

ATTACHMENT 1



**PLAYHOUSE VILLAGE  
PROPERTY & BUSINESS IMPROVEMENT DISTRICT  
RENEWAL**

**ASSESSMENT ENGINEER'S  
REPORT**

*Formed in 2001- Renewed in 2006, 2011 and 2016- Being Renewed for 6 Years Pursuant to California Streets and Highways Code Section 36600 et seq. - Property Business Improvement District Act of 1994, as amended*

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

**March 16, 2021**

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**ASSESSMENT ENGINEER’S REPORT**

To Whom It May Concern:

I hereby certify to the best of my professional knowledge and experience that each of the identified benefiting properties located within the proposed Playhouse Village Property & Business Improvement District ("PVPBID") being renewed for a six (6) year term will receive a special benefit over and above the benefits conferred on the public at large and that the amount of the proposed assessment is proportional to, and no greater than the benefits conferred on each respective property.

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



Edward V. Henning

RPE #26549 **March 16, 2021**

Date

*(NOT VALID WITHOUT SIGNATURE AND CERTIFICATION SEAL HERE)*

**Introduction**

This report serves as the “detailed engineer’s report” required by Section 4(b) of Article XIII D of the California Constitution (Proposition 218) to support the benefit property assessments to be levied within the proposed PVPBID in the City of Pasadena, California being renewed for a six (6) year term. The discussion and analysis contained within this Report constitutes the required “nexus” of rationale between assessment amounts levied and special benefits derived by real properties within the proposed renewed PVPBID.

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### **Background**

The PVPBID is a property-based benefit assessment type district being renewed for a six (6) year term pursuant to Section 36600 et seq. of the California Streets and Highways Code (as amended), also known as the Property and Business Improvement District Law of 1994 (the “Act”). Due to the benefit assessment nature of assessments levied within a property and business improvement district (“PBID”), district program costs are to be distributed amongst all identified benefiting properties based on the proportional amount of special program benefit each property is expected to derive from the assessments levied. Within the Act, frequent references are made to the concept of relative “benefit” received from PBID programs and activities versus amount of assessment paid. Only those properties expected to derive special benefits from PBID funded programs and activities may be assessed and only in an amount proportional to the relative special benefits expected to be received.

### **Supplemental Article XIID Section 4(b) California Constitution Proposition 218 Procedures and Requirements**

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

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

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

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

**General Setting**

The PVPBID is located in the center of historic “Downtown” Pasadena. The PVPBID encompasses properties bounded roughly by Walnut Street/Corson Street on the north, Mentor/Catalina Avenue on the east, Green Street/El Dorado Street on the south, and Los Robles Avenue on the west. This area is a bustling center of commerce, culture, livability and architecture. The PBID is generally surrounded by residential neighborhoods on the north and the south and other business districts on the west, east and south east. Based on information provided by the Los Angeles County Assessor’s Office, the City of Pasadena and field reviews, there are 568 assessed parcels within the renewed PBID. More specifically, the PVPBID boundaries are described as follows:

**District Boundary Description**

Beginning at the intersection of the centerlines of El Dorado Street and Los Robles Avenue; thence north along said centerline of Los Robles Avenue to the westerly prolongation of the north property line of the parcel located at the northeast corner of Los Robles Avenue and Walnut Street; thence easterly along the north property line of each parcel located on the north side of Walnut Street between Los Robles Avenue and Hudson Avenue to the centerline of Hudson Avenue; thence north along said centerline of Hudson Avenue to the centerline of Locust Street; thence east along said centerline of Locust Street to the southerly prolongation of the western property line of that parcel lying at the southwest corner of Lake Avenue and Corson Street; thence north along said western property line to the northern right of way line of Corson Street; thence east along said right of way line of Corson Street to the western right of way line of Lake Avenue; thence north along said western right of way line of Lake Avenue to the southern right of way line of Maple Street; thence east across Lake Avenue to the eastern right of way line of Lake Avenue; thence south along said eastern right of way line of Lake Avenue (including the Metro Station area on the Lake Avenue freeway overpass) to the northern right of way line of Corson Street; thence east along said northern right of way line of Corson Street to the centerline of Mentor Avenue; thence south along said centerline of Mentor Avenue to the centerline of Union Street; thence east along said centerline of Union Street to the centerline of Catalina Avenue; thence south along said centerline of Catalina Avenue to the centerline of Colorado Boulevard; thence west along said centerline of Colorado Boulevard to the centerline of Hudson Avenue; thence south along said centerline of Hudson Avenue to the easterly prolongation of the southern property line of APN 5734-025-029; thence west along said southern property line of APN 5734-025-029 to the eastern property line of APN 5734-025-003; thence north along said eastern property line of APN 5734-025-003 to the southern property line of APN 5734-025-027; thence west along said southern property line of APN 5734-025-027 to the centerline of Oak Knoll Street; thence north along said centerline of Oak Knoll Street to the southern property line of that parcel lying at the southwest corner of Green Street and Oak Knoll Avenue; thence westerly along the south property line of each parcel located on the south side of Green Street between Oak Knoll Avenue and Madison Avenue to the centerline of Madison Avenue; thence south along said centerline of Madison Avenue to the centerline of El Dorado Street; thence west along said centerline of El Dorado Street to the point of beginning.

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**Benefit Zones:** There are two benefit zones in the PVPBID.

**Zone A** is generally centered along Colorado Boulevard and Lake Avenue and represents the core of the PVPBID. PBID activity and pedestrian traffic is highest in this portion of the PBID, and thus these parcels require the highest level of programmed and response PBID services. As a result, Zone A parcels will receive a higher level of special benefit from PBID funded activities and improvements and will be assessed at a higher proportional rate than Zone B as described throughout this Report.

**Zone B** consists of the remaining parcels within the PVPBID boundaries. Zone B has less activity and pedestrian traffic than Zone A and requires lower levels of programmed and response service from the PBID. Zone B parcels will receive a lower level of special benefit from PBID funded activities and improvements and therefore are assessed at a lower rate than Zone A parcels as described throughout this Report.

### **PBID Boundary Rationale**

**Northern Boundary:** The northern boundary of the PVPBID was determined by zoning, and uses and the 210 Freeway where parcels located to the north of the northern PBID boundary (generally north of the parcels on the north side of Walnut Street and the area north of Corson/Maple Street and the 210 Freeway) are zoned and/or developed solely residential with residential land uses while those south of the northern boundary are zoned commercial. State of California Streets and Highways Code Section 36632(c) conclusively presumes that properties zoned solely residential do not benefit from the improvements and service funded through PBID assessments, cannot be assessed and, thus, these single use neighborhoods are not included in the PVPBID.

**Eastern Boundary:** The parcels located to the northeast of the PBID boundaries are residential zoning and land uses, and for the reason stated above, are not included within the PVPBID. The parcels due east of the PVPBID, primarily along Colorado Boulevard, do not share the same cultural and arts marketing needs as the parcels within the PVPBID boundaries and thus, are not included in the PVPBID.

**Southern Boundary:** The southern boundary of the PVPBID was determined by zoning and land uses where properties located to the south of the southern PBID boundary (generally south of the parcels along the south side of Green Street) are zoned and/or developed solely residential with residential land uses while those north of the southern boundary are zoned commercial. For the reason stated above, the single use residential neighborhoods are not included in the PVPBID. Parcels on the southeast of the PVPBID along the south side of Colorado Boulevard and both sides of Lake Avenue are included within the South Lake Avenue PBID. State Law precludes two PBIDs from overlapping and, thus these parcels are not included in the PVPBID.

**Western Boundary:** The area west of the western PVPBID boundary is all part of the business and government “Civic Center” of Pasadena. This area to the west does not share the same cultural and arts marketing needs as the parcels within the PVPBID boundaries and thus, are not included in the PVPBID.

The boundary of the proposed PVPBID and benefit zones are shown on the map of the proposed renewed PVPBID included as Appendix 2 at the end of this Plan.

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All identified parcels within the above-described boundaries shall be assessed to fund supplemental special benefit programs, services and improvements as outlined in this Plan and in the Assessment Engineer’s Report. All PBID funded services, programs and improvements provided within the above described boundaries shall confer special benefit to identified assessed parcels inside the PBID boundaries and none will be provided outside of the PBID. Each assessed parcel within the PVPBID will proportionately specially benefit from the PBID funded safety & maintenance, streetscapes & placemaking, promotions & marketing and economic advocacy & administration as described in more detail under “Work Plan”, beginning on page 14 of this Report. These services, programs and improvements are intended to improve commerce, employment, rents and commercial/residential occupancy rates and investment return of parcels and businesses within the PVPBID by reducing crime, litter and debris and professionally marketing goods and services available within the PBID, all considered necessary in a competitive properly managed business district. All PBID funded services programs and improvements are considered supplemental, above normal base level services provided by the City of Pasadena and are only provided for the special benefit of assessed parcels within the boundaries of the PVPBID.

A list of all parcels included in the proposed PVPBID is shown as Appendix 1, attached to this Report with their respective Los Angeles County assessor parcel number. The boundary of the proposed PVPBID and parcels within it are shown on the map of the District attached as Appendix 2 to this Report.

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

### **QUANTITATIVE BENEFIT ANALYSIS**

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

The property uses within the boundaries of the PBID that will receive special benefits from PBID funded programs and services are currently a mix of commercial, non-profit and residential. No parcels within the PVPBID are zoned solely residential. Services, programs and improvements provided and funded by the PBID are primarily designed to provide special benefits as described below to identified assessed parcels and the array of land uses within the boundaries of the PVPBID.

The proposed PBID programs, improvements and services and Year 1 – 2022 budget allocation are as follows:

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**Year 1 – 2022 District Special Benefit Cost Allocations (Assessment Revenue Only)**

BENEFIT ZONE	SAFETY & MAINTENANCE	STREETSCAPES & PLACEMAKING	PROMOTIONS & MARKETING	ECONOMIC ADVOCACY & ADMINISTRATION	TOTAL
%	53%	7%	15%	25%	100%
A	\$448,752	\$58,121	\$124,034	\$214,585	\$845,492
B	\$153,241	\$19,847	\$42,356	\$73,277	\$288,721
TOTAL	\$601,993	\$77,968	\$166,390	\$287,862	\$1,134,213

Assessed commercial parcels as well as commercial portions of mixed-use parcels are conferred proportionate special benefits from all PBID funded programs, services and improvements which are intended to attract more customers, users, visitors, employees, tenants and investors. For these parcels, PBID programs, services and improvements are designed to increase business volumes, sales transactions, commercial occupancies, commercial rental income and return on investments. These programs, services and improvements are designed to improve commerce, security and aesthetic appeal for patrons, visitors and employees of these parcels within the PVPBID by reducing crime, litter and debris and professionally marketing the array of goods and services available within the PVPBID, all considered necessary in a competitive properly managed business district.

For non-profit owned and occupied parcels and facilities within the PVPBID, it is the opinion of this Assessment Engineer that each of these parcels specially benefit, but differently than commercial type parcels, from PVPBID funded programs and services from cleaner and safer facilities for their employees, students, visitors, vendors and other users of these non-profit locations and facilities.

For residential parcels and residential portions of mixed use parcels within the PVPBID (all located on commercial zoned parcels), it is the opinion of this Assessment Engineer that each of these parcels and uses specially benefit, but differently than commercial type parcels, from PVPBID funded programs and services from the clean and safe and district identity and special project programs designed to improve the cleanliness, security, marketability and livability of these parcels and residential units on them. The proportionate special benefits conferred on all residential parcels and units shall be considered in proportion to those conferred on commercial parcels within the PVPBID. For these parcels, PBID programs, services and improvements are designed to increase residential rental occupancies, rental income and return on investments. These programs, services and improvements are designed to improve security and aesthetic appeal for tenants, visitors and landlords of these parcels within the PVPBID by reducing crime, litter and debris and professionally marketing the availability of residential rental units within the PVPBID and the nearby array of goods, services and activities, all considered necessary in a competitive properly managed contemporary mixed-use business district.

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

In the case of the PVPBID, the very nature of the purpose of this PVPBID is to fund supplemental

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programs, services and improvements to assessed parcels within the PBID boundaries above and beyond what is being currently funded either via normal tax supported methods or other funding sources. All benefits derived from the assessments to be levied on assessed parcels within the PBID are for services, programs and improvements directly and specially benefiting each individual assessed parcel within the PBID. No PBID funded services, activities or programs will be provided outside of the PBID boundaries.

While every attempt is made to provide PBID services and programs to confer special benefits only to those identified assessed parcels within the PBID, the California State Constitution was amended via Proposition 218 to stipulate that general benefits exist, either by design or unintentional, in all assessment districts and that a portion of the program costs must be considered attributable to general benefits and assigned a value. General benefits cannot be funded by assessment revenues. General benefits might be conferred on parcels within the PVPBID, or “spillover” onto parcels surrounding the PVPBID, or to the public at large who might be passing through the PVPBID with no intention of transacting business within the PVPBID or interest in the PVPBID itself.

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

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

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

### General Benefit – Assessed Parcels within the PVPBID

PBID funded programs are narrowly designed and carefully implemented to specially benefit the assessed PVPBID parcels and are only provided for the special benefit to each and every assessed parcel within the PVPBID. It is the opinion of this Engineer, based on over 30 years of professional assessment engineering experience, that nearly 100% of benefits conferred on assessed parcels within the PVPBID are distinct and special but in the case of the PVPBID, it is projected that there are 0.25% general benefits conferred on these assessed parcels with the exception of the Union/El Molino Park and Metro Station as discussed in more detail later in this section. This high ratio of special benefits to general benefits is because the PVPBID funded programs and services are specially geared to the unique needs of each assessed parcel within the PVPBID and are directed specially only to these assessed parcels within the PVPBID. This concept is further reinforced by the proportionality of special benefits conferred on each assessed parcel within the PVPBID as determined by the special benefit assessment formula as it is applied to the unique and varying property characteristics of each assessed parcel. The computed 0.25% general benefit value on assessed parcels within the PVPBID equates to \$2,836 or (.25% x \$1,134,213).



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### General Benefits – Outside Parcels

While District programs and services will not be provided directly to parcels outside the PVPBID boundaries, it is reasonable to conclude that PVPBID services may confer an indirect general benefit on parcels adjacent to the PVPBID boundaries. An inventory of the PVPBID boundaries finds that the District is immediately surrounded by 90 parcels. Of these 90 parcels, 28 are commercial zoned parcels with commercial uses located on the perimeter of the PVPBID. Of these 28 parcels, 6 are located within another existing PBID, the South Lake Avenue (SLA) PBID. In addition, there are 62 residentially zoned parcels with residential uses located on the perimeter of the PVPBID.

The 90 parcels directly outside the PVPBID boundaries, including the 6 commercial parcels located within another PBID, can reasonably be assumed to receive some indirect general benefit as a result of PVPBID funded programs, services and improvements. Based on over 30 years of assessment engineering experience, it is the opinion of this Engineer that a benefit factor of 1.0 be attributed to the 568 assessed parcels within the PVPBID, a benefit factor of 0.50 be attributed to general benefits conferred on the 22 non-PBID commercial parcels and uses located adjacent to or across the street from assessed parcels within the PVPBID, a benefit factor of 0.10 be attributed to general benefits conferred on the 62 non-PBID residential parcels and uses located adjacent to or across the street from assessed parcels within the PVPBID and, a benefit factor of 0.16 be attributed to general benefits conferred on the 6 commercial parcels and uses located across the street from assessed parcels within the PVPBID and located in another existing PBID outside of the PVPBID. The cumulative dollar value of this general benefit type equates to \$36,260 (\$21,963+\$1,917+\$12,380) as delineated in the following Table:

Parcel Type	Quantity	Benefit Factor	Benefit Units	Benefit Percent	Benefit Value
Parcels within PVPBID	568	1.000	568.00	96.9019%	\$1,134,213
Commercial parcels outside of PVPBID	22	0.500	11.00	1.8766%	\$21,963
Commercial parcels in SLA PBID	6	0.160	0.96	0.1638%	\$1,917
Residential use parcels outside of PVPBID	62	0.100	<u>6.20</u>	<u>1.0577%</u>	<u>\$12,380</u>
TOTAL			586.16	100.00%	\$1,170,476

### General Benefit - Public At Large

While the PVPBID funded programs are narrowly designed and carefully implemented to specially benefit the assessed PVPBID parcels and are only provided for the special benefit to each and every assessed parcel within the PVPBID, these PBID funded programs also provide general benefits to the public at large within the PVPBID. The discussion and rationale for quantifying general benefits on the public at large will be divided into two parts: 1) The proposed clean and safe services for the new Union/El Molino Park and the Lake Avenue Metro Station area; and 2) All other PVPBID funded services throughout the District.

### Union/El Molino Park

The new park represents a unique urban recreation element for the mixed-use neighborhoods surrounding it within the PVPBID. It also represents a new challenge to the clean and safe needs and current standards of the surrounding PBID area. PVA support of the new park has insisted on supplemental clean and safe service levels that exceed the normal base levels provided in other City owned and managed parks. In the opinion of this Assessment Engineer, the clean and safe services exclusively for the new park do indeed provide special benefits to PVPBID parcels but to a lower level than other PBID funded services that

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concentrate on sidewalk areas directly adjacent to specially benefitting parcels. Special benefits from the park will be conferred mainly on PVPBID area residents, workers and visitors. Assessment formula adjustments are being made to fund the special benefit portion of the supplemental clean and safe programs for the park.

However, since City parks normally draw their visitors and users from a more regional basis, it is the opinion of this Assessment Engineer that the Union/El Molino Park would also benefit users from outside the PVPBID at a projected general benefit level of 40% or \$43,200 as shown in the Table below. This represents the general benefit cost of these focused services that cannot, by State Law, be funded from property assessments.

	A	B	C	E
Program Element	Dollar Allocation	General Benefit Percent	General Benefit Factor	General Benefit Value (A x C)
PARK	\$108,000	40%	0.4	\$43,200

Lake Avenue Metro Station Area

It is proposed that the PVPBID boundary will be extended north along both sides of Lake Avenue from its current terminus at Locust Street, across the 210 Freeway, to the south side of Maple Street (freeway north frontage road). The reasons for this expansion are to add the two office buildings at Lake Avenue and Corson Street as well as the street level Lake Avenue Metro Station area to the PVPBID. This area is the primary north entry to the PVPBID from areas north of the 210 Freeway, the 210 Freeway itself and the regional Metro L (formerly Gold) Line trains from points east and west/south of this Metro Station. This area suffers from a lack of adequate safety and maintenance service levels, especially directly adjacent to the Metro Station. Further, the area at Maple Street and Lake Avenue represents one of the highest numbers of incident calls to the Pasadena Police Department.

It is proposed that the PVPBID provide supplemental clean and safe services to this expansion area. In the opinion of this Assessment Engineer, the safety and maintenance services for the Lake Avenue expansion area do indeed provide special benefits to PVPBID parcels. Costs for services adjacent to the office buildings at Corson and Lake will be borne exclusively by these commercial parcels. Costs for services along Lake Avenue between Corson and Maple adjacent to the Metro Station area will be borne by the PVPBID parcels but to a lower level than other PBID funded services that concentrate on sidewalk areas directly adjacent to specially benefitting parcels. Special benefits for the Metro Station area will be conferred mainly on PVPBID area residents, workers and visitors who use the Metro L Line. Assessment formula adjustments will fund the special benefit portion of the supplemental clean and safe programs for the Lake Avenue Metro Station area.

However, since the Metro Station draws its users from a more regional basis, it is the opinion of this Assessment Engineer that the Lake Avenue Metro Station area would significantly benefit users from outside the PVPBID at a projected general benefit level of 50% or \$55,000 as shown in the Table below. This represents the general benefit cost of these focused services that cannot, by State Law, be funded from property assessments.

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	A	B	C	E
Program Element	Dollar Allocation	General Benefit Percent	General Benefit Factor	General Benefit Value
METRO	\$110,000	50%	0.5	\$55,000

For all other PVPBID funded activities, assessment Engineering experience in California has found that generally over 95% of people moving about within PBID boundaries are engaged in business related to assessed parcels and businesses contained on them within a PBID, while the public at large “just passing through” is typically 5% or less. It is noted that the PVPBID has a higher number of persons passing through the PVPBID than many others in that the PVPBID is bisected by 4 major public bus corridors with interconnects and transfers to the regional Metro L Line train.

Based on experience curves and the nature of the proposed PVPBID funded programs and over 30 years of assessment engineering experience, it is the opinion of this Engineer that districtwide general benefit factors for each of the PVPBID funded special benefit program element costs that most likely provide a general benefit to the public at large are as shown in the Table below. These factors are applied to each program element costs in order to compute the dollar and percent value of districtwide general benefits to the public at large. It is noted that the net costs of safety and maintenance services for both the Union/El Molino Park and the Lake Avenue Metro Station area as delineated above are included in the safety and maintenance line item in the Table below. The total dollar value of this general benefit type, public at large, equates to \$20,504 as delineated in the following Table:

	A	B	C	E
Program Element	Dollar Allocation	General Benefit Percent	General Benefit Factor	General Benefit Value (A x C)
SAFETY & MAINTENANCE	\$601,993	3.00%	0.03	\$18,060
STREETSCAPES & PLACEMAKING	\$77,968	1.00%	0.01	\$780
PROMOTIONS & MARKETING	\$166,390	1.00%	0.01	\$1,664
ECONOMIC ADVOCACY & ADMINISTRATION	<u>\$287,862</u>	1.00%	0.01	<u>\$2,879</u>
TOTAL	\$1,134,213			\$20,504

Composite General Benefit

Based on the general benefit values delineated in the three sections above (excluding the Union/El Molino Park and Lake Avenue Metro Station area), the total value of districtwide general benefits conferred on assessed parcels within the PVPBID, on parcels outside the PVPBID, and on the public at large, equates to \$59,600 (\$2,836 + \$36,260 + \$20,504) or 4.9924%. For the purposes of this analysis, the districtwide general benefit factor of 4.9924% will be rounded up to 5%. This leaves a value of 95% assigned to special benefit related costs. The districtwide general benefit value of \$59,600 when added to the special benefit value of \$1,134,213 (Year 1 – 2022 assessments) equates to a total Year 1 – 2022 program cost of \$1,193,813. Remaining costs that are attributed to districtwide general benefits, will need to be derived from other non-assessment sources.

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It is the opinion of this Assessment Engineer that the Union/El Molino Park would significantly benefit users from outside the PVPBID at a projected general benefit level of 40% or \$43,200. This represents the general benefit cost of these focused services that cannot, by State Law, be funded from property assessments. Remaining costs that are attributed to general benefits, will need to be derived from other non-assessment sources.

It is the opinion of this Assessment Engineer that the Lake Avenue Metro Station area would significantly benefit users from outside the PVPBID at a projected general benefit level of 50% or \$55,000. This represents the general benefit cost of these focused services that cannot, by State Law, be funded from property assessments. Remaining costs that are attributed to general benefits, will need to be derived from other non-assessment sources.

The program special benefit related cost allocations of the PVPBID assessment revenues for Year 1 (2022) are shown in the Table on page 18 of this Report. The projected program special benefit related cost allocations of the PVPBID assessment revenues for the 6-year PVPBID term, assuming a 6% maximum annual assessment rate increase, are shown in the Table on page 19 of this Report.

A breakdown of projected special and districtwide general benefits for each year of the 6-year renewal term, assuming a 6% maximum annual assessment rate increase is shown in the following Table:

**6-Year Special + Districtwide General Benefits**  
(Assumes 6% max rate increase per year)

YR	ZONE	PROGRAM CATEGORY	SPECIAL BENEFITS	DISTRICTWIDE GENERAL BENEFITS	TOTAL BENEFITS	% OF TOTAL
YR 1 - 2022	A	SAFETY & MAINTENANCE	\$448,752	\$23,580	\$472,332	53.0758%
		STREETSCAPES & PLACEMAKING	\$58,121	\$3,054	\$61,175	6.8742%
		PROMOTIONS & MARKETING	\$124,034	\$6,518	\$130,552	14.6701%
		ECONOMIC ADVOCACY & ADMINISTRATION	\$214,585	\$11,276	\$225,861	25.3799%
		SUBTOTAL	\$845,492	\$44,428	\$889,920	100.0000%
	B	SAFETY & MAINTENANCE	\$153,241	\$8,052	\$161,293	53.0758%
		STREETSCAPES & PLACEMAKING	\$19,847	\$1,043	\$20,890	6.8742%
		PROMOTIONS & MARKETING	\$42,356	\$2,226	\$44,582	14.6701%
		ECONOMIC ADVOCACY & ADMINISTRATION	\$73,277	\$3,851	\$77,128	25.3799%
		SUBTOTAL	\$288,721	\$15,172	\$303,893	100.0000%
	A&B	SAFETY & MAINTENANCE	\$601,993	\$31,634	\$633,627	53.0758%
		STREETSCAPES & PLACEMAKING	\$77,968	\$4,097	\$82,065	6.8742%
		PROMOTIONS & MARKETING	\$166,390	\$8,744	\$175,134	14.6701%
		ECONOMIC ADVOCACY & ADMINISTRATION	\$287,862	\$15,127	\$302,989	25.3799%
		<b>TOTAL YEAR 1 - 2022</b>	<b>\$1,134,213</b>	<b>\$59,600</b>	<b>\$1,193,813</b>	<b>100.0000%</b>
YR	ZONE	PROGRAM CATEGORY	SPECIAL BENEFITS	DISTRICTWIDE GENERAL BENEFITS	TOTAL BENEFITS	% OF TOTAL
YR 2 - 2023	A	SAFETY & MAINTENANCE	\$475,677	\$24,996	\$500,673	53.0758%
		STREETSCAPES & PLACEMAKING	\$61,608	\$3,237	\$64,845	6.8742%
		PROMOTIONS & MARKETING	\$131,476	\$6,909	\$138,385	14.6701%

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		ECONOMIC ADVOCACY & ADMINISTRATION	\$227,460	\$11,953	\$239,413	25.3799%
		SUBTOTAL	\$896,221	\$47,095	\$943,316	100.0000%
	B	SAFETY & MAINTENANCE	\$162,435	\$8,536	\$170,971	53.0758%
		STREETSCAPES & PLACEMAKING	\$21,038	\$1,106	\$22,144	6.8742%
		PROMOTIONS & MARKETING	\$44,897	\$2,360	\$47,257	14.6701%
		ECONOMIC ADVOCACY & ADMINISTRATION	\$77,674	\$4,082	\$81,756	25.3799%
		SUBTOTAL	\$306,044	\$16,084	\$322,128	100.0000%
	A&B	SAFETY & MAINTENANCE	\$638,112	\$33,532	\$671,644	53.0758%
		STREETSCAPES & PLACEMAKING	\$82,646	\$4,343	\$86,989	6.8742%
		PROMOTIONS & MARKETING	\$176,373	\$9,269	\$185,642	14.6701%
		ECONOMIC ADVOCACY & ADMINISTRATION	\$305,134	\$16,035	\$321,169	25.3799%
		<b>TOTAL YEAR 2 - 2023</b>	<b>\$1,202,265</b>	<b>\$63,179</b>	<b>\$1,265,444</b>	<b>100.0000%</b>
<b>YR</b>	<b>ZONE</b>	<b>PROGRAM CATEGORY</b>	<b>SPECIAL BENEFITS</b>	<b>DISTRICTWIDE GENERAL BENEFITS</b>	<b>TOTAL BENEFITS</b>	<b>% OF TOTAL</b>
YR 3 - 2024	A	SAFETY & MAINTENANCE	\$504,218	\$26,496	\$530,714	53.0758%
		STREETSCAPES & PLACEMAKING	\$65,304	\$3,431	\$68,735	6.8742%
		PROMOTIONS & MARKETING	\$139,365	\$7,324	\$146,689	14.6701%
		ECONOMIC ADVOCACY & ADMINISTRATION	\$241,108	\$12,670	\$253,778	25.3799%
		SUBTOTAL	\$949,995	\$49,921	\$999,916	100.0000%
	B	SAFETY & MAINTENANCE	\$172,181	\$9,048	\$181,229	53.0758%
		STREETSCAPES & PLACEMAKING	\$22,300	\$1,172	\$23,472	6.8742%
		PROMOTIONS & MARKETING	\$47,591	\$2,502	\$50,093	14.6701%
		ECONOMIC ADVOCACY & ADMINISTRATION	\$82,334	\$4,327	\$86,661	25.3799%
		SUBTOTAL	\$324,406	\$17,049	\$341,455	100.0000%
	A&B	SAFETY & MAINTENANCE	\$676,399	\$35,544	\$711,943	53.0758%
		STREETSCAPES & PLACEMAKING	\$87,604	\$4,603	\$92,207	6.8742%
		PROMOTIONS & MARKETING	\$186,956	\$9,826	\$196,782	14.6701%
		ECONOMIC ADVOCACY & ADMINISTRATION	\$323,442	\$16,997	\$340,439	25.3799%
		<b>TOTAL YEAR 3 - 2024</b>	<b>\$1,274,401</b>	<b>\$66,970</b>	<b>\$1,341,371</b>	<b>100.0000%</b>
<b>YR</b>	<b>ZONE</b>	<b>PROGRAM CATEGORY</b>	<b>SPECIAL BENEFITS</b>	<b>DISTRICTWIDE GENERAL BENEFITS</b>	<b>TOTAL BENEFITS</b>	<b>% OF TOTAL</b>
YR 4 - 2025	A	SAFETY & MAINTENANCE	\$534,471	\$28,086	\$562,557	53.0758%
		STREETSCAPES & PLACEMAKING	\$69,222	\$3,637	\$72,859	6.8742%
		PROMOTIONS & MARKETING	\$147,727	\$7,763	\$155,490	14.6701%
		ECONOMIC ADVOCACY & ADMINISTRATION	\$255,574	\$13,430	\$269,004	25.3799%
		SUBTOTAL	\$1,006,994	\$52,916	\$1,059,910	100.0000%
	B	SAFETY & MAINTENANCE	\$182,512	\$9,591	\$192,103	53.0758%
		STREETSCAPES & PLACEMAKING	\$23,638	\$1,242	\$24,880	6.8742%
		PROMOTIONS & MARKETING	\$50,446	\$2,652	\$53,098	14.6701%
		ECONOMIC ADVOCACY & ADMINISTRATION	\$87,274	\$4,587	\$91,861	25.3799%
		SUBTOTAL	\$343,870	\$18,072	\$361,942	100.0000%
	A&B	SAFETY & MAINTENANCE	\$716,983	\$37,677	\$754,660	53.0758%
		STREETSCAPES & PLACEMAKING	\$92,860	\$4,879	\$97,739	6.8742%

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		PROMOTIONS & MARKETING	\$198,173	\$10,415	\$208,588	14.6701%
		ECONOMIC ADVOCACY & ADMINISTRATION	\$342,848	\$18,017	\$360,865	25.3799%
		<b>TOTAL YEAR 4 - 2025</b>	<b>\$1,350,864</b>	<b>\$70,988</b>	<b>\$1,421,852</b>	<b>100.0000%</b>
<b>YR</b>	<b>ZONE</b>	<b>PROGRAM CATEGORY</b>	<b>SPECIAL BENEFITS</b>	<b>DISTRICTWIDE GENERAL BENEFITS</b>	<b>TOTAL BENEFITS</b>	<b>% OF TOTAL</b>
YR 5 - 2026	A	SAFETY & MAINTENANCE	\$566,539	\$29,771	\$596,310	53.0758%
		STREETSCAPES & PLACEMAKING	\$73,375	\$3,855	\$77,230	6.8742%
		PROMOTIONS & MARKETING	\$156,591	\$8,229	\$164,820	14.6701%
		ECONOMIC ADVOCACY & ADMINISTRATION	\$270,908	\$14,236	\$285,144	25.3799%
		SUBTOTAL	\$1,067,413	\$56,091	\$1,123,504	100.0000%
	B	SAFETY & MAINTENANCE	\$193,463	\$10,166	\$203,629	53.0758%
		STREETSCAPES & PLACEMAKING	\$25,056	\$1,317	\$26,373	6.8742%
		PROMOTIONS & MARKETING	\$53,473	\$2,811	\$56,284	14.6701%
		ECONOMIC ADVOCACY & ADMINISTRATION	\$92,510	\$4,862	\$97,372	25.3799%
		SUBTOTAL	\$364,502	\$19,156	\$383,658	100.0000%
	A&B	SAFETY & MAINTENANCE	\$760,002	\$39,937	\$799,939	53.0758%
		STREETSCAPES & PLACEMAKING	\$98,431	\$5,172	\$103,603	6.8742%
		PROMOTIONS & MARKETING	\$210,064	\$11,040	\$221,104	14.6701%
		ECONOMIC ADVOCACY & ADMINISTRATION	\$363,418	\$19,098	\$382,516	25.3799%
		<b>TOTAL YEAR 5 - 2026</b>	<b>\$1,431,915</b>	<b>\$75,247</b>	<b>\$1,507,162</b>	<b>100.0000%</b>
<b>YR</b>	<b>ZONE</b>	<b>PROGRAM CATEGORY</b>	<b>SPECIAL BENEFITS</b>	<b>DISTRICTWIDE GENERAL BENEFITS</b>	<b>TOTAL BENEFITS</b>	<b>% OF TOTAL</b>
YR 6 - 2027	A	SAFETY & MAINTENANCE	\$600,531	\$31,557	\$632,088	53.0758%
		STREETSCAPES & PLACEMAKING	\$77,778	\$4,086	\$81,864	6.8742%
		PROMOTIONS & MARKETING	\$165,986	\$8,723	\$174,709	14.6701%
		ECONOMIC ADVOCACY & ADMINISTRATION	\$287,162	\$15,090	\$302,252	25.3799%
		SUBTOTAL	\$1,131,457	\$59,456	\$1,190,913	100.0000%
	B	SAFETY & MAINTENANCE	\$205,071	\$10,776	\$215,847	53.0758%
		STREETSCAPES & PLACEMAKING	\$26,559	\$1,396	\$27,955	6.8742%
		PROMOTIONS & MARKETING	\$56,681	\$2,980	\$59,661	14.6701%
		ECONOMIC ADVOCACY & ADMINISTRATION	\$98,061	\$5,154	\$103,215	25.3799%
		SUBTOTAL	\$386,372	\$20,306	\$406,678	100.0000%
	A&B	SAFETY & MAINTENANCE	\$805,602	\$42,333	\$847,935	53.0758%
		STREETSCAPES & PLACEMAKING	\$104,337	\$5,482	\$109,819	6.8742%
		PROMOTIONS & MARKETING	\$222,667	\$11,703	\$234,370	14.6701%
		ECONOMIC ADVOCACY & ADMINISTRATION	\$385,223	\$20,244	\$405,467	25.3799%
		<b>TOTAL YEAR 6 - 2027</b>	<b>\$1,517,829</b>	<b>\$79,762</b>	<b>\$1,597,591</b>	<b>100.0000%</b>

## **PVPBID WORK PLAN**

### **Overview**

The Programs and activities to be funded by the PVPBID include safety & maintenance, streetscapes & placemaking, promotions & marketing and economic advocacy & administration. The property uses within the boundaries of the PVPBID that will receive special benefits from PVPBID funded programs, services and improvements are currently a unique mix of commercial, non-profit and residential. Services, programs and improvements provided and funded by the PVPBID are primarily designed to provide special benefits as described below to identified assessed parcels within the boundaries of the PVPBID. The varying programmed service levels in each benefit zone are delineated within each work plan element description.

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

The very nature of the purpose of the PVPBID is to fund supplemental programs, services and improvements to assessed parcels within the PVPBID boundaries above and beyond the base line services provided by the City of Pasadena. The City of Pasadena does not provide these supplemental programs and services. All benefits derived from the assessments to be levied on assessed parcels within the PVPBID are for services, programs and improvements directly benefiting each individual assessed parcel within the PVPBID. No PVPBID funded services, activities or programs will be provided outside of the PVPBID boundaries.

The program special benefit cost allocations of the PVPBID assessment revenues for Year 1 (2022) are shown in the Table on page 18 of this Report. The projected program special benefit cost allocations of the PVPBID assessment revenues for the 6-year PVPBID term, assuming a 6% maximum annual assessment rate increase, are shown in the Table on page 19 of this Report.

### **WORK PLAN DETAILS**

The services to be provided by the PVPBID (i.e. safety & maintenance, streetscapes & placemaking, promotions & marketing and economic advocacy & administration) are all designed to contribute to the cohesive commercial, residential and cultural arts fabric to ensure economic success and vitality of the PVPBID. The assessed parcels in the PVPBID will specially benefit from the PVPBID programs in the form of increasing commerce and improving economic success and vitality through meeting the PVPBID Goals: to improve security, cleanliness, beautification, landscaping, livability and to attract and retain businesses and services, generate more pedestrian and visitor traffic and to increase commerce and improve the economic viability of each individual assessed parcel.

Assessed commercial parcels as well as commercial portions of mixed-use parcels are conferred proportionate special benefits from all PBID funded programs, services and improvements which are intended to attract more customers, users, visitors, employees, tenants and investors. For these parcels, PBID programs, services and improvements are designed to increase business volumes, sales transactions, commercial occupancies, commercial rental income and return on investments. These programs, services

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and improvements are designed to improve commerce, security and aesthetic appeal for patrons, visitors and employees of these parcels within the PVPBID by reducing crime, litter and debris and professionally marketing the array of goods and services available within the PBID, all considered necessary in a competitive properly managed business district.

For non-profit owned and occupied parcels and facilities within the PBID, each of these parcels specially benefit, but differently than commercial type parcels, from PBID funded programs and services, especially clean and safe to improve the cleanliness, security, and aesthetic appeal for their employees, students, patrons, visitors, vendors and other users of these non-profit locations and facilities; and special project programs designed to promote cultural activities and partnerships in support of district identity.

For residential parcels and residential portions of mixed-use parcels within the PBID (all located on commercial zoned parcels), each of these parcels and uses specially benefit, but differently than commercial type parcels, from PBID funded programs and services from the clean and safe and district identity and special project programs designed to improve the cleanliness, security, marketability and livability of these parcels and residential units on them. The special benefits conferred on all residential parcels and units is proportionate to those conferred on commercial parcels within the PVPBID. For these parcels, PBID programs, services and improvements are designed to increase residential rental occupancies, rental income and return on investments. These programs, services and improvements are designed to improve security and aesthetic appeal for tenants, visitors and landlords of these parcels within the PVPBID by reducing crime, litter and debris and professionally marketing the availability of residential rental units within the PBID and the nearby array of goods, services and activities, all considered necessary in a competitive properly managed contemporary mixed-use business district.

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

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

<b><u>Safety &amp; Maintenance</u></b>	\$601,993	53.1%
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The safety portion of this component includes deploying safety ambassadors throughout the PVPBID with an enhanced patrols for Zone A. Safety ambassadors patrol day/night/weekends for graffiti, crime, code violations, suspicious and unauthorized activities; respond to questions and requests for safety services from business and property owners, residents and employees; provide directions and hospitality services; hand out business directories, maps, and promotional material; and assist PVA with dissemination of newsletters, alerts, and promotions.

The safety component is designed to specially benefit each identified and assessed parcel and land use within the PVPBID. This element is designed to enhance the experience and desirability of each parcel as a safe place to work, live, transact business, shop and dine.



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The maintenance portion of this category includes regular maintenance of areas adjacent to each assessed parcel and regular maintenance of added physical amenities for the special benefit of each identified and assessed parcel and land use (e.g. general commercial, non-profit and residential) within the PVPBID. Maintenance includes power washing of sidewalks/bus stop areas/trash bins, trash, debris and litter pickup and removal of posters, signs and stickers on street furniture and poles. Maintenance levels will be the highest level in Zone A and about 20% less in Zone B. This element also includes related management costs.

This maintenance portion of this component is designed to specially benefit and improve the aesthetic appeal of each identified and assessed parcel within the PVPBID and attract more commercial customers and clients, employees, tenants and investors which potentially would increase business volumes, sales transactions, commercial occupancies, commercial rental income and return on investments.

It is noted that PVPBID services will also include supplemental safety and maintenance for the Lake Avenue Metro Station area the new Union/El Molino Park. Enhanced services for the Metro station area (above the nominal maintenance provided by Metro’s contract service) would include pressure washing of public street and sidewalk areas, including the station portals at sidewalk level; litter removal including abandoned/discarded belongings within the frontage zones and freeway entrance ramps; transient/panhandler engagement; and wayfinding/hospitality services for Metro riders.

Safety and maintenance services will only be provided for identified and assessed parcels and their businesses and residential located within the PVPBID boundaries. This component also includes related management costs.

<b><u>Streetscapes &amp; Placemaking</u></b>	\$77,968	6.9%
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The streetscapes & placemaking component is designed to specially benefit each identified and assessed parcel within the PVPBID by improving the appearance and amenities in the public realm to benefit assessed parcels in the PVPBID as an attractive and inviting place to work, live, visit, attend class, recreate, transact business, shop and dine. The streetscapes & placemaking component is designed to attract more commercial customers and clients, more residents, more visitors, employees, tenants and investors which are intended to increase business volumes, sales transactions, commercial and residential occupancies and commercial and residential rental income.

PVPBID funded streetscapes & placemaking will include: amenity improvements such as benches, trash receptacles, and street banners; seasonal décor, outdoor dining and landscaping; public art such as murals and crosswalk enhancements; and other improvements to streets consistent with the adopted streetscape plans as approved by the Owners’ Association.

This component also includes safety and maintenance services to the new Union/El Molino Park. For the new park, the PVPBID would provide supplemental safety and maintenance services beyond the base level services the City provides for City parks. Tasks including safety/hospitality patrols, litter and leaf pickup/removal, graffiti and weed abatement, furniture placement and cleaning, and vandalism/maintenance issues reporting will be performed in all park/landscaped areas in lawn, playground, dog park, shade/gathering plaza, entry garden, Union St frontage/sidewalk, and parking plaza. Service will also include cleaning and monitoring the public restroom several times a day.

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The streetscapes & placemaking component will be provided only within the PVPBID boundaries and for the special benefit of identified and assessed parcels within the PVPBID. This component also includes related management costs.

**Promotions & Marketing**            \$166,390            14.7%

The promotions and marketing component will include newsletters, website and social media management, development and distribution of promotional materials, seasonal promotions, special events, media advertising and other programs that will promote the array of goods, services and cultural activities available within the PVPBID.

This component is designed to specially benefit and improve the marketability of assessed parcels within the PVPBID. This element is designed to attract more customers and clients, employees, tenants, residents and investors which potentially would increase business volumes, sales transactions, occupancies, rental income and return on investments. Marketing programs will only be provided for identified and assessed parcels located within the PVPBID boundaries. This component also includes related management costs.

**Economic Advocacy & Administration**            \$287,862            25.4%

This component is key to the proper expenditure of PVPBID assessment funds, advocacy for economic and public investment, and administration of PVPBID programs and activities that are intended to provide consistent and effective services for the appeal of assessed properties within the PVPBID which may in turn, increase business volumes, commercial occupancies and rental income and return on investments for each parcel and business within the PVPBID.

This component includes economic development services such as preparation of recruitment information including demographic, retail and office space availability, and other relevant data; partnerships with commercial brokerage community; assistance with entitlements and permit approvals; and meetings with investors and developers. These services are designed to increase investment and new development, occupancies, rental income and return on investments, thereby potentially attracting more customers, clients, employees, residents, tenants and investors. In addition, advocacy to City Hall and others occurs to ensure important policies, investments and partnerships are adopted in support of PVA goals. Economic development and advocacy services will be provided only within the PBID boundaries and for the special benefit of identified and assessed parcels and the array of land uses within the PVPBID.

This component includes the cost of personnel to oversee implementation of the various programs, services and improvement projects delineated in this Plan during the PVPBID’s 6-year term. It also includes oversight of the Owners’ Association’s compliance with the terms of its contract with the City. Program Management also includes accounting/bookkeeping fees and Directors & Officers and General Liability insurance.

This component includes the costs associated with operating a successful and professional PVPBID such as legal services, printing, postage, supplies, production of the Annual Report and Budget and quarterly reports. It also includes projected contingency costs such as delinquent assessments, unforeseen expenses and the costs associated with PVPBID renewal, as well as City and/or County fees associated with their oversight of the PVPBID.

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In summary, all PVPBID funded services, programs and improvements described above confer special benefits to identified assessed parcels inside the PVPBID boundaries and none will be provided outside of the PVPBID. Each assessed parcel within the PVPBID will proportionately specially benefit from safety & maintenance, streetscapes & placemaking, promotions & marketing and economic advocacy & administration. These services, programs and improvements are intended to improve commerce, employment, rents and occupancy rates of assessed parcels within the PVPBID by deterring crime, reducing litter, installing physical improvements and professionally marketing goods, services and spaces available within the PVPBID, all necessary in a competitive properly managed contemporary business district. All PVPBID funded services programs and improvements are considered supplemental, above normal base level services provided by the City of Pasadena and are only provided for the special benefit of each and every assessed parcel within the boundaries of the PVPBID.

**WORK PLAN BUDGET**

Each identified assessed parcel within the PVPBID will be assessed the full amount of the proportionate special benefit conferred upon it based on the level of PVPBID funded services provided within each benefit zone. The projected PVPBID program special benefit (assessments) allocation budget for Year 1 (2022) is shown in the following Table:

**PVPBID Year 1 (2022) Special Benefit Assessment Budget by Zone**

<b>BENEFIT ZONE</b>	<b>SAFETY &amp; MAINTENANCE</b>	<b>STREETSCAPES &amp; PLACEMAKING</b>	<b>PROMOTIONS &amp; MARKETING</b>	<b>ECONOMIC ADVOCACY &amp; ADMINISTRATION</b>	<b>TOTAL</b>
%	53.1%	6.9%	14.7%	25.4%	100.00%
A	\$448,752	\$58,121	\$124,034	\$214,585	\$845,492
B	<u>\$153,241</u>	<u>\$19,847</u>	<u>\$42,356</u>	<u>\$73,277</u>	<u>\$288,721</u>
TOTAL	\$601,993	\$77,968	\$166,390	\$287,862	\$1,134,213

In order to carry out the PVPBID programs outlined in the previous section, a Year 1-2022 assessment budget of \$1,134,213 is projected. Since the PVPBID is planned for a 6-year term, projected program costs for future years (Years 2-6) are set at the inception of the PVPBID. While future inflationary and other program cost increases are unknown at this point, a built in maximum increase of 6% per year, commensurate to special benefits conferred on each assessed parcel, is incorporated into the projected program costs and assessment rates for the 6-year PVPBID term.

Funding carryovers, if any, may be reapportioned the following year for related programs, services and improvements in accordance with The Management District Plan. Detailed annual budgets will be prepared by the Owners’ Association Board and included in the Annual Report for the City Council’s review and approval.

It is recognized that market conditions may cause the cost of providing goods and services to fluctuate from year to year during the 6-year term of the proposed renewed PVPBID. Accordingly, the Owners’ Association shall have the ability to reallocate any budget line item within the budget categories, based on such cost fluctuations subject to the review and approval by the Owners’ Association Board. Such reallocation will be included in the Annual Report for the approval by the Pasadena City Council

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pursuant to the Streets and Highways Code Section 36650. Any accrued interest or delinquent payments may be expended in any budget category in accordance with The Management District Plan.

A 6-year projected PVPBID special benefit budget is shown in the following Table:

**YEAR 1-6 PROJECTED PVPBID ASSESSMENT BUDGET SUMMARY (Special Benefits)**  
 (Assumes 6% max rate increase per year)

<b>YEAR</b>	<b>BENEFIT ZONE</b>	<b>SAFETY &amp; MAINTENANCE</b>	<b>STREETSCAPES &amp; PLACEMAKING</b>	<b>PROMOTIONS &amp; MARKETING</b>	<b>ECONOMIC ADVOCACY &amp; ADMINISTRATION</b>	<b>TOTAL</b>
	%	53.1%	6.9%	14.7%	25.4%	100.00%
<b>1</b>	A	\$448,752	\$58,121	\$124,034	\$214,585	\$845,492
<b>2022</b>	B	<u>\$153,241</u>	<u>\$19,847</u>	<u>\$42,356</u>	<u>\$73,277</u>	<u>\$288,721</u>
	TOTAL	\$601,993	\$77,968	\$166,390	\$287,862	\$1,134,213
<b>2</b>	A	\$475,677	\$61,608	\$131,476	\$227,460	\$896,222
<b>2023</b>	B	<u>\$162,435</u>	<u>\$21,038</u>	<u>\$44,897</u>	<u>\$77,674</u>	<u>\$306,044</u>
	TOTAL	\$638,112	\$82,646	\$176,373	\$305,134	\$1,202,266
<b>3</b>	A	\$504,218	\$65,304	\$139,365	\$241,108	\$949,995
<b>2024</b>	B	<u>\$172,181</u>	<u>\$22,300</u>	<u>\$47,591</u>	<u>\$82,334</u>	<u>\$324,407</u>
	TOTAL	\$676,399	\$87,604	\$186,956	\$323,442	\$1,274,402
<b>4</b>	A	\$534,471	\$69,222	\$147,727	\$255,574	\$1,006,995
<b>2025</b>	B	<u>\$182,512</u>	<u>\$23,638</u>	<u>\$50,446</u>	<u>\$87,274</u>	<u>\$343,871</u>
	TOTAL	\$716,983	\$92,860	\$198,173	\$342,848	\$1,350,866
<b>5</b>	A	\$566,539	\$73,375	\$156,591	\$270,908	\$1,067,415
<b>2026</b>	B	<u>\$193,463</u>	<u>\$25,056</u>	<u>\$53,473</u>	<u>\$92,510</u>	<u>\$364,503</u>
	TOTAL	\$760,002	\$98,431	\$210,064	\$363,418	\$1,431,918
<b>6</b>	A	\$600,531	\$77,778	\$165,986	\$287,162	\$1,131,460
<b>2027</b>	B	<u>\$205,071</u>	<u>\$26,559</u>	<u>\$56,681</u>	<u>\$98,061</u>	<u>\$386,373</u>
		\$805,602	\$104,337	\$222,667	\$385,223	\$1,517,833

The PVPBID assessments may increase for each individual parcel each year during the 6-year effective operating period, but not to exceed 6% per year, commensurate to special benefits received by each assessed parcel, and must be approved by the Owners’ Association Board of Directors, included in the Annual Report and adopted by the City of Pasadena City Council. Any accrued interest and delinquent payments will be expended within the budgeted categories. The Owners’ Association Board of the Directors (“Property Owners’ Association of the PVPBID) shall determine the percentage increase, if any, to the annual assessment, not to exceed 6% per year. The Owners’ Association Executive Director shall communicate the annual increase to the City each year in which the PVPBID operates at a time determined in the Administration Contract held between the Owners’ Association and the City of Pasadena. No bonds are to be issued in conjunction with the proposed renewed PVPBID.

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Pursuant to Section 36671 of the Streets and Highways Code, any funds remaining after the 6th year of operation will be rolled over into the renewal budget or returned to stakeholders in accordance with State Law. PVPBID assessment funds may be used to pay for costs related to the following PVPBID renewal term. If the PVPBID is not renewed or terminated for any reason, unencumbered/unexpended funds will be returned to the property owners in accordance with State Law.

PBID assessment revenue for Year 1 (2022) is projected to be \$1,134,213. Additional Year 1 revenues from grants, reserves, dues and interest are estimated to be a minimum of \$283,000. A projected full budget of assessment revenue as well as additional non-assessment revenue is shown in the Table below.

**Year 1 – 2022 PROPOSED BUDGET SUMMARY**

Program Activity	Assessment Revenue		Total Revenue Allocations	%
	Allocations	%		
1.0 Safety & Maintenance	\$601,993	53.1%	\$716,498	50.7%
2.0 Streetscapes & Placemaking	\$77,968	6.9%	\$163,858	11.6%
3.0 Promotions & Marketing	\$166,390	14.7%	\$179,473	12.7%
4.0 Economic Advocacy & Administration	\$287,862	25.4%	\$352,067	24.9%
<b>TOTAL</b>	<b>\$1,134,213</b>	<b>100%</b>	<b>\$1,411,896</b>	<b>100%</b>

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

Each identified assessed parcel within the PVPBID will be assessed based on property characteristics unique only to that parcel. Based on the specific needs and corresponding nature of the program activities to be funded by the proposed renewed PVPBID (i.e. safety & maintenance, streetscapes & placemaking, promotions & marketing and economic advocacy & administration), it is the opinion of this Assessment Engineer that the assessment factors on which to base assessment rates relate directly to the proportionate amount of building area, land area and street frontage of each parcel within two benefit zones, except as noted herein.

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

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

## PLAYHOUSE VILLAGE PBID – ASSESSMENT ENGINEER’S REPORT

is computed by dividing the individual parcel assessment by the total special benefit program related costs.

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

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

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

The State Constitution - Article 13D (Proposition 218) states that “parcels within a District that are owned or used by any agency, the State of California or the United States shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly-owned parcels in fact receive no special benefit.”

The two municipal public parking lots on Union Street and Madison Avenue as well as the future Union/El Molino Park parcels, all owned by the City of Pasadena will be assessed at the non-profit rate structure. Relative to the Social Security Office on federal owned land on Mentor Avenue, the US Attorney General has opined that all federal properties are exempt from local taxes and assessments pursuant to the Supremacy Clause of the US Constitution. Thus, this parcel will not be assessed nor will PBID funded services be provided for the special benefit of this parcel. Relative to the AT&T owned parcel and facility on Green Street, this parcel contains a building which houses public utility based electronic telephonic switching equipment, similar in function to utility transmission and conveyance infrastructure located along, over and beneath public rights of ways and utility easements and, thus, will not be assessed nor will PBID funded services be provided for the special benefit of this parcel.

In the opinion of this Assessment Engineer, there is no clear and convincing evidence that the 4 City publicly owned parcels will not proportionately specially benefit from PVPBID services, programs and improvements as delineated above; therefore, each publicly owned parcel will be assessed at their respective rates.

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

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

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

The individual and total parcel assessments attributable to special property benefits are shown in Appendix 1 to the Management District Plan and this Report. The proposed renewed PVPBID and resultant assessment levies will continue for 6-year and may be renewed again at that time. The reasons for the proposed assessments are outlined in Finding 2 above as well as in the Management District Plan. The calculation basis of the proposed assessment is attributed to building area, land area and street frontage of each PVPBID assessed parcel within two benefit zones.

### **Assessment Formula Methodology**

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

##### **Background - Assessment Formula Development**

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

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

Next, all program and activity costs, including incidental costs, administration and ancillary program costs, are estimated. It is noted, as stipulated in Article XIID Section 4(b) of the California Constitution, and now required of all property-based assessment districts, indirect or general benefit related costs may not be incorporated into the assessment formula and levied on the district properties; only direct or “special” benefits related costs may be used. Indirect or general benefits, if any, must be identified and, if quantifiable, calculated and factored out of the assessment cost basis to produce a “net” cost figure. In addition, Article XIID Section 4(b) of the California Constitution also no longer automatically exempts publicly owned property from being assessed unless the respective public agency can provide clear and convincing evidence that their property does not specially benefit from the programs and services to be funded by the proposed special assessments. If special benefit is determined to be conferred upon such properties, they must be assessed in proportion to special benefits conferred in a manner similar to privately owned property assessments. (See page 21 of this Report for discussion regarding publicly owned parcels within the PVPBID).

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

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

### PVPBID Assessment Formula

Based on the specific needs and corresponding nature of the program activities to be funded by the proposed renewed PVPBID (i.e. safety & maintenance, streetscapes & placemaking, promotions & marketing and economic advocacy & administration) it is the opinion of this Assessment Engineer that the assessment factors on which to base assessment rates relate directly to the proportionate amount of building area, land area and street frontage of each parcel within two benefit zones, except as noted herein.

The “Basic Benefit Units” will be expressed as a combined function of gross building square footage (Benefit Unit “A”), land square footage (Benefit Unit “B”), street frontage (Benefit Unit “C”) and in the case of residential parcels with 1-9 units, building square footage (Benefit Unit “D”). Based on the shape of the proposed PVPBID, as well as the nature of the District program elements, it is determined that all identified properties will gain a direct and proportionate degree of special benefit based on the respective amount of building area, land area and street frontage within two benefit zones.

In the opinion of this Assessment Engineer, the targeted weight of Zone A revenue to match the projected costs of Zone A services, should generate approximately 78.5% of the total PVPBID revenue (74.5444 % when adjusted for precise parcel measurements and program costs and service levels).

In the opinion of this Assessment Engineer, the targeted weight of Zone B revenue to match the projected costs of Zone B services, should generate approximately 22.5% of the total PVPBID revenue (25.4556 % when adjusted for precise parcel measurements and program costs and service levels).

Parcel building area, land area and street frontage quantities are a common method of fairly and equitably spreading special benefit costs to the beneficiaries of PVPBID funded services, programs and improvements. These factors directly relate to the degree of special benefit each assessed parcel will receive from PVPBID funded activities within each benefit zone.

Building area (Benefit Unit A & D) is a direct measure of the static utilization of each parcel and its corresponding impact or draw on PBID funded activities.

Land area (Benefit Unit B) is a direct measure of the current and future development capacity of each parcel and its corresponding impact or draw on PVPBID funded activities.

Street frontage (Benefit Unit C) is a direct measure of each parcel’s corresponding impact or draw on PVPBID funded activities.



## **Special Assessment Circumstances**

### **1. FAR Building Area Limit**

Most buildings within the PVPBID are in the 1-3 floor range with similar development densities. The City zoning and development limitation on new developments is an FAR of 3.0 (i.e. floor area ratio which is derived by dividing the building area on a parcel by the parcel land area). There are currently about a dozen parcels for which the FAR exceeds the 3.0 FAR development limitation. It is the opinion of this Assessment Engineer that special benefits conferred on such parcels diminish as the FAR increases. As such, a building area limitation of an FAR of 3.0 is set upon which building assessments shall be based.

### **2. Residential Uses (1-9 units)**

There are approximately 350 parcels within the PVPBID that have residential uses on them in the range of 1-9 units. The vast majority of these parcels and units are newer “in town” residential condominiums. It is the opinion of this Assessment Engineer that these residential parcels with 1-9 units will proportionately specially benefit from PBID funded programs and activities, but differently than commercial parcels and other residential parcels with 10 or more units on them. As such, based on the development configuration of such units which are generally multi floor buildings with no direct land or street frontage, the assessments for residential use parcels with 1-9 units, including residential condominiums shall be assessed based solely on the internal building area of each residential condominium unit and the gross exterior building area of each 2-9 unit building.

### **3. Residential Uses (10+ units)**

In the opinion of this Engineer, parcels with multi-unit residential uses (10+ units) within the proposed PVPBID), will proportionately specially benefit from PBID funded programs, services and improvements but different than commercial parcels and uses. The reason for this finding is rooted in the fact that commercial parcels and buildings provide the double benefit of directly generating income for the parcel in the form of market driven rents and, in turn, generate income to business owners as a function of retail sales areas, food and other service business space and office space to house revenue generating employees. This double benefit does not hold true for multi-unit residential use parcels. In the opinion of this Engineer, the level of benefit for the proposed PBID funded programs, services and improvements for multi-unit residential use parcels is set at 70% of the respective zone rates of commercial parcels and uses.

### **4. Non-Profit and Publicly Owned Parcels**

In the opinion of this Engineer, non-profit owned parcels, including publicly owned ones, within the proposed PVPBID, will proportionately specially benefit from PBID funded programs, services and improvements but different than commercial parcels. The reason for this finding is rooted in the fact that commercial parcels and buildings provide the double benefit of directly generating income for the parcel in the form of market driven rents and, in turn, generate income to business owners as a function of retail sales areas, food and other service business space and office space to house revenue generating employees. This double benefit does not hold true for non-profit and publicly owned parcels and facilities. In the opinion of this Engineer, the level of benefit for the proposed PBID funded programs, services and improvements for non-profit and publicly owned parcels and facilities is set at 50% of the respective zone rates of commercial parcels and uses.

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### 5. Commercial and Mixed-Use Condominiums

Commercial condominiums within the PVPBID shall be assessed based on actual land area covered, condo building area and direct street frontage for each unit. Because such uses are typically developed as part of a multi-floor mixed-use complex, special methodologies are needed to address the levy of assessments on such land uses as follows:

#### Multi-Floor Commercial Only Condominiums

- Building area assessed at respective building area rate
- Land assessed at land area rate but pro-rated for each unit relative to the unit building area compared to the total building area of the complex
- Frontage assessed at frontage rate but pro-rated for each unit relative to the unit building area compared to the total building area of the complex

#### Multi-Floor Mixed-Use Condominiums

- Commercial condo building area assessed at respective commercial building area rate
- Residential condo building area assessed at respective residential building area rate
- Commercial and assessed at land area rate, pro-rated for each unit relative to the unit building area compared to the total building area of the complex
- Commercial street frontage assessed at frontage rate, pro-rated for the unit building area compared to the total building area of the complex

### ***Changes to Building and/or Parcel Size***

Any changes in building or parcel size as a result of new construction, demolitions, land adjustments including but not limited to lot splits, consolidations, subdivisions, street dedications, right of way setbacks shall have their assessment adjusted upon final City approval of such building and/or parcel adjustments.

### ***Other Future Development***

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

### **Step 2. Quantify Total Basic Benefit Units**

Considering all identified specially benefiting parcels within the PVPBID and their respective assessable benefit units, the cumulative quantities by factor and zone are shown in the following Table:

**Year 1 – 2022 - Assessable Benefit Units**

BENEFIT ZONE	BLDG AREA (UNIT A) (SQ FT)	LAND AREA (UNIT B) (SQ FT)	STREET FRONTAGE (UNIT C) (LN FT)	RESID BLDG AREA 1-9 (UNIT D) (SQ FT)	# OF PARCELS	# OF ASSESSABLE PARCELS
A	6,461,338	2,864,150	27,664	202,553	320	319
B	<u>2,496,292</u>	<u>2,094,821</u>	<u>16,393</u>	<u>180,070</u>	<u>250</u>	<u>249</u>
TOTAL	8,957,630	4,958,971	44,057	382,623	570	568

**Step 3. Calculate Benefit Units for Each Property.**

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

**Step 4. Determine Assessment Formula**

In the opinion of this Engineer, the assessment formula for the proposed PVPBID is as follows:

$$\begin{aligned}
 \text{Assessment} &= \text{Building Area (Unit A) Sq Ft x Unit A Rate, plus} \\
 &\quad \text{Land Area (Unit B) Sq Ft x Unit B Rate, plus} \\
 &\quad \text{Street Frontage (Unit C) Lin Ft x Unit C Rate} \\
 &\quad \text{or} \\
 &= \text{Residential 1-9 units Building Area (Unit D) Sq Ft x Unit D Rate}
 \end{aligned}$$

**Assessment Formula Unit Rates**

Based on figures from the Assessable Benefit Units Table above, the assessment rates for each factor and zone are shown as calculated in the Table below:

**YEAR 1 –2022 Assessment Rates**

BENEFIT ZONE	BLDG AREA ASSMT RATE (\$/SQ FT)	LAND AREA ASSMT RATE (\$/SQ FT)	STREET FRONTAGE ASSMT RATE (\$/LN FT)	RESID BLDG AREA 1-9 ASSMT RATE (\$/SQ FT)
A	\$0.0776697	\$0.0776697	\$10.8849370	\$0.15751584
B	\$0.0605824	\$0.0605824	\$8.4902509	\$0.12286236

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**SAMPLE ASSESSMENT CALCULATIONS:**

**SAMPLE A:**

12,000 sq ft building on 15,000 sq ft lot with 100 LF of street frontage located in Zone A

Frontage = 100 LF x \$10.884937/LF = \$1,088.49

Land = 15,000 x 7.76697¢/sq ft = \$1,165.04

Bldg = 12,000 x 7.76697¢/sq ft = \$ 932.04

**TOTAL YEAR 1 ASSESSMENT = \$3,185.57**

PER MONTH = \$ 266/mo PER SQ FT OF BLDG PER MO = 2.2¢/sq ft bldg/mo

**SAMPLE B:**

12,000 sq ft building on 15,000 sq ft lot with 100 LF of street frontage located in Zone B

Frontage = 100 LF x \$8.4902509/LF = \$ 849.02

Land = 15,000 x 6.05824¢/sq ft = \$ 908.74

Bldg = 12,000 x 6.05824¢/sq ft = \$ 726.99

**TOTAL YEAR 1 ASSESSMENT = \$2,484.75**

PER MONTH = \$207/mo PER SQ FT OF BLDG PER MO = 1.7¢/sq ft bldg/mo

The complete Year 1 – 2022 assessment roll of all parcels to be assessed by the PVPBID is included in this Plan as Appendix I.

**Step 5. Estimate Total District Costs**

The total projected 6 year special benefit costs for 2022 – 2027 of the PVPBID are shown in the Table on page 19 of this Report assuming a maximum 5% increase per year.

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

Total Year 1 special and districtwide general benefit related costs are estimated at \$1,193,813. Districtwide general benefits are factored at 4.9924% (5%) of the total benefit value (see Finding 2 of this Report) with special benefits set at 95.0076% (95%). Article XIID Section 4(b) of the California Constitution limits the levy of property assessments to costs attributed to special benefits only. The 5% general benefit value is computed to be \$59,600 with a resultant 95% special benefit limit computed at \$1,134,213. *Based on current property data and land uses, this is the maximum amount of Year 1 (2022) revenue that can be derived from property assessments from the subject District.*

There are also specific site/activity general benefits attributed to programs/services provided for the new Union/El Molino Park and the Lake Avenue Metro Station. These respective general benefits are computed at \$43,200 and \$55,000, respectively.

All program costs associated with districtwide and site/activity specific general benefits will be derived from sources other than PVPBID assessments.

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**Step 7. Calculate “Basic Unit Cost”**

With a YR 1 - 2021 assessment revenue portion of the budget set at \$1,134,213 (special benefit only), the Basic Unit Costs (rates) are shown earlier in Step 4. Since the PVPBID is proposed to be renewed for a 6-year term, maximum assessments for future years (2023-2027) must be set at the inception of the proposed renewed PVPBID. An annual inflationary assessment rate increase of up to 6%, commensurate to special benefits received by each assessed parcel, may be imposed for future year assessments, on approval by the PVPBID Property Owner’s Association. The maximum assessment rates for the 6-year proposed renewed PVPBID term of 2022-2027 are shown in the Table below. The assessment rates listed constitute the maximum assessment rates that may be imposed for each year of the proposed renewed PVPBID term (2022-2027).

**PVPBID – 6-year Maximum Assessment Rates  
(Includes a 6%/Yr. Max Increase)**

<b>BENEFIT ZONE</b>	<b>BLDG AREA ASSMT RATE (\$/SQ FT)</b>	<b>LAND AREA ASSMT RATE (\$/SQ FT)</b>	<b>STREET FRONTAGE ASSMT RATE (\$/LN FT)</b>	<b>RESID BLDG AREA 1-9 ASSMT RATE (\$/SQ FT)</b>
<b>YEAR 1</b>				
A	\$0.077670	\$0.077670	\$10.884937	\$0.157516
B	\$0.060582	\$0.060582	\$8.490251	\$0.122862
<b>YEAR 2</b>				
A	\$0.082330	\$0.082330	\$11.538033	\$0.166967
B	\$0.064217	\$0.064217	\$8.999666	\$0.130234
<b>YEAR 3</b>				
A	\$0.087270	\$0.087270	\$12.230315	\$0.176985
B	\$0.068070	\$0.068070	\$9.539646	\$0.138048
<b>YEAR 4</b>				
A	\$0.092506	\$0.092506	\$12.964134	\$0.187604
B	\$0.072154	\$0.072154	\$10.112025	\$0.146331
<b>YEAR 5</b>				
A	\$0.098056	\$0.098056	\$13.741982	\$0.198860
B	\$0.076483	\$0.076483	\$10.718747	\$0.155111
<b>YEAR 6</b>				
A	\$0.103939	\$0.103939	\$14.566501	\$0.210792
B	\$0.081072	\$0.081072	\$11.361872	\$0.164418

**Step 8. Spread the Assessments**

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

**Miscellaneous PVPBID Provisions**

**Time and Manner of Collecting Assessments:**

Assessments shall be collected at the same time and in the same manner as ad valorem taxes paid to the County of Los Angeles (Operation Years 2022-2027). The PVPBID assessments shall appear as a separate line item on the property tax bills issued by the Los Angeles County Assessor. The City of Pasadena is authorized to collect any assessments not placed on the County tax rolls, or to place assessments, unpaid delinquent assessments, or penalties on the County tax rolls as appropriate to implement the Management District Plan.

**Bonds:**

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

**Duration**

As allowed by State PBID Law, the PVPBID will have a six (6) year operational term from January 1, 2022 to December 31, 2027. The proposed renewed PVPBID operation is expected to begin services on January 1, 2022. If the PVPBID is not renewed again at the end of the proposed 6-year renewal term, services will end on December 31, 2027.

# APPENDIX 1

## PVPBID YR 1 – 2022 ASSESSMENT ROLL

APN	2021-22 PBID ASSMT	% of TOTAL
5723005019	\$424.29	0.04%
5723005020	\$478.61	0.04%
5723005021	\$523.62	0.05%
5723005022	\$522.74	0.05%
5723005023	\$1,108.94	0.10%
5723005041	\$2,455.16	0.22%
5723006030	\$2,109.50	0.19%
5723006040	\$1,967.05	0.17%
5723006271	\$4,077.32	0.36%
5723007016	\$2,313.45	0.20%
5723007017	\$628.49	0.06%
5723007018	\$147.43	0.01%
5723007019	\$682.07	0.06%
5723007020	\$1,584.15	0.14%
5723009023	\$349.42	0.03%
5723009026	\$1,063.05	0.09%
5723009027	\$1,420.61	0.13%
5723009034	\$2,076.12	0.18%
5723009055	\$6,443.86	0.57%
5723010041	\$1,232.12	0.11%
5723010042	\$2,119.60	0.19%
5723010043	\$1,223.01	0.11%
5723010044	\$890.76	0.08%
5723010045	\$4,796.14	0.42%
5723010046	\$831.28	0.07%
5723010047	\$831.28	0.07%
5723010058	\$26,439.77	2.33%
5723010063	\$20,637.72	1.82%
5723011010	\$2,854.44	0.25%
5723011016	\$6,168.91	0.54%
5723011017	\$3,369.32	0.30%
5723011018	\$525.06	0.05%
5723011019	\$2,242.14	0.20%
5723011028	\$33,576.39	2.96%
5723011034	\$1,217.42	0.11%
5723011035	\$1,217.42	0.11%
5723011036	\$25,892.56	2.28%
5723012001	\$1,499.99	0.13%
5723012002	\$771.87	0.07%
5723012003	\$367.11	0.03%
5723012004	\$886.48	0.08%
5723012005	\$1,447.90	0.13%
5723012006	\$704.12	0.06%
5723012007	\$1,254.34	0.11%

5723012013	\$1,153.10	0.10%
5723012014	\$602.19	0.05%
5723012015	\$624.61	0.06%
5723012021	\$1,292.10	0.11%
5723012022	\$1,217.99	0.11%
5723012027	\$7,858.02	0.69%
5723012029	\$135.15	0.01%
5723012030	\$709.41	0.06%
5723012031	\$136.38	0.01%
5723012032	\$136.38	0.01%
5723012033	\$170.78	0.02%
5723012034	\$170.78	0.02%
5723012035	\$190.44	0.02%
5723012036	\$190.44	0.02%
5723012037	\$200.27	0.02%
5723012038	\$200.27	0.02%
5723012039	\$200.27	0.02%
5723012040	\$200.27	0.02%
5723012041	\$200.27	0.02%
5723012042	\$200.27	0.02%
5723012043	\$200.27	0.02%
5723012044	\$200.27	0.02%
5723012045	\$138.83	0.01%
5723012046	\$136.38	0.01%
5723012047	\$135.15	0.01%
5723012048	\$130.23	0.01%
5723012049	\$136.38	0.01%
5723012050	\$136.38	0.01%
5723012051	\$170.78	0.02%
5723012052	\$170.78	0.02%
5723012053	\$190.44	0.02%
5723012054	\$190.44	0.02%
5723012055	\$138.83	0.01%
5723012056	\$135.15	0.01%
5723012057	\$135.15	0.01%
5723012058	\$130.23	0.01%
5723012059	\$135.15	0.01%
5723012060	\$136.38	0.01%
5723012061	\$170.78	0.02%
5723012062	\$170.78	0.02%
5723012063	\$190.44	0.02%
5723012064	\$190.44	0.02%
5723012065	\$200.27	0.02%
5723012066	\$200.27	0.02%
5723012067	\$200.27	0.02%
5723012068	\$200.27	0.02%



PLAYHOUSE VILLAGE PBID – ASSESSMENT ENGINEER’S REPORT

5723012069	\$200.27	0.02%
5723012070	\$200.27	0.02%
5723012071	\$200.27	0.02%
5723012072	\$200.27	0.02%
5723012073	\$138.83	0.01%
5723012074	\$135.15	0.01%
5723012075	\$135.15	0.01%
5723012076	\$130.23	0.01%
5723012077	\$135.15	0.01%
5723012078	\$135.15	0.01%
5723012079	\$170.78	0.02%
5723012080	\$170.78	0.02%
5723012081	\$190.44	0.02%
5723012082	\$189.21	0.02%
5723012084	\$13,144.64	1.16%
5723013019	\$1,173.23	0.10%
5723013020	\$1,635.81	0.14%
5723013021	\$1,269.12	0.11%
5723013024	\$1,397.67	0.12%
5723013036	\$64.99	0.01%
5723013037	\$64.99	0.01%
5723013038	\$64.99	0.01%
5723013039	\$64.99	0.01%
5723013040	\$95.34	0.01%
5723013041	\$64.99	0.01%
5723013042	\$64.99	0.01%
5723013043	\$64.99	0.01%
5723013044	\$64.99	0.01%
5723013045	\$64.99	0.01%
5723013046	\$64.99	0.01%
5723013047	\$84.53	0.01%
5723013048	\$85.27	0.01%
5723013049	\$85.27	0.01%
5723013050	\$85.27	0.01%
5723013051	\$85.27	0.01%
5723013052	\$85.27	0.01%
5723013053	\$85.27	0.01%
5723013054	\$84.53	0.01%
5723013055	\$64.99	0.01%
5723013056	\$64.99	0.01%
5723013057	\$64.99	0.01%
5723013058	\$64.99	0.01%

5723013059	\$64.99	0.01%
5723013060	\$64.99	0.01%
5723013061	\$64.99	0.01%
5723013062	\$64.99	0.01%
5723013063	\$64.99	0.01%
5723013064	\$2,126.59	0.19%
5723013065	\$1,836.98	0.16%
5723013066	\$1,546.84	0.14%
5723013069	\$4,687.88	0.41%
5723013073	\$11,527.29	1.02%
5723013907	\$3,612.31	0.32%
5723013910	\$1,302.77	0.11%
5723014006	\$2,321.68	0.20%
5723014012	\$1,002.30	0.09%
5723014020	\$403.11	0.04%
5723014021	\$1,282.18	0.11%
5723014022	\$2,604.67	0.23%
5723014023	\$2,386.94	0.21%
5723014024	\$922.73	0.08%
5723014027	\$6,183.59	0.55%
5723014028	\$13,555.56	1.20%
5723014030	\$135.89	0.01%
5723014031	\$214.76	0.02%
5723014032	\$202.35	0.02%
5723014033	\$202.35	0.02%
5723014034	\$202.35	0.02%
5723014035	\$214.76	0.02%
5723014036	\$135.89	0.01%
5723014037	\$135.89	0.01%
5723014038	\$214.76	0.02%
5723014039	\$202.35	0.02%
5723014040	\$202.35	0.02%
5723014041	\$214.76	0.02%
5723014042	\$135.89	0.01%
5723014043	\$135.89	0.01%
5723014044	\$214.76	0.02%
5723014045	\$202.35	0.02%
5723014046	\$202.35	0.02%
5723014047	\$214.76	0.02%
5723014048	\$135.89	0.01%
5723014049	\$135.89	0.01%
5723014050	\$214.76	0.02%

PLAYHOUSE VILLAGE PBID – ASSESSMENT ENGINEER’S REPORT

5723014051	\$202.35	0.02%
5723014052	\$202.35	0.02%
5723014053	\$214.76	0.02%
5723014054	\$135.89	0.01%
5723014055	\$135.89	0.01%
5723014056	\$214.76	0.02%
5723014057	\$202.35	0.02%
5723014058	\$202.35	0.02%
5723014059	\$214.76	0.02%
5723014060	\$135.89	0.01%
5723014061	\$135.89	0.01%
5723014062	\$214.76	0.02%
5723014063	\$202.35	0.02%
5723014064	\$202.35	0.02%
5723014065	\$202.35	0.02%
5723014066	\$214.76	0.02%
5723014067	\$135.89	0.01%
5723014068	\$6,174.89	0.54%
5723015022	\$873.77	0.08%
5723015027	\$1,236.16	0.11%
5723015028	\$3,531.67	0.31%
5723015029	\$1,028.68	0.09%
5723015030	\$772.69	0.07%
5723015037	\$1,810.13	0.16%
5723015038	\$650.11	0.06%
5723015039	\$814.59	0.07%
5723015040	\$641.42	0.06%
5723015041	\$725.17	0.06%
5723015044	\$877.52	0.08%
5723015047	\$6,864.43	0.61%
5723015048	\$224.59	0.02%
5723015050	\$56.76	0.01%
5723015051	\$100.13	0.01%
5723015052	\$85.88	0.01%
5723015054	\$59.83	0.01%
5723015055	\$36.74	0.00%
5723015056	\$57.99	0.01%
5723015057	\$57.99	0.01%
5723015058	\$101.98	0.01%
5723015059	\$86.00	0.01%
5723015060	\$58.36	0.01%
5723015061	\$82.07	0.01%

5723015062	\$59.83	0.01%
5723015063	\$36.74	0.00%
5723015064	\$57.99	0.01%
5723015065	\$57.99	0.01%
5723015066	\$98.90	0.01%
5723015067	\$83.05	0.01%
5723015068	\$61.68	0.01%
5723015069	\$94.85	0.01%
5723015070	\$59.83	0.01%
5723015071	\$36.74	0.00%
5723015072	\$57.99	0.01%
5723015073	\$57.99	0.01%
5723015074	\$98.90	0.01%
5723015075	\$113.52	0.01%
5723015076	\$29.24	0.00%
5723015077	\$94.85	0.01%
5723015078	\$919.28	0.08%
5723015079	\$57.99	0.01%
5723015081	\$5,362.81	0.47%
5723016014	\$222.63	0.02%
5723016015	\$857.22	0.08%
5723016016	\$1,844.93	0.16%
5723016017	\$610.42	0.05%
5723016019	\$1,329.89	0.12%
5723016020	\$935.52	0.08%
5723016021	\$2,294.41	0.20%
5723016025	\$2,179.78	0.19%
5723016026	\$1,375.40	0.12%
5723016029	\$725.35	0.06%
5723016030	\$623.18	0.05%
5723016031	\$706.93	0.06%
5723016033	\$3,804.34	0.34%
5723016036	\$6,204.49	0.55%
5723016038	\$7,404.43	0.65%
5723028014	\$5,489.20	0.48%
5723028015	\$1,165.45	0.10%
5723028016	\$2,004.39	0.18%
5723028017	\$6,755.15	0.60%
5723028018	\$4,079.44	0.36%
5723028019	\$2,960.12	0.26%
5723028020	\$1,596.22	0.14%
5723028021	\$1,274.07	0.11%

PLAYHOUSE VILLAGE PBID – ASSESSMENT ENGINEER’S REPORT

5723028022	\$9,263.24	0.82%
5723028023	\$8,574.03	0.76%
5723028025	\$9,591.26	0.85%
5723028026	\$739.47	0.07%
5723028027	\$2,102.84	0.19%
5723028030	\$2,020.10	0.18%
5723028032	\$6,044.04	0.53%
5723028033	\$5,555.43	0.49%
5723029015	\$6,324.11	0.56%
5723029018	\$6,036.54	0.53%
5723029021	\$1,818.53	0.16%
5723029024	\$10,560.98	0.93%
5723029025	\$7,125.23	0.63%
5723029027	\$8,949.32	0.79%
5723029028	\$65,764.94	5.80%
5723029030	\$330.78	0.03%
5723029031	\$256.75	0.02%
5723029032	\$239.42	0.02%
5723029033	\$247.30	0.02%
5723029034	\$259.90	0.02%
5723029035	\$300.86	0.03%
5723029036	\$141.76	0.01%
5723029037	\$187.44	0.02%
5723029038	\$144.91	0.01%
5723029039	\$196.89	0.02%
5723029040	\$144.91	0.01%
5723029041	\$140.19	0.01%
5723029042	\$173.27	0.02%
5723029043	\$132.31	0.01%
5723029044	\$294.55	0.03%
5723029045	\$218.95	0.02%
5723029046	\$182.72	0.02%
5723029047	\$146.49	0.01%
5723029048	\$182.72	0.02%
5723029049	\$190.59	0.02%
5723029050	\$146.49	0.01%
5723029051	\$231.55	0.02%
5723029052	\$329.21	0.03%
5723029053	\$274.08	0.02%
5723029054	\$149.64	0.01%
5723029055	\$168.54	0.01%
5723029056	\$241.00	0.02%

5723029057	\$250.45	0.02%
5723029058	\$133.89	0.01%
5723029059	\$152.79	0.01%
5723029060	\$211.07	0.02%
5723029061	\$18,515.62	1.63%
5723030023	\$63,502.96	5.60%
5723030024	\$3,554.39	0.31%
5723030025	\$1,965.85	0.17%
5723030026	\$1,332.36	0.12%
5723030027	\$1,082.31	0.10%
5723030028	\$1,180.95	0.10%
5723030029	\$1,465.64	0.13%
5723030030	\$1,278.90	0.11%
5723030031	\$2,615.10	0.23%
5723030045	\$712.88	0.06%
5723030046	\$2,215.83	0.20%
5723030050	\$9,882.96	0.87%
5723030052	\$3,121.57	0.28%
5723030053	\$1,212.32	0.11%
5723030054	\$21,538.49	1.90%
5734012002	\$3,255.70	0.29%
5734012003	\$1,393.06	0.12%
5734012006	\$4,112.04	0.36%
5734012012	\$4,339.05	0.38%
5734012013	\$1,483.90	0.13%
5734012029	\$7,430.76	0.66%
5734012034	\$6,159.94	0.54%
5734013001	\$1,462.49	0.13%
5734013002	\$1,664.44	0.15%
5734013003	\$1,747.63	0.15%
5734013004	\$8,731.25	0.77%
5734013005	\$3,529.42	0.31%
5734013017	\$1,547.70	0.14%
5734013018	\$1,311.55	0.12%
5734013022	\$25,031.12	2.21%
5734014001	\$3,952.60	0.35%
5734014806	\$0.00	0.00%
5734024013	\$1,001.23	0.09%
5734024020	\$2,001.11	0.18%
5734024021	\$2,822.55	0.25%
5734024067	\$2,219.75	0.20%
5734025014	\$3,194.16	0.28%

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5734025024	\$5,188.89	0.46%
5734025026	\$2,373.17	0.21%
5734025027	\$2,115.38	0.19%
5734025029	\$3,559.15	0.31%
5734025030	\$1,236.71	0.11%
5734036001	\$7,738.84	0.68%
5734036002	\$2,167.81	0.19%
5734036003	\$948.90	0.08%
5734036009	\$8,487.07	0.75%
5734036010	\$6,959.59	0.61%
5734036012	\$5,770.34	0.51%
5734036013	\$5,103.72	0.45%
5734036014	\$5,269.81	0.46%
5734036016	\$6,809.43	0.60%
5734036017	\$363.93	0.03%
5734036018	\$9,081.83	0.80%
5734036019	\$1,692.15	0.15%
5734036020	\$1,717.87	0.15%
5734036021	\$1,706.99	0.15%
5734037002	\$2,462.71	0.22%
5734037003	\$1,948.38	0.17%
5734037004	\$2,751.59	0.24%
5734037005	\$1,655.01	0.15%
5734037006	\$4,421.80	0.39%
5734037007	\$6,878.74	0.61%
5734037009	\$1,045.87	0.09%
5734037010	\$679.67	0.06%
5734037011	\$344.53	0.03%
5734037012	\$399.37	0.04%
5734037013	\$414.36	0.04%
5734037016	\$4,882.86	0.43%
5734037022	\$2,948.60	0.26%
5734037023	\$2,471.39	0.22%
5734037024	\$1,206.56	0.11%
5734037025	\$1,546.69	0.14%
5734037026	\$3,638.91	0.32%
5734037031	\$3,279.13	0.29%
5734037033	\$17,431.08	1.54%
5734037034	\$4,052.66	0.36%
5734037036	\$22,088.71	1.95%
5734037900	\$436.14	0.04%
5734037902	\$1,965.97	0.17%

5738001052	\$4,133.92	0.36%
5738001053	\$3,920.10	0.35%
5738001054	\$3,030.72	0.27%
5738001074	\$3,443.82	0.30%
5738001075	\$160.67	0.01%
5738001076	\$154.37	0.01%
5738001077	\$214.22	0.02%
5738001078	\$160.67	0.01%
5738001079	\$154.37	0.01%
5738001080	\$154.37	0.01%
5738001081	\$160.67	0.01%
5738001082	\$151.22	0.01%
5738001083	\$151.22	0.01%
5738001084	\$151.22	0.01%
5738001085	\$214.22	0.02%
5738001086	\$226.82	0.02%
5738001087	\$226.82	0.02%
5738001088	\$226.82	0.02%
5738001089	\$226.82	0.02%
5738001090	\$226.82	0.02%
5738001091	\$214.22	0.02%
5738001092	\$217.37	0.02%
5738001093	\$229.97	0.02%
5738001094	\$162.24	0.01%
5738001095	\$162.24	0.01%
5738001096	\$162.24	0.01%
5738001097	\$214.22	0.02%
5738001098	\$217.37	0.02%
5738001099	\$264.63	0.02%
5738001100	\$264.63	0.02%
5738001101	\$264.63	0.02%
5738001102	\$277.23	0.02%
5738001103	\$277.23	0.02%
5738001104	\$277.23	0.02%
5738001105	\$277.23	0.02%
5738001106	\$459.95	0.04%
5738001107	\$187.44	0.02%
5738001108	\$214.22	0.02%
5738001109	\$187.44	0.02%
5738001110	\$187.44	0.02%
5738001111	\$217.37	0.02%
5738001112	\$229.97	0.02%

PLAYHOUSE VILLAGE PBID – ASSESSMENT ENGINEER’S REPORT

5738001113	\$244.15	0.02%
5738001114	\$182.72	0.02%
5738001115	\$182.72	0.02%
5738001116	\$182.72	0.02%
5738001117	\$214.22	0.02%
5738001118	\$233.12	0.02%
5738001119	\$217.37	0.02%
5738001120	\$233.12	0.02%
5738001121	\$233.12	0.02%
5738001122	\$233.12	0.02%
5738001123	\$233.12	0.02%
5738001124	\$187.44	0.02%
5738001125	\$187.44	0.02%
5738001126	\$214.22	0.02%
5738001127	\$187.44	0.02%
5738001128	\$187.44	0.02%
5738001129	\$217.37	0.02%
5738001130	\$229.97	0.02%
5738001131	\$214.22	0.02%
5738001132	\$217.37	0.02%
5738001133	\$140.19	0.01%
5738001134	\$140.19	0.01%
5738001135	\$140.19	0.01%
5738001136	\$140.19	0.01%
5738001137	\$135.46	0.01%
5738001138	\$187.44	0.02%
5738001139	\$187.44	0.02%
5738001140	\$214.22	0.02%
5738001141	\$179.57	0.02%
5738001142	\$179.57	0.02%
5738001143	\$217.37	0.02%
5738001144	\$229.97	0.02%
5738001145	\$165.39	0.01%
5738001146	\$165.39	0.01%
5738001147	\$165.39	0.01%
5738001148	\$214.22	0.02%
5738001149	\$217.37	0.02%
5738001150	\$264.63	0.02%
5738001151	\$264.63	0.02%
5738001152	\$264.63	0.02%
5738001153	\$140.19	0.01%
5738001154	\$140.19	0.01%

5738001155	\$140.19	0.01%
5738001156	\$140.19	0.01%
5738001157	\$135.46	0.01%
5738001158	\$187.44	0.02%
5738001159	\$173.27	0.02%
5738001160	\$214.22	0.02%
5738001161	\$179.57	0.02%
5738001162	\$179.57	0.02%
5738001163	\$217.37	0.02%
5738001164	\$173.27	0.02%
5738001165	\$173.27	0.02%
5738001166	\$233.12	0.02%
5738001167	\$165.39	0.01%
5738001168	\$165.39	0.01%
5738001169	\$165.39	0.01%
5738001170	\$214.22	0.02%
5738001171	\$233.12	0.02%
5738001172	\$217.37	0.02%
5738001173	\$233.12	0.02%
5738001174	\$138.61	0.01%
5738001175	\$233.12	0.02%
5738001176	\$138.61	0.01%
5738001177	\$233.12	0.02%
5738001178	\$138.61	0.01%
5738001179	\$233.12	0.02%
5738001180	\$140.19	0.01%
5738001181	\$140.19	0.01%
5738001182	\$140.19	0.01%
5738001183	\$140.19	0.01%
5738001184	\$135.46	0.01%
5738001185	\$187.44	0.02%
5738001904	\$36,637.76	3.23%
5738003016	\$515.08	0.05%
5738003038	\$151.69	0.01%
5738003039	\$151.69	0.01%
5738003040	\$151.69	0.01%
5738003041	\$183.35	0.02%
5738003042	\$183.35	0.02%
5738003043	\$183.35	0.02%
5738003044	\$183.35	0.02%
5738003045	\$183.35	0.02%
5738003067	\$136.72	0.01%

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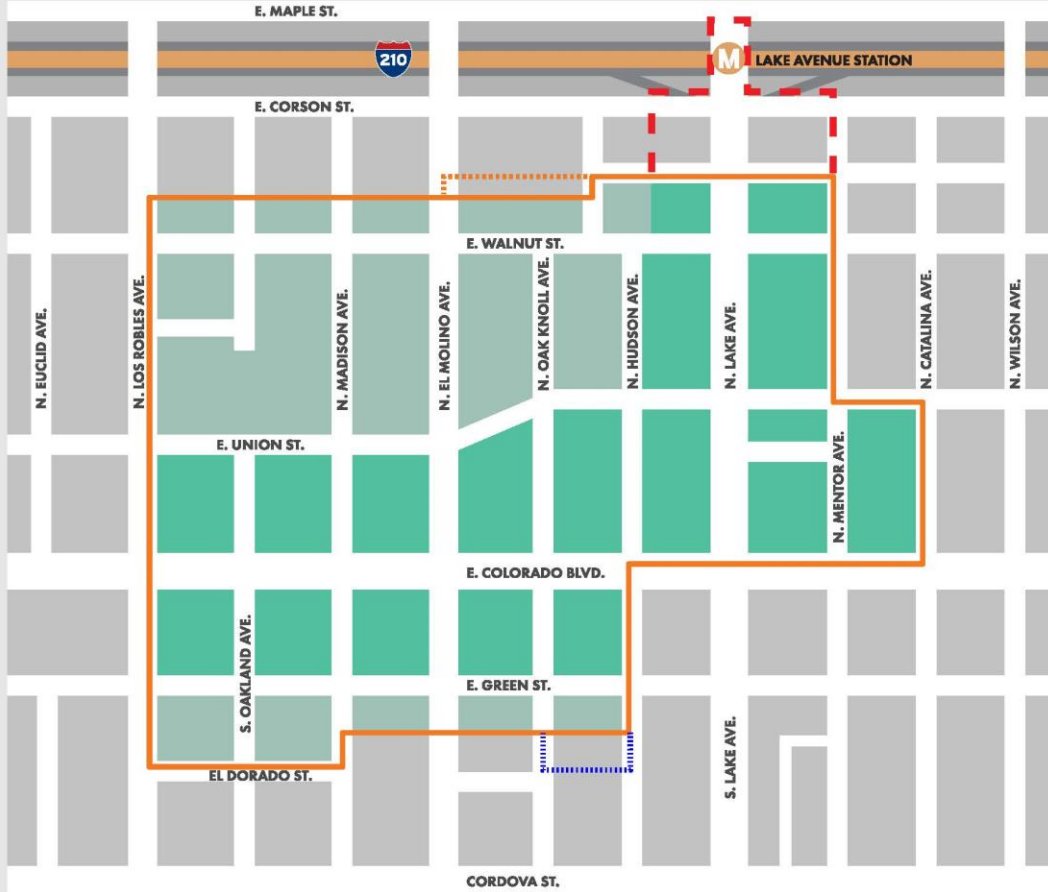
5738003068	\$133.57	0.01%
5738003069	\$133.26	0.01%
5738003070	\$131.68	0.01%
5738003071	\$131.68	0.01%
5738003072	\$133.42	0.01%
5738003073	\$133.42	0.01%
5738003074	\$133.89	0.01%
5738003075	\$134.05	0.01%
5738003076	\$133.42	0.01%
5738003077	\$133.57	0.01%
5738003078	\$131.68	0.01%
5738003079	\$131.68	0.01%
5738003080	\$133.42	0.01%
5738003081	\$133.57	0.01%
5738003082	\$139.09	0.01%
5738003901	\$0.00	0.00%
5738004001	\$2,109.85	0.19%
5738004002	\$1,121.51	0.10%
5738004003	\$2,368.12	0.21%
5738004004	\$7,524.81	0.66%
5738004005	\$2,599.10	0.23%
5738004006	\$2,392.54	0.21%
5738004007	\$41.63	0.00%
5738004008	\$1,430.15	0.13%
5738004009	\$5,346.22	0.47%
5738004010	\$2,691.35	0.24%
5738004011	\$306.50	0.03%
5738004012	\$659.34	0.06%
5738004013	\$509.66	0.04%
5738004038	\$2,287.66	0.20%
5738007033	\$911.78	0.08%
5738007035	\$2,454.95	0.22%

5738007036	\$963.55	0.08%
5738007038	\$1,320.71	0.12%
5738007039	\$1,320.94	0.12%
5738007040	\$6,465.67	0.57%
5738007041	\$3,890.68	0.34%
5738007043	\$22,385.27	1.97%
5738008033	\$3,423.30	0.30%
5738008034	\$4,573.36	0.40%
5738008035	\$1,569.20	0.14%
5738008036	\$1,267.42	0.11%
5738008037	\$1,225.86	0.11%
5738008038	\$2,603.86	0.23%
5738008039	\$589.54	0.05%
5738008040	\$1,451.31	0.13%
5738008041	\$2,691.68	0.24%
5738008046	\$876.95	0.08%
5738008047	\$1,022.58	0.09%
5738008048	\$749.96	0.07%
5738008049	\$884.38	0.08%
5738008050	\$1,991.74	0.18%
5738008051	\$909.24	0.08%
5738008052	\$1,408.13	0.12%
5738008053	\$69.67	0.01%
5738008056	\$1,309.41	0.12%
5738008057	\$2,968.99	0.26%
5738008058	\$1,640.60	0.14%
5738008059	\$1,417.80	0.13%
5738008065	\$2,874.34	0.25%
5738008066	\$13,782.63	1.22%
5738008067	\$15,307.14	1.35%
	<b>\$1,134,213.04</b>	<b>100.00%</b>

# APPENDIX 2

## PVPBID BOUNDARY MAP

# PLAYHOUSE VILLAGE PBID MAP



- PLAYHOUSE VILLAGE BOUNDARY
- 711 E WALNUT PROJECT EXPANSION BOUNDARY (ZONE B)
- LAKE METRO GATEWAY EXPANSION BOUNDARY (ZONE A)
- 770 E GREEN PROJECT EXPANSION BOUNDARY (ZONE B)
- METRO GOLD LINE
- PBID BENEFIT ZONE A
- PBID BENEFIT ZONE B