

PLAYHOUSE VILLAGE PBID – MANAGEMENT DISTRICT PLAN



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

**MANAGEMENT DISTRICT PLAN**

*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*

**March 16, 2021**

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## **MANAGEMENT DISTRICT PLAN**

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## PLAYHOUSE VILLAGE PBID – MANAGEMENT DISTRICT PLAN

### MANAGEMENT DISTRICT PLAN SUMMARY

The Playhouse Village PBID is a Property and Business Improvement District (PVPBID) being renewed for a 6 year period by a consortium of property and business owners within the PBID. The PVPBID was originally formed in 2001 for a 5 year period and was renewed in 2006, 2011 and 2016 for 5 year terms and is now being renewed again for a 6 year term. The purpose of this renewed PBID is to continue to provide and manage supplemental services and improvements for this important business center, including enhanced safety and maintenance services a professional marketing and business promotion program, and a program of installing and upgrading physical amenities throughout the greater Playhouse Village. The PBID is a unique benefit assessment district that will enable Playhouse Village property owners, businesses and residents, working as a unit, to continue to fund needed supplemental property and business related improvement programs, services and programs above what can be provided by the City of Pasadena.

**Name:** The name of the PBID is the Playhouse Village Property & Business Improvement District (PVPBID).

**Location:** The PVPBID is located in the center of Pasadena and is bounded roughly by Walnut/Corson Streets on the north, Catalina/Mentor Avenues on the east, Green/El Dorado Streets on the south and Los Robles Avenue on the west. A map showing the PBID boundaries and each benefit zone is enclosed and also shown in the related brochure.

**Zones:** There are two benefit zones within the renewed PBID - Zone A includes those parcels generally along the Colorado Boulevard/Lake Avenue corridors and Zone B includes all other parcels within the PBID boundary. Zone A has higher levels of activity and pedestrian traffic and, thus, requires higher levels of service than Zone B and has higher associated program costs and corresponding assessment rates.

**Services:** Maintenance, public safety ambassadors, branding and image enhancement, promotions and special events, physical amenities, parking management and related advocacy, administration and operation services in order to maintain a clean, safe, competitive and high-quality business and residential environment.

**Finance:** Benefit assessment of 570 parcels. No bonds shall be issued to fund PDA PBID programs.

**Budget:** 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. It is noted that the Assessment Engineer has determined that districtwide general benefits equate to 5% of the total adjusted PBID program costs of \$1,193,813 or \$59,600. General benefit costs shall be derived from non-assessment revenue sources such as grants, program income, credits, interest, memberships and other sources.

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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>

**Benefits:** “General Benefit” is 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” means a distinct benefit over and above general benefits conferred on real property located in the PBID.

**Formula:** There are two benefit zones in the PDA PBID. In Zone A, Year 1 property assessment rates per parcel are \$0.0776697 per square foot of building, plus \$0.0776697 per square foot of land, plus \$10.884937 per linear foot of street frontage. In Zone B, the rates are \$0.0605824, \$0.0605824 and \$8.4902509, respectively. For government/institutional/non-profit owned and occupied parcels, the assessments shall be set at 50% of the respective Zone rates. Parcels with residential uses of 10 or more units shall be set at 70% of the respective Zone rates. Parcels with residential uses of 1 to 9 units (including residential condominiums) shall be assessed at the Year 1 rate of \$0.15751584 per square foot of building area in Zone A and \$0.12286236 in Zone B. An overall building area cap of 3 times the floor area ratio (F.A.R.) shall be used for calculating the building area portion of commercial parcel assessments. Mixed use development building area assessments shall be pro-rated based on the ratios of each respective use.

**Cap:** Assessment increases are capped at a maximum of 6% per year, subject to approval by the PBID Property Owner Association (PVA) Board of Directors.

**Renewal:** PBID renewal is a two-step process. First, petitions signed by PBID property owners representing at least 50% of the total assessment to be levied must be collected. Second, property owners will be sent a ballot to vote on the PBID renewal. Returned ballots in support of the PBID renewal must outweigh those in opposition based on the total amount of assessment to be levied of returned ballots.

**Duration:** The renewed PBID will have a term of six (6) years. After six years, the petition and balloting process must be repeated in order to renew the PBID and levy assessments again at that time.

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### **II. PVPBID BOUNDARIES**

#### **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 Plan.

**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 Plan.

### **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 Details", beginning on page 7 of this Plan. 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 Plan 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 Plan.

### **III. Proposed 6 -Year PVPBID Work Plan and Budget**

#### **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.

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The program special benefit cost allocations of the PVPBID assessment revenues for Year 1 (2022) are shown in the Table on page 11 of this Plan. 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 pages 11-12 of this Plan.

### **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 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.



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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.

### **Safety & Maintenance**      \$601,993      53.1%

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.

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.

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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.

**Streetscapes & Placemaking**                      \$77,968                      6.9%

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.

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.

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**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.

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

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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 this 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 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 this 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

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<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.

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.

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**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>

**Special/General Benefits**

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 the attached Engineer’s 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 general benefits will be derived from sources other than PVPBID assessments. A breakdown of projected special and districtwide general benefits for each year of the 6-year renewal term is shown in the following Table:

**6 Year Special + 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%

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	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	<u>\$287,862</u>	<u>\$15,127</u>	<u>\$302,989</u>	<u>25.3799%</u>
		<b>TOTAL YEAR 1 - 2022</b>	<b>\$1,134,213</b>	<b>\$59,600</b>	<b>\$1,193,813</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 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%
		ECONOMIC ADVOCACY & ADMINISTRATION	<u>\$227,460</u>	<u>\$11,953</u>	<u>\$239,413</u>	<u>25.3799%</u>
		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	<u>\$77,674</u>	<u>\$4,082</u>	<u>\$81,756</u>	<u>25.3799%</u>
		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	<u>\$305,134</u>	<u>\$16,035</u>	<u>\$321,169</u>	<u>25.3799%</u>
		<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	<u>\$241,108</u>	<u>\$12,670</u>	<u>\$253,778</u>	<u>25.3799%</u>
		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	<u>\$82,334</u>	<u>\$4,327</u>	<u>\$86,661</u>	<u>25.3799%</u>
		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	<u>\$323,442</u>	<u>\$16,997</u>	<u>\$340,439</u>	<u>25.3799%</u>
		<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>

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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	<u>\$255,574</u>	<u>\$13,430</u>	<u>\$269,004</u>	<u>25.3799%</u>
		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	<u>\$87,274</u>	<u>\$4,587</u>	<u>\$91,861</u>	<u>25.3799%</u>
		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%
		PROMOTIONS & MARKETING	\$198,173	\$10,415	\$208,588	14.6701%
		ECONOMIC ADVOCACY & ADMINISTRATION	<u>\$342,848</u>	<u>\$18,017</u>	<u>\$360,865</u>	<u>25.3799%</u>
		<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>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	<u>\$270,908</u>	<u>\$14,236</u>	<u>\$285,144</u>	<u>25.3799%</u>
		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	<u>\$92,510</u>	<u>\$4,862</u>	<u>\$97,372</u>	<u>25.3799%</u>
		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	<u>\$363,418</u>	<u>\$19,098</u>	<u>\$382,516</u>	<u>25.3799%</u>
		<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>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	<u>\$287,162</u>	<u>\$15,090</u>	<u>\$302,252</u>	<u>25.3799%</u>
		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%



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		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>

If the PVPBID is not renewed again at the end of the proposed 6-Year renewal term, any unexpended/unencumbered funds remaining at the end of a renewal term will be returned to PVPBID property owners in accordance with City policy and State PBID Law.

### **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.

### **Manner of Collection**

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 this Management District Plan.

## **IV PROPOSED ASSESSMENT FORMULA**

The PVPBID programs and services described in this Management District Plan will be funded through benefit assessments against real property in the PVPBID and non-assessment revenues to fund the costs associated with general benefits conferred on assessed parcels within the PVPBID, the public at large and surrounding parcels outside of the PVPBID boundaries. The assessment formula has been developed by the Assessment Engineer to ensure that no parcel will be assessed an amount that exceeds the cost of the proportional special benefit that parcel derives from the programs, services and improvements to be funded by the proposed benefit assessments. The assessment rates are based on the projected special benefit to be conferred on each individual parcel within the boundary of the PVPBID.

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 the Assessment Engineer that the assessment factors on which to base assessment rates relate directly to the proportionate amount of building area, land

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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 the 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 the 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 the 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 the Assessment Engineer that these residential parcels with 1-9 units will proportionately

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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 the Assessment 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 the 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 the Assessment 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 the Assessment 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.

### 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

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- 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 Plan, 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

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**

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

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.

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**Assessment Formula**

In the opinion of the Assessment Engineer the assessment formula for the proposed renewed 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**

<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>
A	\$0.0776697	\$0.0776697	\$10.8849370	\$0.15751584
B	\$0.0605824	\$0.0605824	\$8.4902509	\$0.12286236

**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

$$\begin{aligned}
 \text{Frontage} &= 100 \text{ LF} \times \$10.884937/\text{LF} &= \$1,088.49 \\
 \text{Land} &= 15,000 \times 7.76697\text{¢}/\text{sq ft} &= \$1,165.04 \\
 \text{Bldg} &= 12,000 \times 7.76697\text{¢}/\text{sq ft} &= \$ 932.04
 \end{aligned}$$

**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

$$\begin{aligned}
 \text{Frontage} &= 100 \text{ LF} \times \$8.4902509/\text{LF} &= \$ 849.02 \\
 \text{Land} &= 15,000 \times 6.05824\text{¢}/\text{sq ft} &= \$ 908.74
 \end{aligned}$$

**PLAYHOUSE VILLAGE PBID – MANAGEMENT DISTRICT PLAN**

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.

Since the PVPBID is planned for a six-year term, maximum assessment rates for future years (Years 2-6) must be 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 annum is incorporated into the projected program costs and, in turn, the resultant assessment rates for the six year term of the PVPBID. These figures are shown in the table below. Assessment rates may not exceed those indicated below.

**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>
<u>YEAR 1</u>				
A	\$0.077670	\$0.077670	\$10.884937	\$0.157516
B	\$0.060582	\$0.060582	\$8.490251	\$0.122862
<u>YEAR 2</u>				
A	\$0.082330	\$0.082330	\$11.538033	\$0.166967
B	\$0.064217	\$0.064217	\$8.999666	\$0.130234
<u>YEAR 3</u>				
A	\$0.087270	\$0.087270	\$12.230315	\$0.176985
B	\$0.068070	\$0.068070	\$9.539646	\$0.138048
<u>YEAR 4</u>				
A	\$0.092506	\$0.092506	\$12.964134	\$0.187604
B	\$0.072154	\$0.072154	\$10.112025	\$0.146331
<u>YEAR 5</u>				
A	\$0.098056	\$0.098056	\$13.741982	\$0.198860
B	\$0.076483	\$0.076483	\$10.718747	\$0.155111
<u>YEAR 6</u>				
A	\$0.103939	\$0.103939	\$14.566501	\$0.210792
B	\$0.081072	\$0.081072	\$11.361872	\$0.164418

## PLAYHOUSE VILLAGE PBID – MANAGEMENT DISTRICT PLAN

### **V. PUBLICLY OWNED PARCELS**

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 the 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.

### **VI. PVPBID GOVERNANCE**

The governance or management of the PVPBID requires an “Owners’ Association” to carry out the PVPBID services and activities. State PBID Law (36600 Streets & Highways Code) also requires that the Owners’ Association carry out specific additional functions. This includes preparation of an Annual Report to the City Council on the PVPBID activities for the past fiscal year and those proposed for the next fiscal year. The Owners’ Association may also recommend to the City Council from time to time, changes to the PVPBID boundaries, benefit zones, assessment formula or PVPBID programs and activities, all subject to public notification and, in some cases petition/balloting requirements.

Meetings of the Owners’ Association and its standing Committees shall be subject to the State of California “Brown Act” open meeting law.

It is proposed that the Playhouse Village Association (PVA), under contract with the City of Pasadena, continue to serve as the “Property Owner’s Association” and be responsible for the ongoing day-to-day management and administration of the Playhouse Village PBID (PVPBID). Incorporated in the mid-1990’s as the Playhouse District Association (PDA) and recently renamed the Playhouse Village Association (PVA), PVA is a non-profit corporation formed by business and professional firms and property owners located within the greater Playhouse Village. Upon renewal of the PVPBID, it is proposed that the City Council and the PVA will execute a contract for the continued performance and delivery of the stipulated PVPBID programs and services authorized by this Management Plan.

PLAYHOUSE VILLAGE PBID – MANAGEMENT DISTRICT PLAN

**VII. PROPOSED RULES AND REGULATION APPLIED TO THE PVPBID**

There are no specific rules or regulations applied to this PVPBID

**VIII. OTHER ITEMS**

No bonds will be issued for any PVPBID projects in conjunction with this renewal.

**IX. PLAN AUTHOR**

The author and preparer of this Plan is Ed Henning of Edward Henning & Associates

**X. IMPLEMENTATION TIMETABLE**

The renewed PVPBID is expected to begin operation by January 1, 2022. In order to meet this goal, the following procedural timeline is proposed:

<b><u>Date</u></b>	<b><u>Action/Task</u></b>
Spring 2021	• Develop/finalize Management District Plan
Spring 2021	• Initiate petition drive
Spring 2021	• Collect petitions signed by property owners
Spring 2021	• Submit majority support petitions to City
Spring 2021	• City Council adopts Resolution of Intention to renew the PVPBID
Spring 2021	• City sends notice of PVPBID public hearing and a ballot to property owners within PVPBID
Mid ‘21	• City Council conducts hearing (ballots due by this date)
Mid ‘21	• Providing no majority ballot protest is filed at the hearing, Council approves Resolution of Renewal for the PVPBID
Mid ‘21	• Assessment roll submitted to LA County Assessor
Dec 10/Apr 10 (due)	• Assessments billed and collected by LA County with property taxes
1st Qtr. ‘22	• Revenues remitted to Owners’ Association per contract with City
(6 years)	• Owners’ Association carries out renewed PVPBID programs and services



# APPENDIX 1

## YR 1 – 2022 ASSESSMENT ROLL

PLAYHOUSE VILLAGE PBID – MANAGEMENT DISTRICT PLAN

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%

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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%
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%

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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%
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%

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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%
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%

PLAYHOUSE VILLAGE PBID – MANAGEMENT DISTRICT PLAN

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%
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%

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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%
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%

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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%
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%



PLAYHOUSE VILLAGE PBID – MANAGEMENT DISTRICT PLAN

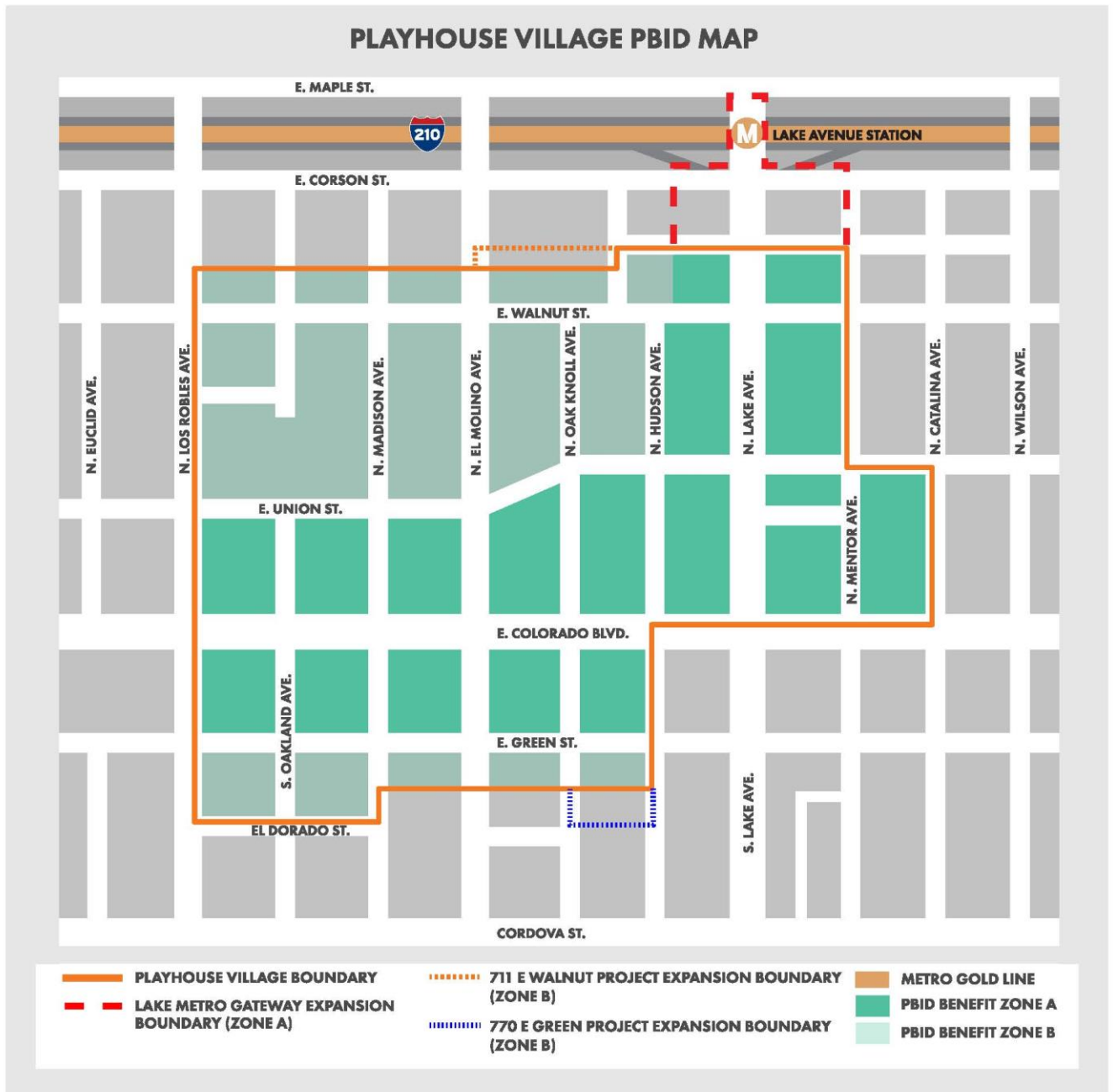
5738008038	\$2,603.86	0.23%
5738008039	\$589.54	0.05%
5738008040	\$1,451.31	0.13%
5738008041	\$2,691.68	0.24%
5738008046	\$876.95	0.08%
5738008047	\$1,022.58	0.09%
5738008048	\$749.96	0.07%
5738008049	\$884.38	0.08%
5738008050	\$1,991.74	0.18%
5738008051	\$909.24	0.08%

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 – MANAGEMENT DISTRICT PLAN



# ATTACHMENT 1

## ASSESSMENT ENGINEER'S REPORT