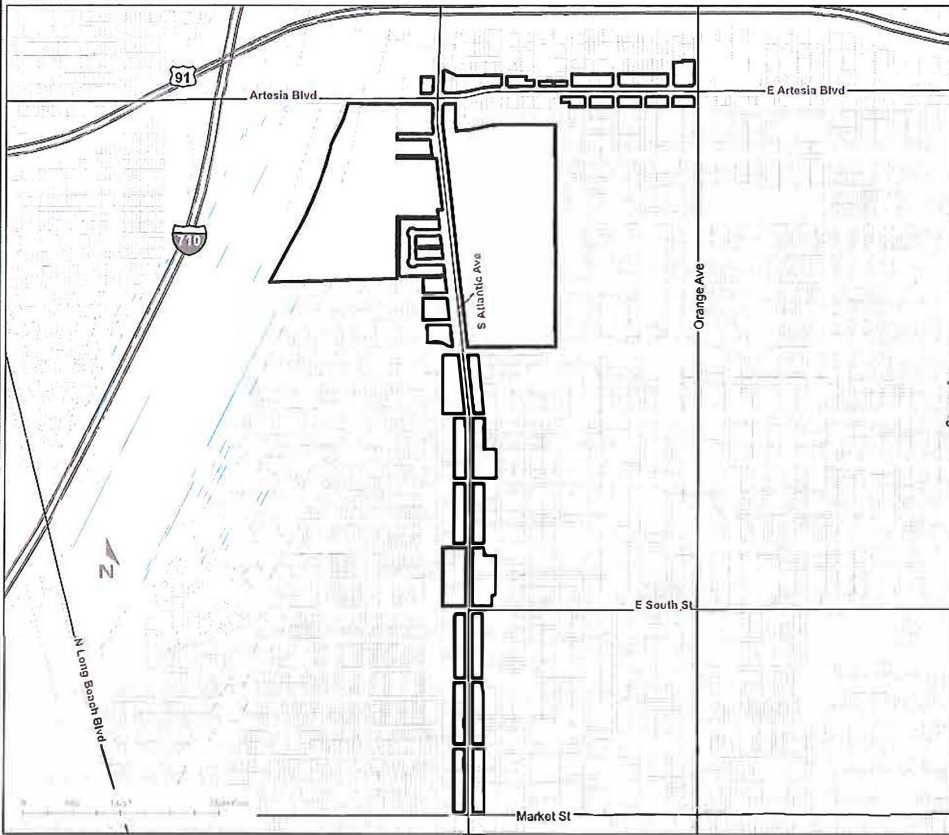
# Section 7. ASSESSMENT DIAGRAM

---

An Assessment Diagram for the 2018 PBID is shown on the following pages. The lines and dimensions of each lot or parcel within the 2018 PBID are those lines and dimensions shown on the maps of the County Assessor of the County of Los Angeles, at the time the Report was prepared, and are incorporated by reference herein and made part of the Report.

### ASSESSMENT DIAGRAM UPTOWN BUSINESS IMPROVEMENT DISTRICT

CITY OF LONG BEACH  
COUNTY OF LOS ANGELES  
STATE OF CALIFORNIA



FILED IN THE OFFICE OF THE CITY CLERK THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

CITY CLERK  
CITY OF LONG BEACH  
COUNTY OF LOS ANGELES

RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

SUPERINTENDENT OF STREETS  
CITY OF LONG BEACH  
COUNTY OF LOS ANGELES

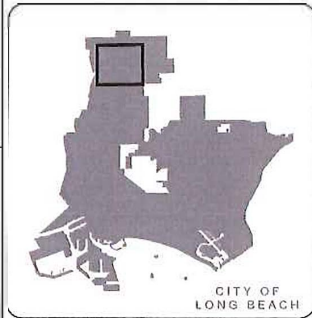
AN ASSESSMENT WAS LEVIED BY THE CITY COUNCIL ON THE LOTS, PIECES, AND PARCELS OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM. THE ASSESSMENT WAS LEVIED ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_; THE ASSESSMENT DIAGRAM AND ASSESSMENT ROLL WERE RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS OF THAT CITY ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_. REFERENCE IS MADE TO THE ASSESSMENT ROLL RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED AGAINST EACH PARCEL OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM.

CITY CLERK  
CITY OF LONG BEACH  
COUNTY OF LOS ANGELES

FILED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ AT THE HOUR OF \_\_\_\_ O'CLOCK \_\_\_\_ M. IN BOOK \_\_\_\_ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE \_\_\_\_ IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

COUNTY RECORDER  
COUNTY OF LOS ANGELES

FOR PARTICULARS OF THE LINES AND DIMENSIONS OF ASSESSOR PARCELS, REFERENCE IS MADE TO THE MAPS OF THE ASSESSOR, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.



- Primary Streets
- Freeways
- Parcels
- District Boundaries

Source: Los Angeles County GIS  
Geographic Coordinate Reference: GCS North American 1983  
Projection: NAD 1983 StatePlane California VI FIPS 0405 Feet



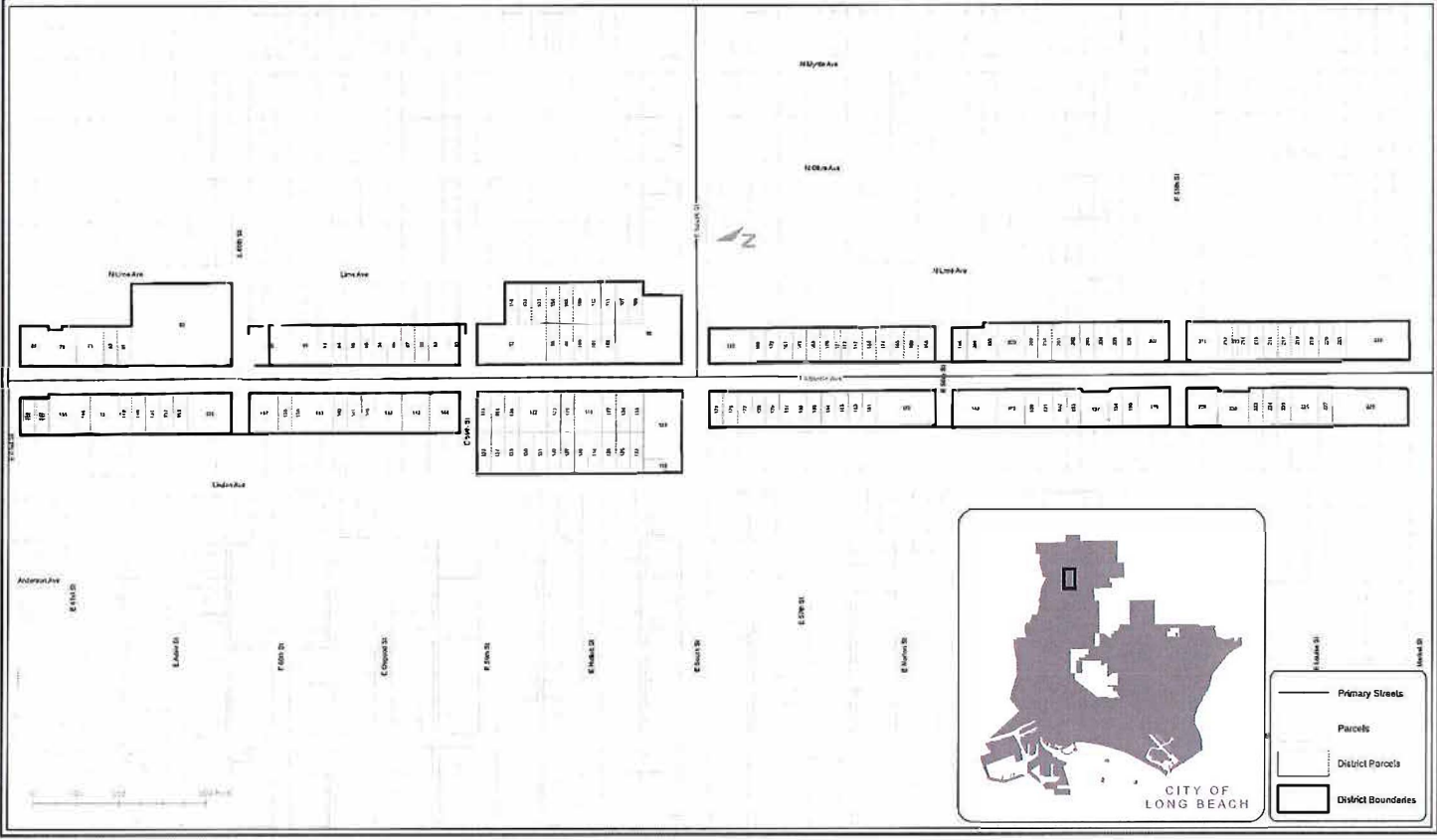
### ASSESSMENT DIAGRAM UPTOWN BUSINESS IMPROVEMENT DISTRICT

CITY OF LONG BEACH  
COUNTY OF LOS ANGELES  
STATE OF CALIFORNIA



### ASSESSMENT DIAGRAM UPTOWN BUSINESS IMPROVEMENT DISTRICT

CITY OF LONG BEACH  
COUNTY OF LOS ANGELES  
STATE OF CALIFORNIA



### ASSESSMENT DIAGRAM UPTOWN BUSINESS IMPROVEMENT DISTRICT

CITY OF LONG BEACH  
COUNTY OF LOS ANGELES  
STATE OF CALIFORNIA

Assessment ID	Sheet	APN	Assessment ID	Sheet	APN	Assessment ID	Sheet	APN	Assessment ID	Sheet	APN	Assessment ID	Sheet	APN
1	2	7115-002-008	47	2	7115-025-908	93	3	7124-017-900	139	3	7125-034-018	185	3	7127-007-905
2	2	7115-003-901	48	2	7115-025-901	94	3	7124-017-901	140	3	7125-034-021	186	3	7127-007-906
3	2	7115-003-902	49	2	7115-026-038	95	3	7124-017-902	141	3	7125-034-022	187	3	7127-007-907
4	2	7115-003-900	50	2	7115-027-904	96	3	7124-032-029	142	3	7125-034-029	188	3	7127-008-016
5	2	7115-003-904	51	2	7115-027-606	97	3	7124-032-900	143	3	7125-034-031	189	3	7127-008-016
6	2	7115-003-905	52	2	7115-027-608	98	3	7124-032-901	144	3	7125-034-900	190	3	7127-008-017
7	2	7115-003-906	53	2	7115-027-612	99	3	7124-032-902	145	3	7125-034-901	191	3	7127-008-018
8	2	7115-003-907	54	2	7115-027-017	100	3	7124-032-903	146	3	7125-034-902	192	3	7127-008-019
9	2	7115-004-001	55	2	7115-028-601	101	3	7124-032-904	147	3	7125-035-018	193	3	7127-008-020
10	2	7115-004-002	56	2	7115-028-002	102	3	7124-032-905	148	3	7125-035-019	194	3	7127-008-021
11	2	7115-004-003	57	2	7115-028-003	103	3	7124-032-906	149	3	7125-035-022	195	3	7127-008-022
12	2	7115-004-004	58	2	7115-028-004	104	3	7124-032-907	150	3	7125-035-023	196	3	7127-008-023
13	2	7115-005-012	59	2	7115-028-005	105	3	7124-032-908	151	3	7125-035-024	197	3	7127-008-027
14	2	7115-005-024	60	2	7115-028-006	106	3	7124-032-909	152	3	7125-035-025	198	3	7127-009-001
15	2	7115-006-020	61	2	7115-028-007	107	3	7124-032-910	153	3	7125-035-026	199	3	7127-009-004
16	2	7115-006-031	62	2	7115-028-008	108	3	7124-032-911	154	3	7125-035-030	200	3	7127-009-005
17	2	7115-006-032	63	2	7115-028-009	109	3	7124-032-913	155	3	7125-035-031	201	3	7127-009-006
18	2	7115-006-039	64	2	7115-028-010	110	3	7124-032-915	156	3	7125-035-032	202	3	7127-009-009
19	2	7115-007-021	65	2	7115-028-011	111	3	7124-032-917	157	3	7125-035-035	203	3	7127-009-010
20	2	7115-007-032	66	2	7115-028-012	112	3	7124-032-918	158	2	7125-036-002	204	3	7127-009-011
21	2	7115-007-033	67	2	7115-028-013	113	3	7125-033-900	159	2	7125-036-900	205	3	7127-009-012
22	2	7115-007-034	68	2	7115-028-014	114	3	7125-033-901	160	3	7127-006-004	206	3	7127-009-013
23	2	7115-007-035	69	2	7115-028-016	115	3	7125-033-902	161	3	7127-006-005	207	3	7127-009-032
24	2	7115-007-036	70	2	7115-028-027	116	3	7125-033-903	162	3	7127-006-007	208	3	7127-009-034
25	2	7115-007-037	71	2	7115-028-028	117	3	7125-033-904	163	3	7127-006-008	209	3	7127-009-900
26	2	7115-007-038	72	2	7124-001-020	118	3	7125-033-905	164	3	7127-006-012	210	3	7127-009-901
27	2	7115-007-039	73	2	7124-001-021	119	3	7125-033-906	165	3	7127-006-014	211	3	7127-020-001
28	2	7115-008-908	74	2	7124-001-022	120	3	7125-033-907	166	3	7127-008-015	212	3	7127-020-002
29	2	7115-009-001	75	2	7124-001-023	121	3	7125-033-908	167	3	7127-008-033	213	3	7127-020-003
30	2	7115-009-011	76	2	7124-001-024	122	3	7125-033-909	168	3	7127-008-035	214	3	7127-020-004
31	2	7115-009-012	77	2	7124-001-025	123	3	7125-033-910	169	3	7127-008-036	215	3	7127-020-005
32	2	7115-009-013	78	3	7124-016-005	124	3	7125-033-911	170	3	7127-008-901	216	3	7127-020-006
33	2	7115-010-001	79	3	7124-016-008	125	3	7125-033-912	171	3	7127-006-904	217	3	7127-020-007
34	2	7115-010-002	80	3	7124-016-035	126	3	7125-033-913	172	3	7127-006-908	218	3	7127-020-008
35	2	7115-011-003	81	3	7124-016-038	127	3	7125-033-914	173	3	7127-006-909	219	3	7127-020-009
36	2	7115-011-004	82	3	7124-016-041	128	3	7125-033-915	174	3	7127-006-910	220	3	7127-020-010
37	2	7115-011-005	83	3	7124-016-044	129	3	7125-033-916	175	3	7127-007-014	221	3	7127-020-011
38	2	7115-011-030	84	3	7124-017-006	130	3	7125-033-917	176	3	7127-007-015	222	3	7127-020-012
39	2	7115-011-031	85	3	7124-017-008	131	3	7125-033-918	177	3	7127-007-016	223	3	7127-021-021
40	2	7115-012-001	86	3	7124-017-010	132	3	7125-033-919	178	3	7127-007-017	224	3	7127-021-022
41	2	7115-012-002	87	3	7124-017-011	133	3	7125-033-920	179	3	7127-007-018	225	3	7127-021-023
42	2	7115-012-003	88	3	7124-017-012	134	3	7125-033-921	180	3	7127-007-021	226	3	7127-021-024
43	2	7115-012-004	89	3	7124-017-013	135	3	7125-033-922	181	3	7127-007-025	227	3	7127-021-025
44	2	7115-013-001	90	3	7124-017-014	136	3	7125-033-923	182	3	7127-007-028	228	3	7127-021-030
45	2	7115-013-002	91	3	7124-017-021	137	3	7125-034-916	183	3	7127-007-902	229	3	7127-021-033
46	2	7115-013-025	92	3	7124-017-032	138	3	7125-034-017	184	3	7127-007-904	230	3	7127-021-034

## Section 8. ASSESSMENT ROLL

---

The assessment roll is a listing of the proposed assessment for Fiscal Year 2018/19 apportioned to each parcel, as shown on the last equalized roll of the Assessor of the County of Los Angeles. The assessment roll for Fiscal Year 2018/19 is listed on the following pages. The table below summarizes the Fiscal Year 2018/19 assessments for the District:

<b>Property Land Use</b>	<b>Total Parcels</b>	<b>Total Special Benefit Points</b>	<b>Total Assessment</b>
Commercial Property	117	2,105.26	\$89,197.32
Apartment Property	34	738.84	31,303.57
Public/Church Property	27	794.40	33,657.47
Undeveloped Property	44	462.26	19,585.17
Mobile Home Park Property	2	65.65	2,781.62
Single-Family Residential Property	4	19.62	831.25
<b>Totals</b>	<b>228</b>	<b>4,186.03</b>	<b>\$177,356.40</b>







**UPTOWN BUSINESS IMPROVEMENT DISTRICT  
FY 2018/19 ASSESSMENT ROLL**

Assessment				Lot Square	Total Benefit	Linear	Special		Total Special	Total	
ID	APN	Site Address	Classification	Front Feet	Feet	Points	Factor	Lot Factor	Factor	Benefit Points	Assessment
163	7127-006-008	5650 ATLANTIC AVE	Commercial	40.00	3,990	5.00	0.889	0.833	1.000	8.608	364.69
164	7127-006-012	5626 ATLANTIC AVE	Commercial	40.00	3,990	5.00	0.889	0.833	1.000	8.608	364.69
165	7127-006-014	5614 ATLANTIC AVE	Commercial	40.00	4,086	5.00	0.889	0.853	1.000	8.708	368.94
166	7127-006-015	5608 ATLANTIC AVE	Commercial	43.54	4,212	5.00	0.968	0.879	1.000	9.233	391.17
167	7127-006-033	5634 ATLANTIC AVE	Commercial	40.00	4,336	5.00	0.889	0.905	1.000	8.969	379.99
168	7127-006-035	5600 ATLANTIC AVE	Commercial	45.00	4,749	5.00	1.000	0.991	1.000	9.955	421.79
169	7127-006-036	5738 ATLANTIC AVE	Commercial	125.00	12,768	5.00	2.778	2.664	1.000	27.211	1,152.90
170	7127-006-901	5648 ATLANTIC AVE	Commercial	40.00	4,166	5.00	0.889	0.869	1.000	8.791	372.47
171	7127-006-904	5644 ATLANTIC AVE	Commercial	20.00	1,844	5.00	0.444	0.385	1.000	4.146	175.67
172	7127-006-908	5708 ATLANTIC AVE	Commercial	40.00	4,044	5.00	0.889	0.844	1.000	8.664	367.08
173	7127-006-909	5640 ATLANTIC AVE	Commercial	20.00	2,182	5.00	0.444	0.455	1.000	4.499	190.61
174	7127-006-910	5616 ATLANTIC AVE	Commercial	40.00	4,100	5.00	0.889	0.856	1.000	8.722	369.56
175	7127-007-014	5733 ATLANTIC AVE	Commercial	45.00	4,270	5.00	1.000	0.891	1.000	9.455	400.61
176	7127-007-015	5727 ATLANTIC AVE	Commercial	45.00	4,630	5.00	1.000	0.966	1.000	9.831	416.52
177	7127-007-016	5723 ATLANTIC AVE	Commercial	40.00	4,270	5.00	0.889	0.891	1.000	8.900	377.07
178	7127-007-017	5715 ATLANTIC AVE	Commercial	40.00	4,088	5.00	0.889	0.853	1.000	8.710	369.03
179	7127-007-018	5707 ATLANTIC AVE	Commercial	40.00	4,177	5.00	0.889	0.872	1.000	8.803	372.96
180	7127-007-021	5655 ATLANTIC AVE	Commercial	40.00	4,203	5.00	0.889	0.877	1.000	8.830	374.11
181	7127-007-025	5631 ATLANTIC AVE	Commercial	40.00	4,099	5.00	0.889	0.855	1.000	8.721	369.51
182	7127-007-026	5601 ATLANTIC AVE	Commercial	168.54	17,285	5.00	3.745	3.607	1.000	36.762	1,557.55
183	7127-007-902	5641 ATLANTIC AVE	Commercial	40.00	4,095	5.00	0.889	0.855	1.000	8.717	369.34
184	7127-007-904	5649 ATLANTIC AVE	Commercial	40.00	4,083	5.00	0.889	0.852	1.000	8.705	368.81
185	7127-007-905	5645 ATLANTIC AVE	Commercial	40.00	4,120	5.00	0.889	0.860	1.000	8.743	370.44
186	7127-007-906	5661 ATLANTIC AVE	Commercial	40.00	4,073	5.00	0.889	0.850	1.000	8.694	368.36
187	7127-007-907	5701 ATLANTIC AVE	Commercial	40.00	4,151	5.00	0.889	0.866	1.000	8.776	371.81
188	7127-008-015	5599 ATLANTIC AVE	Commercial	130.00	14,298	5.00	2.889	2.984	1.000	29.363	1,244.07
189	7127-008-016	5575 ATLANTIC AVE	Commercial	80.00	8,850	5.00	1.778	1.847	1.000	18.123	767.85
190	7127-008-017	5565 ATLANTIC AVE	Commercial	40.00	4,461	5.00	0.889	0.931	1.000	9.099	385.52
191	7127-008-018	5557 ATLANTIC AVE	Apartment	40.00	4,397	4.00	0.889	0.918	1.000	7.226	306.15
192	7127-008-019	5551 ATLANTIC AVE	Commercial	40.00	4,495	5.00	0.889	0.938	1.000	9.135	387.02
193	7127-008-020	5545 ATLANTIC AVE	Commercial	50.00	4,369	5.00	1.111	0.912	1.000	10.114	428.52
194	7127-008-023	5525 ATLANTIC AVE	Commercial	50.00	4,400	5.00	1.111	0.918	1.000	10.147	429.90
195	7127-008-024	5523 ATLANTIC AVE	Apartment	45.00	4,951	4.00	1.000	1.033	1.000	8.133	344.57
196	7127-008-025	5507 ATLANTIC AVE	Public/Church	45.00	9,902	2.00	1.000	2.066	1.000	6.133	259.84
197	7127-008-027	5541 ATLANTIC AVE	Commercial	80.00	7,894	5.00	1.778	1.647	1.000	17.126	725.59
198	7127-009-001	5596 ATLANTIC AVE	Commercial	45.00	4,414	5.00	1.000	0.921	1.000	9.606	406.98
199	7127-009-004	5582 ATLANTIC AVE	Commercial	40.00	4,521	5.00	0.889	0.943	1.000	9.162	388.17
200	7127-009-005	5574 ATLANTIC AVE	Commercial	80.00	8,828	5.00	1.778	1.842	1.000	18.100	766.88
201	7127-009-008	5550 ATLANTIC AVE	Single-Family Residence	40.00	4,497	2.00	0.889	0.938	1.000	3.655	154.84
202	7127-009-009	5544 ATLANTIC AVE	Commercial	40.00	4,422	5.00	0.889	0.923	1.000	9.058	383.79
203	7127-009-010	5536 ATLANTIC AVE	Commercial	40.00	4,514	5.00	0.889	0.942	1.000	9.154	387.86
204	7127-009-011	5526 ATLANTIC AVE	Apartment	40.00	4,428	4.00	0.889	0.924	1.000	7.252	307.25
205	7127-009-012	5524 ATLANTIC AVE	Apartment	40.00	4,475	4.00	0.889	0.934	1.000	7.291	308.91
206	7127-009-013	5514 ATLANTIC AVE	Public/Church	45.00	5,035	2.00	1.000	1.051	1.000	4.101	173.77
207	7127-009-032	5508 ATLANTIC AVE	Commercial	90.00	10,166	5.00	2.000	2.121	1.000	20.607	873.10
208	7127-009-034	5588 ATLANTIC AVE	Commercial	45.00	4,564	5.00	1.000	0.952	1.000	9.762	413.61
209	7127-009-900	5564 ATLANTIC AVE	Undeveloped	40.00	4,457	3.50	0.889	0.930	1.000	6.366	269.74
210	7127-009-901		Undeveloped	40.00	4,539	3.50	0.889	0.947	1.000	6.426	272.27
211	7127-020-001	5498 ATLANTIC AVE	Commercial	91.76	10,185	5.00	2.039	2.125	1.000	20.823	882.23
212	7127-020-002	5484 ATLANTIC AVE	Commercial	45.00	4,870	5.00	1.000	1.016	1.000	10.081	427.13
213	7127-020-003	5478 ATLANTIC AVE	Commercial	15.00	1,547	5.00	0.333	0.323	1.000	3.281	139.00
214	7127-020-004	5474 ATLANTIC AVE	Commercial	30.00	3,602	5.00	0.667	0.752	1.000	7.092	300.46
215	7127-020-005	5470 ATLANTIC AVE	Commercial	40.00	4,378	5.00	0.889	0.914	1.000	9.012	381.85
216	7127-020-006	5462 ATLANTIC AVE	Commercial	40.00	4,586	5.00	0.889	0.957	1.000	9.230	391.04
217	7127-020-007	5456 ATLANTIC AVE	Undeveloped	40.00	4,329	3.50	0.889	0.903	1.000	6.273	265.78
218	7127-020-008		Undeveloped	40.00	4,320	3.50	0.889	0.902	1.000	6.266	265.50
219	7127-020-009	5444 ATLANTIC AVE	Apartment	40.00	4,711	4.00	0.889	0.983	1.000	7.488	317.25
220	7127-020-010	5438 ATLANTIC AVE	Commercial	40.00	4,366	5.00	0.889	0.911	1.000	9.000	381.32
221	7127-020-011	5430 ATLANTIC AVE	Commercial	40.00	4,446	5.00	0.889	0.928	1.000	9.083	384.85
222	7127-020-012	5400 ATLANTIC AVE	Commercial	180.00	19,940	5.00	4.000	4.161	1.000	40.806	1,728.87
223	7127-021-021	5471 ATLANTIC AVE	Commercial	50.00	4,414	5.00	1.111	0.921	1.000	10.161	430.51
224	7127-021-022	5463 ATLANTIC AVE	Commercial	40.00	4,410	5.00	0.889	0.920	1.000	9.046	383.26
225	7127-021-023	5459 ATLANTIC AVE	Commercial	40.00	4,476	5.00	0.889	0.934	1.000	9.115	386.18
226	7127-021-024	5445 ATLANTIC AVE	Commercial	80.00	8,775	5.00	1.778	1.831	1.000	18.045	764.53
227	7127-021-025	5437 ATLANTIC AVE	Apartment	41.00	4,334	4.00	0.911	0.904	1.000	7.262	307.69
228	7127-021-030	5493 ATLANTIC AVE	Apartment	101.76	9,911	4.00	2.261	2.068	1.000	17.318	733.75
229	7127-021-033	5401 ATLANTIC AVE	Commercial	219.14	23,498	5.00	4.870	4.904	1.000	48.867	2,070.42
230	7127-021-034	5477 ATLANTIC AVE	Commercial	90.00	9,021	5.00	2.000	1.883	1.000	19.413	822.48
<b>TOTALS</b>				<b>17,979</b>	<b>6,211,480</b>					<b>4,186,030</b>	<b>\$177,356.40</b>