


M E M O R A N D U M

Date: November 7, 2012

To: Board of Directors
The Long Beach Housing Development Company

From: 
Amy J. Bodek, President

Subject: Participation in the Andy Street Multi-Family Improvement District

RECOMMENDATION

Support the re-establishment of the Andy Street Multi-Family Improvement District and authorize the President or designee to sign the petition, vote in the affirmative during the subsequent mailed ballot process, and pay the corresponding assessment if the Andy Street Multi-Family Improvement District is re-established.

BACKGROUND

The LBHDC owns a 5,985 sq. ft. property located at 3361 Andy Street, within the boundaries of the Andy Street Multi-Family Improvement District (AMID).

The State of California Multi-Family Improvement District Act of 2004 (Section 36700 et seq. of the California Streets and Highways Code) enables and regulates the City's ability to create and maintain a property-based assessment district, which allows property owners to voluntarily assess themselves for various services beyond those provided by the City, including enhanced maintenance, public safety, beautification, marketing and economic development in the surrounding area.

On June 5, 2007, the City Council adopted a resolution authorizing the establishment of the AMID and approved a Management Plan (Plan), which was subsequently executed. The Plan detailed the need for the AMID, the Service Plan, method for administration and property assessment, the annual budget, and established the Andy Street Improvement Association (ASCA). A copy of the Resolution and Plan are attached as Exhibit A. The Plan terminated on September 30, 2012, and Andy Street property owners are now seeking to re-establish the AMID for an additional 10-year term as allowed by State law.

In order for the AMID to be re-established and the Plan renewed, a 2/3 affirmative vote by property owners for the proposed term and property assessment must be achieved. Pursuant to the California Constitution, the vote on a proposed special assessment must be weighted according to the proportional financial obligation of the affected properties. The

assessment is based upon the special benefits each individual parcel receives as determined by an independent Engineer's Report prepared pursuant to State law. In addition, before a vote can even occur, petitions must first be signed by at least 2/3 of property owners within the AMID who will pay more than 50 percent (based on assessment value) of the proposed assessments. These petitions have been delivered to each individual parcel owner within the AMID, including the LBHDC. A copy of the petition along with a summary of the proposed AMID Management Plan and district boundary map are attached as Exhibit B.

The Board's authorization to sign the petition, and vote in the affirmative for the AMID, will contribute to the required 2/3 support needed to proceed with the re-establishment process. The LBHDC's assessment amount of approximately \$3,880.80 in the first year of the newly re-established AMID represents .017 percent of total anticipated assessments.

ASCA expects to receive the 2/3 support required, and has asked the City to schedule on November 13, 2012, City Council consideration of the adoption of a Resolution of Intention declaring the intention of the City Council to establish the AMID, and set a public hearing date a minimum of 45 days later for an official ballot count. If the 2/3 support is confirmed at the public hearing, the City Council will be requested to consider the adoption of a resolution approving the re-establishment of the AMID.

Exhibits: A – Resolution and Plan
B – Petition and Management Plan Summary

AJB:ROZ:PU:MS

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RESOLUTION NO. RES-07-0071

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LONG BEACH ESTABLISHING THE ANDY STREET MULTI-FAMILY IMPROVEMENT DISTRICT, FIXING THE BOUNDARIES THEREOF AND PROVIDING FOR THE LEVY OF ASSESSMENT

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 Multi-family Improvement District Law of 2004 (Sections 36700, et seq. of the California Streets and Highways Code, hereinafter sometimes referred to as "the law").

A. On April 10, 2007, the City Council of the City of Long Beach adopted Resolution No. RES-07-0047 entitled, "A Resolution of the City Council of the City of Long Beach Declaring the Intention of the City Council to Establish the Andy Street Multi-family Improvement District, Fixing the Time and Place of the 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 Andy Street Multi-family Improvement District (the "District"), and, among those ballots returned to the City, two-thirds of the property owners within the District have approved the formation of the District.

C. Further, pursuant to California Streets and Highways Code Section 36714, notices were provided to all businesses that would be subject to the assessment, and a majority protest did not occur amongst such assessees.

D. Further, pursuant to Resolution No. RES-07-0047, a hearing concerning the formation of said area was held before the City Council of the City of

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1 Long Beach on June 5, 2007, at the hour of 5:00 p.m. in the City Council Chambers of
2 City Hall of the City of Long Beach.

3 E. All written and oral protests made or filed were duly heard,
4 evidence for and against the proposed action was received, and a full, fair and
5 complete hearing was granted and held.

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

10 Sec. 2. That pursuant to said law a multi-family improvement district
11 is hereby established in the City of Long Beach as herein set forth and that all
12 properties in the district established by this resolution shall be subject to any
13 amendments made hereafter to the law or to other applicable laws.

14 Sec. 3. That the boundaries of the district, the activities and
15 improvements to be funded, and the amount of the proposed assessments shall be as
16 indicated in Exhibit "A".

17 Sec. 4. That the City Council hereby levies and imposes and orders
18 the collection of an annual assessment to be imposed upon properties and businesses
19 in the proposed district described above. Such annual assessment shall be equal to
20 the amounts set forth in Exhibit "A" hereto.

21 Sec. 5. That the Management Plan, attached hereto as Exhibit "A,"
22 is hereby approved.

23 Sec. 6. That the improvements and activities to be provided in the
24 district shall be funded by the levy of assessments and that the proposed uses to which
25 the proceeds of the annual assessment shall be put are limited to those set forth in
26 California Streets and Highways Code Sections 36700 et seq., as amended. The City
27 Council of the City of Long Beach shall have sole discretion as to how the revenue
28 derived from said assessments is to be used within the scope of the above purposes;

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1 provided, however, it shall consider recommendations as to the use of said revenue
2 made by the Andy Street Improvement Association, which has been previously
3 designated as the "Owners' Association" for the District.

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

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

14
15 I hereby certify that the foregoing resolution was adopted by the City
16 Council of the City of Long Beach at its meeting of June 5, 2007,
17 by the following vote:

18 Ayes: Councilmembers: S. Lowenthal, DeLong, O'Donnell,
19 Andrews, Gabelich, Lerch,
20 B. Lowenthal.

21
22 Noes: Councilmembers: None.

23
24 Absent: Councilmembers: Schipske, Reyes Uranga.

25
26
27 
28 _____
City Clerk

**Andy Street
Multi-family Improvement District
Management Plan and Engineer's Report**

Prepared pursuant to the *State of California, Streets and Highways Code Part 8*
(commencing with Section 36700) of Division 18;
Multi-family Improvement District Law of 2004 to create a Multi-family Improvement
District in the City of Long Beach

April 2007

EXHIBIT A

Andy Street Multi-family Improvement District
Management Plan and Engineers Report

Long Beach, California

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Appendix 1. Andy Street Multi-family Improvement District Property and Business Assessment Roll

I. DISTRICT MANAGEMENT PLAN OVERVIEW

Developed by a coalition of Andy Street area property and business owners, the Andy Street Multi-family Improvement District ("AMID" or "District") is a benefit assessment district created under the authority of the *State of California, Streets and Highways Code Part 8 (commencing with Section 36700) of Division 18; Multi-family Improvement District Law*. The AMID is proposed to improve safety and security in the Andy Street area. The purpose of the District will be to provide supplemental security services to reduce crime, graffiti and nuisance activities.

Andy Street property owners have much to be proud of over the last few years. The area has historically experienced a high level of drug activity, violence and burglaries. Since initial efforts in 2002, the collaborative efforts of the Long Beach Police Department (LBPD), Community Development, and owners has reduced crime by 30%. The AMID, through cost effective delivery of services, will improve safety, cleanliness and business activity in the area.

Location: A 16 acre area of Long Beach north of South Street along Downey Avenue up to 59th Street and including the portion of Andy Street west of Downey Avenue. See Figure 2 on page 12 for map.

Services: Supplemental security patrol program and additional security services to support police and property owner crime prevention efforts; reduce graffiti, vandalism and dumping.

Method of

Financing: Benefit assessment of privately owned properties and businesses. Assessment will be proportional based upon special benefit from property location, lot square footage and business type.

Revenue by source is estimated as follows:

Property Owners	\$ 89249.07
Merchants	\$ 5838.80

Total annual district assessment for each of its first 5 years, assuming various CPI increases in years 2-5 are shown in the table below: The maximum CPI increase is 4% per year.

Annual Assessment	2% Annual CPI Increase	3% Annual CPI Increase	4% Annual CPI Increase (CAP)
FY 2007/2008	\$95,087.87		
FY 2008/2009	\$ 96,990	\$ 97,940	\$98,891
FY 2009/2010	\$ 98,929	\$ 100,879	\$102,847
FY 2010/2011	\$ 100,908	\$ 103,905	\$106,960
FY 2011/2012	\$ 102,926	\$ 107,022	\$111,239

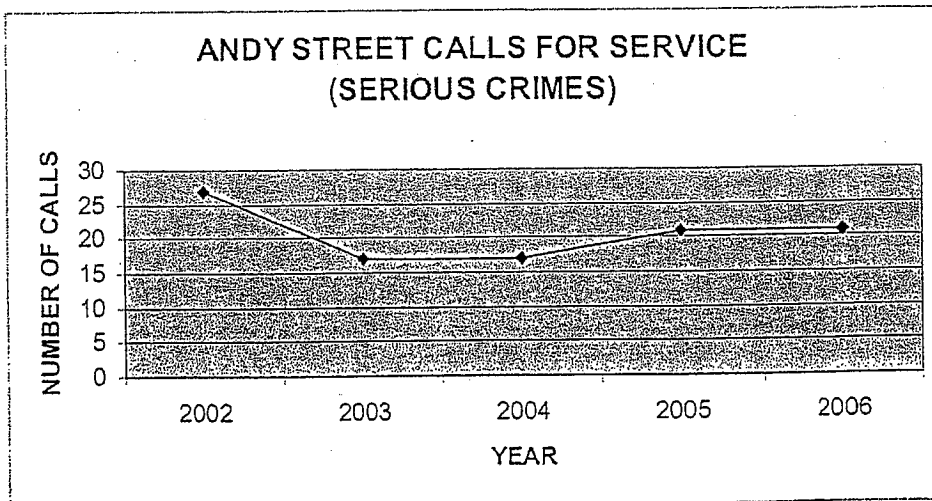
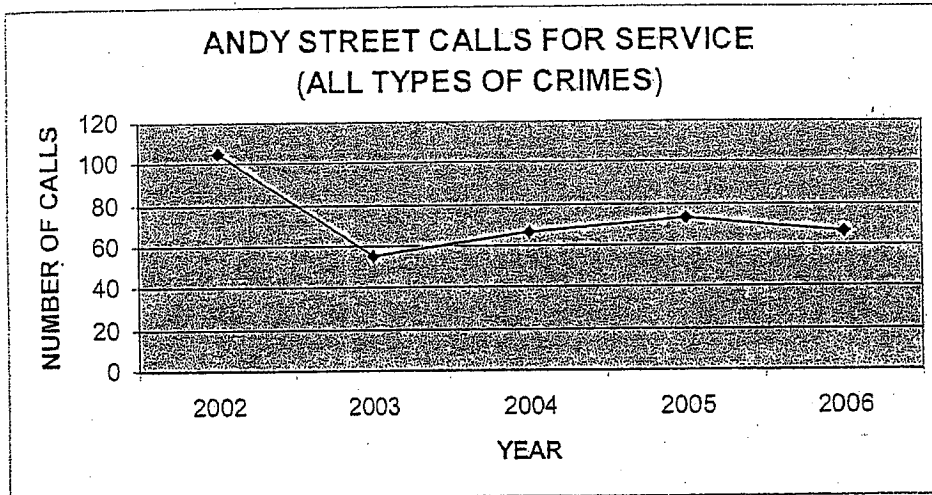
Duration: In accordance with state law, the district will have a set term. The initial term of this district will be 5 (five) years.

II. WHY A MULTI-FAMILY IMPROVEMENT DISTRICT FOR THE ANDY STREET AREA?

A. Reverse negative image

An area's overall image affects the individual businesses located in and around the area. The District can provide effective tools, such as maintenance and security programs to help dispel a negative image by changing existing conditions of blight and crime

The graphs below show 2002-2006 calls for service statistics.



B. Attract new businesses and investment

A cleaner, safer, and more vibrant District will accelerate efforts to attract new businesses and improvements in the District. The District can provide results-oriented service programs targeted to area needs.

C. Establish private sector property and business control

After the first year, the annual management district work plans and budgets are developed by the Owner's Association ensuring that the District will be accountable to those who pay the assessment. Security, maintenance, and marketing programs are subject to private-sector performance standards and controls.

D. Create a unified voice for the district

Forming a Multi-family Improvement District will provide the foundation for developing a viable and unified private-sector voice for the Andy Street area. One unified management entity increases the District's ability to work effectively with the local government and other civic and social organizations in the community.

III. Andy Street Improvement District Boundary

A. General Description

The purpose of the assessment district is to improve neighborhood conditions for the residents of Andy Street and for surrounding business and property owners. To accomplish this, Andy Street Multifamily Improvement District (AMID) revenue will fund security patrol services, property owner services, public space improvements, and resident programs within the AMID.

B. Legal Description

Refer to Figure 1, page 11.

C. District Map

Refer to Figure 2, page 12.

IV. SERVICE PLAN

A. Service Plan

The AMID Service Plan provides for security beyond that provided by the City to reduce crime, graffiti and illegal dumping. Day to day operations initially will be administered by the City of Long Beach with the reasonable anticipation that the

Owners Association assuming this responsibility in year two. The only hired staff will be security patrol personnel.

1. Security

The primary purpose of establishing the AMID is to put in place a security program. The initial step will be to install 7-day a week security patrol. Initially, under contract to the City of Long Beach, a security company will supply uniformed, armed security patrols, who make rounds to every property on a continuous basis. The uniformed vehicular night patrol serves as the eyes of and ears of the LBPD and also responds to calls for assistance.

The property and business owners will establish the Apartment Watch program, which will enable security personnel to monitor the movements of nonresidents, and alert police to crime and suspicious activities. In addition, security contract will implement an electronic patrol reporting and monitoring program. Security patrol activity reports are then available for printing the following day.

a. Duties

Specifically, the security staff on duty performs continuous patrols of properties within the AMID boundaries. These patrols are made in an appropriately marked vehicle with light bar and spotlight. Doors and access areas of properties are physically checked, and appropriate notifications will be made in case of emergency. The security staff looks for illegal trespassers and notifies the police if any are observed.

b. Relationship to City Police

It is understood that the security patrol is not intended to take the place of City Police personnel. Instead, as a uniformed and armed patrol, they act as an observation unit that is **prepared to alert** the City Police **rather than apprehend** lawbreakers. Their visible presence acts as a deterrent to criminal activity in the district.

2. Administration

The Andy Street Improvement Association, comprised of stakeholders, is working towards creation of an incorporated Owners Association as defined 36705(i). The Andy Street Improvement Association may request that District funds be administered by the Owners Association under contract to the City of Long Beach.

Once established is responsible for meeting regularly, electing officers, communicating with stakeholders and advising the City of Long Beach on services and expenditures of AMID revenue. Under the law, the Owners Association is responsible to prepare and provide the Management District Plans in years 2 through 5.

Should the Owner's Association not be incorporated prior to January of 2008, the City of Long Beach shall cause to be prepared the 2008-2009 Management Plan and each succeeding year after until the Owners Association is formed.

The City of Long Beach may, at any time, contract with the Owner's Association for management of the District so long as insurance and other contract requirements are met.

B Service Plan Budget

Services are based on the following estimated allocation of AMID revenues for the first year of the renewed district. This budget may be increased during the term of the AMID to account for cost of living increase with a maximum increase not to exceed 4% per year.

Expense Category	Expense Detail	Budget
Security		\$76,000.00
Administration	Directors and Officers Ins	\$4,000.00
	Accounting/Tax Preparation	\$1000.00
	Apartment Owners Assn Dues	\$500.00
	Postage, Printing and Copying	\$500.00
	Legal Expenses	\$1,000.00
	Telephone/Fax	\$790.00
	Utilities	\$0.00
	Tenant Programs/Activities	\$1,000.00
	Assessment Roll Consultant	\$3,500.00
	Staff (Contract)	\$5796.57
	Contingency	\$1,001.30
TOTAL		\$ 95,087.87

V. ASSESSMENTS

A. Methodology

Property owners and other District stakeholders have emphasized that the assessment formula for the District be fair and equitable to all members of the district. The district will establish an assessment on:

- 1 Andy Street Property Owners
- 2 Non Andy Street Property Owners
- 3 Business Licensees

=Lot square footage and business use are relevant to the security benefit of district stakeholders and reflect the long-term value implications of the District. Because the security patrol is anticipated to benefit each multi-family residential property owner, surrounding commercial property owners and neighborhood merchants, an equitable assessment methodology must incorporate property size, use and business operation type. Taking these factors into account the following method will be used to determine the assessment:

1 – Multi-family properties located along Andy Street will be assessed at \$3,600 per parcel per year.

2 – Commercial properties located within the district boundaries will be assessed at \$0.015 per lot square foot per year. If the resulting assessment is in excess of \$2,400, the excess will be eliminated and the property owner will pay \$2,400. Non-profit corporations, including churches, operating within the district are subject only to the non-profit business license assessment amount listed in Section V.A.3 below.

3 – Licensed business operators within the district will be assessed as follows:

Category	Base Rate	Emp Rate
Financial/Banking & Insurance	\$200	\$10.00
Real Estate Offices and Consulting	\$200	\$10.00
Retail	\$150	\$10.00
Bar or Restaurant w/Alcohol	\$300	\$10.00
Restaurant Ready to Eat	\$200	\$10.00
Construction Contractor	\$175	\$10.00
Service	\$125	\$10.00
Professional	\$200	\$10.00
Non-Profit	\$125	Na
Miscellaneous Mobile, Rec/Ent	\$125	\$10.00
Unique and Wholesale		
Secondary Retail Service License	\$76.25	Na

Using the above methodology, the average Andy Street property owner will be assessed \$3,600 per year. Non Andy Street property owners will pay no more than \$2,400 per year. The relative benefit to business operators is considered less than that of district property owners; thus, the maximum annual merchant assessment is \$300 plus \$10 per employee. Home based businesses are excluded.

Churches operating within the district will pay the non-profit business license assessment amount of \$125 per year.

B. CPI Adjustments

The maximum annual assessment shall be increased each year. The maximum annual assessment shall increase by an amount equal to the annual change in the

Consumer Price Index for All Urban Consumers in Los Angeles-Riverside-Orange County (CPI Adjustment) over the previous year's maximum annual assessment. The amount of the increase shall not exceed four percent (4%) or be less than zero percent (0%) of the previous year's maximum annual assessment. The annual CPI Adjustment will be calculated in March of each year for the preceding twelve (12) month period. The annual assessment levied each fiscal year shall be based upon the proposed budget for that fiscal year and may be less than the maximum annual assessment authorized by this section. Any assessment levied equal to or less than the amount defined as the maximum annual assessment in this section shall not be considered an "Increase to the Assessment" as defined in Proposition 218.

C. Assessment Factors for Clarification

With regard to property under the control of one who is not the owner of record, the following shall apply:

For purposes of assessment, a property will be deemed to be under the control of a party other than the owner of record under the following circumstances:

1. where such party possesses a lease on the property for a term of not less than ten (10) years;
2. where the property is held in trust or by an estate for the benefit of another party;
3. or, where the property is owned by a corporation, a partnership, and/or comparable entity in which such party holds not less than 25% interest.

D. Time and Manner for Collecting Assessments

Property Assessment - As provided by state law, the proposed Andy Street Improvement District assessment will appear as a separate line item on each property owner's annual secured property tax bill prepared by the County of Los Angeles.

Secured property tax bills are generally distributed in the fall, and payment is expected by lump sum or installment. The County of Los Angeles will distribute the collected funds to the City of Long Beach, which then may allocate those funds.

Business Operator Assessment - Business Operator assessments will be invoiced and due with annual City of Long Beach Business License renewal statements. Assessment revenue received will be segregated into a special fund for transfer to the AMID advisory group.

E. General and Special Benefit

The assessment formula set forth in section V A is based upon the proportional special benefit conferred upon each assessed parcel and business operator. The property related service being provided shall provide no general benefit.

VI. AMID RULES AND REGULATIONS

Pursuant to the Multi-family Improvement Districts law, Section 36713(j), a Multi-Family Improvement District (MID) may establish rules and regulations that uniquely apply to the district.

Disestablishment

According to the law any district where there is no outstanding indebtedness may be disestablished by resolution of the City Council. This may occur if the City Council finds that funds have been improperly used or if the assessed property owners request disestablishment. There will be a thirty-day window every year beginning on the one-year anniversary of the establishment of the district, in which property owners may petition to disestablish the district. If the stakeholders who pay 50% or more of the assessments levied, or more than submit a written petition to disestablish, the City Council will do so. Any remaining revenues derived from the assessment or sale of assets purchased with the assessment will be returned to the owners of the property proportionate to the amount that each property owner was levied and paid in the fiscal year the District is disestablished.

VII. DISTRICT GOVERNANCE

It is anticipated the Andy Street Multi-family Improvement District Owner's Association shall be the Andy Street Improvement Association, Inc. and shall exercise the powers set forth in Section 36705(i), and other applicable sections upon its satisfaction of the requirement set forth in 536705(i) and the City of Long Beach's insurance and contract requirements.

The Owners Association shall establish by-laws specifying board composition that includes a requirement that positions be designated for at least one commercial property owner and one business owner.

REVIEWED BY:

DATE:

Mark Christoffels, City Engineer

APPROVED BY:

DATE:

Pat West, Director
Director of Community Development

Andy St Mngt Plan ver 11.doc

Legal Description
 For
 Andy Street Improvement District Boundary

All that certain real property located in the City of Long Beach, County of Los Angeles, State of California bounded as follows:

Beginning at the Southeast corner of Parcel 1 of Parcel Map No. 16346, as per map filed in Book 190, Pages 49 and 50 of Parcel Maps, records of said County; thence along the Easterly line of Parcels 1 and 2 of said map, North 00°17'05" West 610.03 feet to the South line of Tract No. 26919, as per map recorded in Book 684, pages 49 and 50 of Maps, records of said County, thence along said South line, North 89°43'34" East 307.50 feet to the Southeast corner of Lot 4 of said Tract; thence along the East line of said Lot, North 00°17'05" West 299.99 feet to the North line of said Tract, said line also being the South line of Fifty-Ninth Street (60.00 feet wide); thence along the South line of Fifty-Ninth Street, North 89°43'34" East 360.00 feet to the Northeast corner of Lot 7 of said Tract; thence along the Easterly line of said lot, South 00°17'05" East 299.97 feet to the Southeast corner of said lot; thence along the Easterly prolongation of the South line of said Tract, North 89°43'23" East 329.98 feet to the centerline of Downey Avenue (52.00 foot half-width) as shown on said Tract, thence along said centerline, South 0°16'55" East 609.97 feet more or less to the Easterly prolongation of the Southerly line of Lot 2 of Tract No. 28099, as shown on a map recorded in Book 707, Pages 82 through 84, inclusive of Maps, records of said County; said line also being the North line of South Street (110.00 feet wide); Thence along said North line, South 89°43'00" West 997.45 feet to the Point of Beginning.

Containing 16.45 acres more or less

Prepared by me or under my supervision:

Anna M. Beal

11/10/07

Anna M. Beal, P.L.S. 4955
 Expires 12/31/07

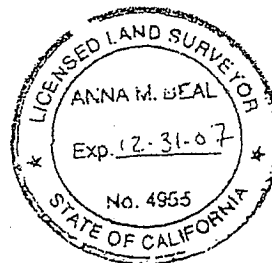
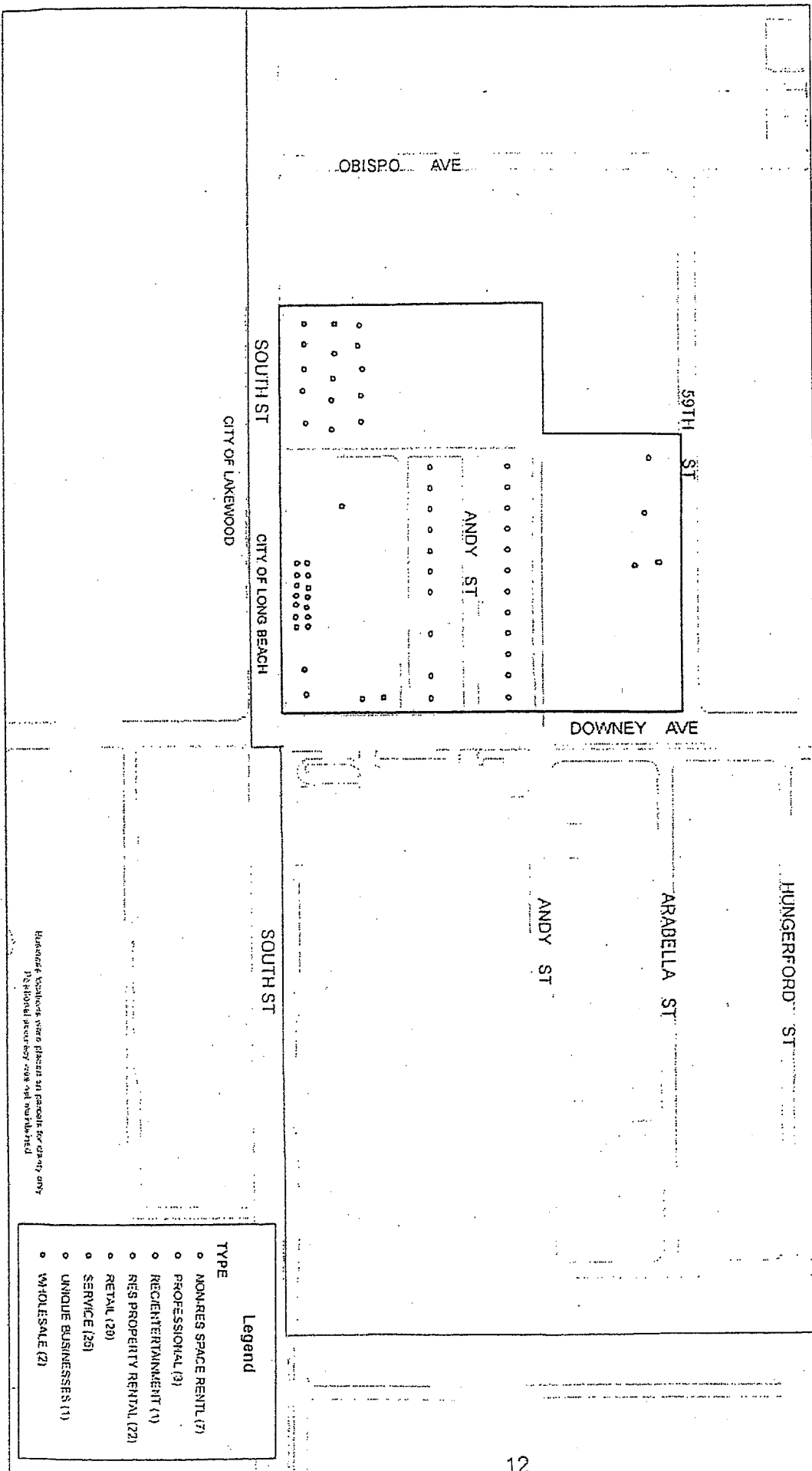


FIGURE 2

CITY OF LONG BEACH
 BUSINESS LICENSES FOR PROPOSED ANDY STREET BUSINESS IMPROVEMENT
 ASSESSMENT DISTRICT SOUTH ST - DOWNEY AVE



Business licenses were placed in general for display only.
 Additional licenses may not be authorized.

Legend	
TYPE	
○	NON-RES SPACE RENTL (7)
○	PROFESSIONAL (3)
○	RECREATION/ENTERTAINMENT (1)
○	RES PROPERTY RENTAL (22)
○	RETAIL (28)
○	SERVICE (25)
○	UNIQUE BUSINESS (1)
○	WHOLESALE (2)

STANDARD MAP SERVICE
 12345 Main St, Long Beach, CA 90801

APPENDIX 1
Assessment Roll

Andy Street Improvement District
Merchant Assessment Roll

BUSINESS	Business address	Type	Bus. Lic. No.	Empl	Base Ass	Imp Ass	Total Ass
S/NINO FAMILY DENTISTRY	3253 SOUTH ST J104	PROFESSIONAL		1	200	10	\$ 210
COUNTRY COUNTRY	3321 SOUTH ST	REC/ENTERTAINMENT		0	76.25	0	\$ 76
COWBOY COUNTRY	3321 SOUTH ST	RETAIL		15	300	150	\$ 450
ELBY'S LIQUOR	3337 SOUTH ST	RETAIL		2	150	20	\$ 170
UNITED OIL #73	3495 SOUTH ST	RETAIL		4	150	40	\$ 190
A & V PAWN SHOP	3323 SOUTH ST	RETAIL		5	150	50	\$ 200
HOUSE OF FUNDUE RESTAURANT	3253 SOUTH ST J101	RETAIL		2	300	20	\$ 320
BOY'S HAMBURGERS #8	5815 DOWNEY AVE	RETAIL		5	200	50	\$ 250
SIZZLING WOK	3253 SOUTH ST J105	RETAIL		1	200	10	\$ 210
P S ORANGE CO INC	3207 SOUTH ST	RETAIL		3	150	30	\$ 180
AFFORDABLE DME AND MEDICAL SUPPLIE	3253 SOUTH ST J103	RETAIL		1	150	10	\$ 160
LINK STAFFING	3253 SOUTH ST J108	RETAIL		0	150	0	\$ 150
UBUYWERUSH	3329 SOUTH ST	RETAIL		2	150	20	\$ 170
L R STATUARY	3333 SOUTH ST	RETAIL		1	150	10	\$ 160
SOUTH STREET THRIFT CENTER INC	3315 SOUTH ST	RETAIL		2	125	20	\$ 145
KHA, CHAU MINH (Lovely Nails)	3253 SOUTH ST J106	SERVICE		0	76.25	0	\$ 76
AUTHENTIC HAIR & BARBERING SALON	3325 SOUTH ST	SERVICE		0	76.25	0	\$ 76
AUTHENTIC HAIR SALON	3325 SOUTH ST	SERVICE		0	76.3	0	\$ 76
AUTHENTIC HAIR & BARBER	3325 SOUTH ST	SERVICE		0	76.25	0	\$ 76
MABRY, MONIQUE (Authentic Hair)	3325 SOUTH ST	SERVICE		0	76.25	0	\$ 76
AUTHENTIC HAIR & BARBERING SALON	3325 SOUTH ST	SERVICE		1	125	10	\$ 135
COMPLETE BUSINESS SOLUTIONS	3255 SOUTH ST K205	SERVICE		2	125	20	\$ 145
UNITED OIL 73	3495 SOUTH ST	SERVICE		0	76.25	0	\$ 76
ABLE INC	3255 SOUTH ST K202	SERVICE		10	125	100	\$ 225
BUDMAN, DAVID	3255 SOUTH ST K204	SERVICE		0	125	0	\$ 125
LOVELY NAILS	3253 SOUTH ST	SERVICE		0	125	0	\$ 125
LOVELY NAILS	3253 SOUTH ST J106	SERVICE		1	125	10	\$ 135
PUBLIC STORAGE INC	3207 SOUTH ST	SERVICE		2	125	20	\$ 145
COWBOY COUNTRY	3321 SOUTH ST	UNIQUE BUSINESSES		1	125	10	\$ 135
R S G INC	3300 E 59TH ST	WHOLESALE		26	125	260	\$ 385
WESTERN INTEGRATED MATERIALS INC	3310 E 59TH ST	WHOLESALE		26	125	260	\$ 385
COMMUNITY GRACE BRETHREN CHURCH	5885 DOWNEY AVE	Non-Profit Church		0	125	0	\$ 125
AMVETS DEPT OF CA SRV FOUNDATION	3315 E SOUTH ST	Non-Profit Church		0	125	0	\$ 125
							\$ 5,838.80

Andy Street Improvement District
Property Assessment Roll

APN	OWNER	SITUS ADDRESS	Sq ft	Rate	Assessment
7121008005	STEIGERWALD,EILEEN D TR STEIGERW	3280 E 59TH ST	36000	0.015	\$ 540.00
7121008006	FINKLE,LOUIS J ET AL REUVEN,MICH	3300 E 59TH ST	36000	0.015	\$ 540.00
7121008007	FARRAH,EDWARD & SHIRLEY D TRS FA	3310 E 59TH ST	36000	0.015	\$ 540.00
7121008008	COMMUNITY GRACE BRETHREN CHURCH	5885 DOWNEY AVE	83200	Exempt	\$
7121009010	MATA,SILVERIO	3351 E ANDY ST	5828	na	\$ 3,600.00
7121009012	USHER,MARIO & GEE,IAN	3371 E ANDY ST	5880	na	\$ 3,600.00
7121009013	MATA,SILVERIO	3381 E ANDY ST	5880	na	\$ 3,600.00
7121009014	MASTER,AMIT	3391 E ANDY ST	5880	na	\$ 3,600.00
7121009015	NEVELS,RENI L & STACI L	3401 E ANDY ST	5880	na	\$ 3,600.00
7121009016	SOM,SINA V	3421 E ANDY ST	5880	na	\$ 3,600.00
7121009017	WORSHAM,FLOYD L	3441 E ANDY ST	5880	na	\$ 3,600.00
7121009018	AQUINO,LAMBERTO & ERLINDA TRS AQ	3461 E ANDY ST	5880	na	\$ 3,600.00
7121009019	WORSHAM,FLOYD L	3481 E ANDY ST	5880	na	\$ 3,600.00
7121009020	BROWN,DARRYL & ANGEL B	3491 E ANDY ST	5880	na	\$ 3,600.00
7121009021	MATA,SALVADOR & MARIA DE JESUS	3495 E ANDY ST	5680	na	\$ 3,600.00
7121009022	AKACHUKWU ANYAEGBULGU	3350 E ANDY ST	5826	na	\$ 3,600.00
7121009023	SKALI,J,WALLY J JR	3360 E ANDY ST	5880	na	\$ 3,600.00
7121009024	WANG,CHARLES	3370 E ANDY ST UNIT	5880	na	\$ 3,600.00
7121009025	EZIHE O. IRONDI	3380 E ANDY ST	5880	na	\$ 3,600.00
7121009026	SZETO,YUEN M	3390 E ANDY ST	5880	na	\$ 3,600.00
7121009027	SZETO,YUEN M	3400 E ANDY ST	5880	na	\$ 3,600.00
7121009028	TAING,THOMAS K & CHHOUR,MELISSA	3420 E ANDY ST	5880	na	\$ 3,600.00
7121009029	TAING,RANDY C & ELAINE L	3440 E ANDY ST	5880	na	\$ 3,600.00
7121009030	OJEDA,VICTOR M & OJEDA,MARTIN D	3460 E ANDY ST	5880	na	\$ 3,600.00
7121009031	THERIA MAE WASHINGTON-WOODS	3480 E ANDY ST	5880	na	\$ 3,600.00
7121009032	LARAINÉ & ELDER TURNER	3490 E ANDY ST	5880	na	\$ 3,600.00
7121009033	CRESCITELLI,LUIS & MATA,SALVADOR	3494 E ANDY ST	5880	na	\$ 3,600.00
7121009034	AMVETS DEPT OF CA SRV FOUNDATION	3494 E ANDY ST	5684	na	\$ 3,600.00
7121009035	SHOOK,MARK P	3315 E SOUTH ST	59240	0.015	\$ 888.60
7121009036	SHOOK,MARK R	3321 E SOUTH ST	57935	0.015	\$ 852.93
7121009037	UNITED EL SEGUNDO INC	3331 E SOUTH ST	2659	0.015	\$ 39.82
7121009038	D & S REAL ESTATE INVESTMENTS LL	3495 E SOUTH ST	20347	0.015	\$ 305.21
7121009042	PUBLIC STORAGE PROPERTIES VIII I	5815 DOWNEY AVE	15877	0.015	\$ 238.16
7121009900	REDEVELOPMENT AGENCY OF LONG BEA	3207 E SOUTH ST	205875	0.015	\$ 2,400.00
		3361 E ANDY ST	5880	0.015	\$ 88.20
		COUNT	34		\$ 89,249.07

**PETITION TO THE CITY OF LONG BEACH
TO RENEW THE ANDY STREET MULTI-FAMILY
IMPROVEMENT DISTRICT**

We petition you to initiate special assessment proceedings to renew a Multi-Family Improvement District in accordance with the Multi-Family Improvement District Law of 2004, Streets and Highways Code §36700 et seq., for the purpose of undertaking the management district plan as described in the attached summary of the Management District Plan attached hereto as Exhibit A.

Assessor Parcel Number(s)	Owner of Record	Site Address	Assessment
7121009045	LONG BEACH HOUSING DEVELOPMENT COMPANY	3361 ANDY ST	\$3,880.80
Total Assessment:			\$3,880.80

The undersigned is the property owner or the authorized representative of the property owner and is the person legally authorized and entitled to sign this petition.

OWNER NAME (PRINTED)

CO-OWNER NAME (PRINTED)

OWNER SIGNATURE DATE

CO-OWNER SIGNATURE DATE

Management District Plan Summary

Location: The AMID includes a 36-acre area of Long Beach along Andy Street. The District includes parcels and businesses bounded in the south by South Street, in the east by Downey Avenue, in the north by 59th Street, and in the west by Obispo Avenue. See the map on the next page for more detail.

Services: Clean and safe efforts including programs to increase safety, beautification, and related administration to benefit District property and business owners.

Budget: The AMID annual budget for the initial year of its ten-year operation is anticipated to be \$106,473.22. The budget may be subject to an annual assessment rate increase of up to four percent (4%) per year.

Cost: The District includes both parcels and businesses. The annual assessment rate for parcels is based on parcel square footage and parcel use. The annual assessment rate for businesses is based on business type and number of employees. Annual assessments rates for the initial year are:

Parcel Type	Annual Assessment Rate (Initial Year)
Parcels with Multi-Family Residential Uses	\$0.6600 per parcel square foot
Parcels with Commercial Uses	\$0.0162 per parcel square foot
Parcels with Storage Uses	\$0.0126 per parcel square foot
Parcels Owned/Utilized by Non-Profit Entities	Not Assessed

Business Type	Annual Assessment Rate (Initial Year)		
	1-5	6-10	10+
	Employees	Employees	Employees
Bar/Alcohol Restaurant	\$ 345.00	\$ 370.00	\$ 420.00
Financial / Insurance	\$ 250.00	\$ 270.00	\$ 320.00
Miscellaneous	\$ 160.00	\$ 175.00	\$ 195.00
Non-Profit	\$ 140.00	\$ 140.00	\$ 140.00
Professional	\$ 250.00	\$ 270.00	\$ 320.00
Retail	\$ 195.00	\$ 220.00	\$ 270.00
Restaurant	\$ 245.00	\$ 270.00	\$ 320.00
Service	\$ 160.00	\$ 185.00	\$ 220.00
Secondary License	\$ 95.00	\$ 100.00	\$ 105.00

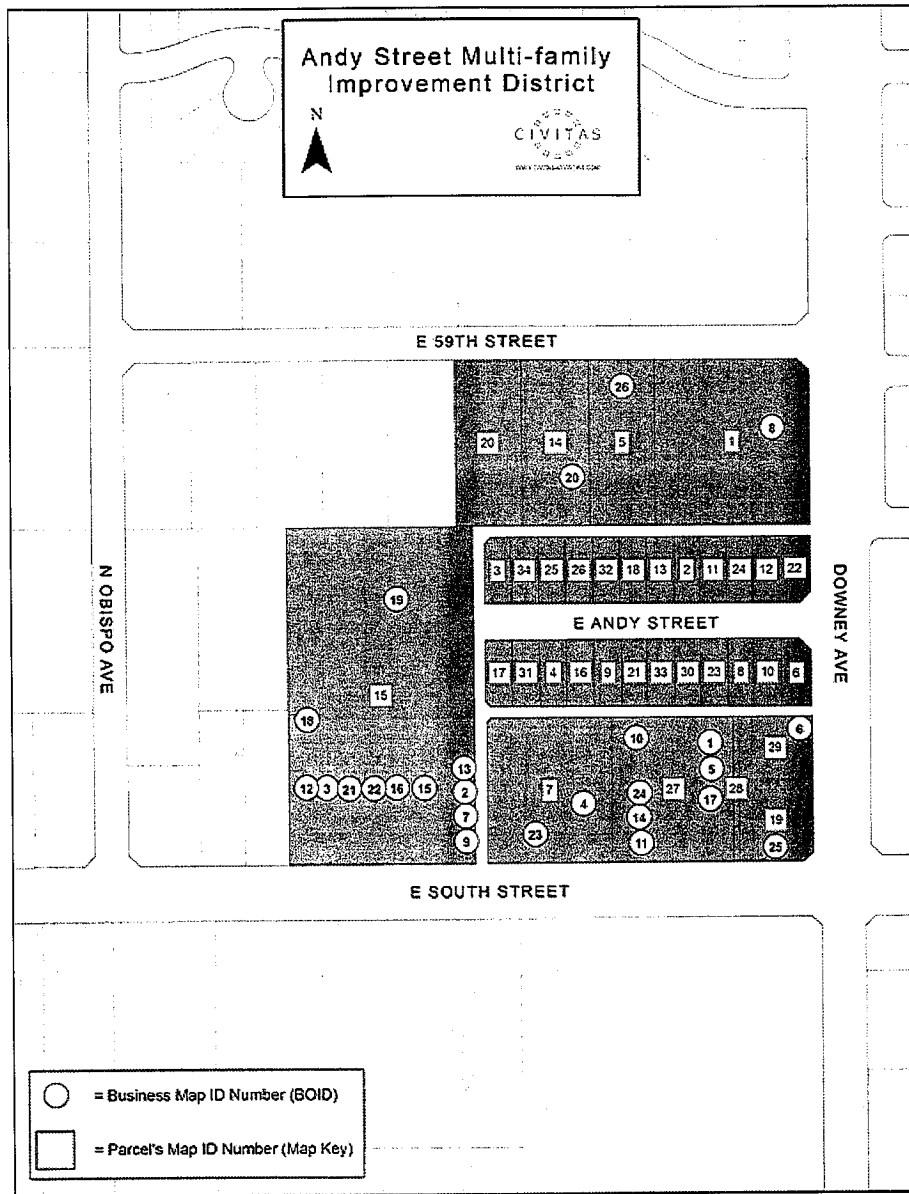
Assessment rates may be subject to an increase of no more than four percent (4%) per year. Bonds will not be issued as part of this AMID.

Duration: The renewed AMID will have a ten-year life, beginning January 1, 2013 and ending December 31, 2022. After ten years, the petition process, ballot process, and City Council hearing process must be repeated for the AMID to be re-established.

Governance: The District funds will continue to be managed, and programs implemented by, the Andy Street Community Association.

Management District Plan Summary

District Boundary Map



Business map ID numbers and Parcel Map ID numbers are available in the Management District Plan.

A complete copy of the Management District Plan will be furnished upon request. Requests for a copy of the Management District Plan should be made to:

Lorena Parker
Civitas Advisors Inc.
7700 College Town Drive, Suite 111
Sacramento, CA 95826
(800)999-7781