

PBID Renewal Frequently Asked Questions – March 2021

- **Why do we need a PBID?** This unique benefit assessment district will enable Playhouse Village property owners, businesses and residents, working as a unit, to continue to fund needed property and business-related improvement programs, services and projects above what can be provided by the City of Pasadena. Ongoing and proposed services and programs are outlined in the renewal brochure. Without the renewal of the PBID, none of these services would continue.
- **Are the assessments the same as taxes? Why do they show up on my property tax bill each year?** Funds collected through PBIDs are not taxes, but rather special assessments to benefit only those paying into the district. As a Playhouse Village property owner, you are simply agreeing to pool your assessment with nearly 500 other property owners solely for the benefit of the Playhouse Village. The assessment is collected as a line item on your property tax bill and 100% is spent in Playhouse Village. In contrast, taxes go into government agency general funds to be used throughout their jurisdictions as needed.
- **Why are there different benefit zones and what's the difference?** The two benefit zones within the PBID outline slightly different levels of services and benefits. Zone A includes those parcels generally along the Lake Avenue/Colorado Boulevard corridors, and Zone B includes all other parcels within the PBID boundary. By land use, density and experience, Zone A requires higher levels of service than Zone B, and thus higher assessment rates in order to maintain a clean, safe, competitive and high-quality business and residential environment.
- **Why do properties pay different assessment rates?** The PBID is supported by benefit assessments paid by commercial, residential and non-profit property owners. Assessments are based on the three factors: Street Frontage, Land Area, and Building Area. The assessment rate formula adds these three factors together to set each parcel's assessment. Full details and sample calculations are found in the full Management District Plan available on our website at playhousevillage.org/renew.
- **Why does the process require me to “vote” twice?** The PBID renewal is a two-step process. First, petitions signed by PBID property owners representing at least 50% of the total assessment to be levied must be secured. Second, property owners will be sent a ballot to formally vote on the PBID renewal. Returned ballots in support of the PBID renewal must outweigh those in opposition based on the amount of assessment to be levied. Sending back your signed petition in a timely manner ensures that the ballot phase can commence to keep the renewal on track for summer 2021.