



**DOWNTOWN
LONG BEACH
ALLIANCE**

Wednesday, April 20, 2022, DLBA Board of Directors

Action Report: Agenda Item 4A(ii)

ACTION ITEM:

4A(ii). Annual Review of Property Based Improvement District (PBID) Assessment

BACKGROUND:

In accordance with Section V, Subsection C of the PBID Management Plan adopted in August 2012, the DLBA Executive Committee and Board annually review the Consumer Price Index (CPI) of the tri-county (Los Angeles, Orange and Riverside/San Bernardino) area of All Urban Consumers serving as a barometer for any adjustments to the existing PBID assessments. While the PBID Management Plan restricts adjustments not to exceed a five percent (5%) increase in any given year, the PBID standard has been to analyze the CPI by comparing a 12-month period (ending January 31), to determine the barometer for the upcoming year. The tri-county CPI for this past 12-month period is 3.8%.

The chart below displays adjustments made to the PBID dating back to FY2008-09:

Historical PBID Adjustment		
Year	Consumer Price Index	DLBA Adjustment
2008-09	-0.64%	0.00%
2009-10	2.28%	0.00%
2010-11	1.96%	2.50%
2011-12	2.12%	2.00%
2012-13	2.03%	2.00%
2013-14	1.08%	1.50%
2014-15	1.35%	3.00%
2015-16	0.91%	3.00%
2016-17	1.89%	3.00%
2017-18	2.79%	3.80%
2018-19	3.81%	4.00%
2019-20	3.07%	3.00%
2020-21	1.62%	3.0%
2021-22	3.80%	-
10-Year Avg.	2.07%	2.83%
5-Year Avg.	2.64%	3.36%



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PBID AREA CURRENT (2021-22) RATES:

	STANDARD ZONE	PREMIUM ZONE
LOT FRONTAGE, PER FOOT		
(ALL PROPERTIES)	\$12.50	\$20.18
LOT+BUILDING SQUARE FOOTAGE		
COMMERCIAL & GOVERNMENT	\$0.05	\$0.06
PARKING STRUCTURES	\$0.04	\$0.04
RESIDENTIAL & NONPROFIT	\$0.02	\$0.02

2022 PBID RENEWAL: PBID AREA PROPOSED (2022-23) RATES:

The Downtown Property-Based Improvement District (PBID) is currently undergoing the process for another 10-year term. Under that assumption, the District has incorporated new program costs and a cost of living adjustment into the proposed rate assessments for the 2022-23 fiscal year. Those proposed assessments are displayed in the table below.

	STANDARD ZONE	PREMIUM ZONE
LOT FRONTAGE, PER FOOT		
(ALL PROPERTIES)	\$16.56	\$23.12
LOT+BUILDING SQUARE FOOTAGE		
COMMERCIAL	\$0.05	\$0.07
PARKING STRUCTURES	\$0.04	\$0.05
RENTAL RESIDENTIAL 50+ Units	\$0.02	\$0.04
RESIDENTIAL, NONPROFIT, & CIVIC	\$0.02	\$0.03

With an increase built into the proposed rates for the new PBID 10-year term, the Board doesn't have to take action to adjust the PBID assessment rate for the upcoming fiscal year.

RECOMMENDED ACTION:

As recommended by the Executive Committee approve no action on the adjustment to the Property-Based Improvement District (PBID).