

FINAL

**Little Tokyo
Business Improvement District
Management District Plan Summary**

**For
A Property Based
Business Improvement District
In Los Angeles**

**November 2023
(11/28/23)**

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The full version of the Little Tokyo BID Management District Plan and Engineer's Report can be found at <http://www.visitlittletokyo.org>

Management District Plan Summary

The name of the Property-based Business Improvement District is the “Little Tokyo Business Improvement District” (the “District”). The District is being established pursuant to Section 36600 et seq. of the California Streets and Highways Code, The “Property and Business Improvement District Law of 1994 as amended”, hereinafter referred to as State Law.

Developed by the Little Tokyo Steering Committee, the Little Tokyo Business Improvement District Management Plan conveys special benefits to assessed parcels located within the Little Tokyo Business Improvement District area. The District will provide continued activities in three program areas including: Clean, Safe & Beautiful, Marketing, Activation, and Administration. Each of the programs is designed to meet the goals of the District which are to improve the safety and cleanliness of each individual assessed parcel within the District, to increase building occupancy and lease rates, to encourage new business development; and attract ancillary businesses and services for assessed parcels within the District.

The Business Improvement District area is bounded roughly by Los Angeles Street, Temple/Ducommun Streets, Garey/Vignes Streets, and 3rd Street. The property uses within the general boundaries of the Little Tokyo Business Improvement District are a mix of commercial, mixed-use, high-density residential, office, cultural, parking, transit, hotel, religious, and publicly owned. Services and improvements provided by the District are designed to provide special benefits in the form of improving economic vitality in the District by increasing building occupancy and lease rates, encouraging new business development, attracting residential serving businesses and services, attracting office and retail tenants, attracting retail and transit customers, attracting new residents and tourists, and encouraging commerce that provides a special benefit to commercial, mixed-use, high-density residential, office, cultural, parking, transit, hotel, religious, and publicly owned parcels. All of which specially benefit from the improvements and activities of the District.

Boundary: See Section 2, page 5 and map, page 6.

Budget: The total District budget for the 2025 year of operation is approximately \$1,505,124.

Improvements, Activities, Services:

CLEAN, SAFE & BEAUTIFUL	\$1,042,157	69.24%
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Enhanced Safe Programs:

A Little Tokyo Business Improvement District Safe Team to deter crime for parcels in the District will consist of some of the following:

- Bicycle Patrol
- Vehicle Patrol
- Foot Patrol

Enhanced Clean & Beautiful Programs will consist of some of the following:

- Sidewalk Sweeping
- Sidewalk Pressure Washing
- Graffiti & Handbill Removal
- Trash Removal
- Landscape Programs

MARKETING & ACTIVATION

\$177,555

11.80%

- Communication Programs
- Business Support
- Placemaking/Activations/Events
- Website

ADMINISTRATION/OFFICE/CITY FEES

\$285,412

18.96%

The improvements and activities are managed by a professional staff that requires centralized administrative support. Management staff oversees the District's services which are delivered seven days a week. A well-managed District provides necessary BID program oversight and guidance that produces higher quality and more efficient programs.

Method of Financing: A levy of special assessments upon real property that receives special benefits from the improvements and activities.

Benefit Zones: The State Law and State Constitution Article XIID require that special assessments be levied according to the special benefit each assessed parcel receives from the improvements. In order to match assessment rates to benefits, two benefit zones have been created within the District. Additionally, Zone One includes a separate religious non-profit rate and rent stabilization ordinance rate. Each zone receives a different level of services and a different level of benefit. Each zone pays an assessment rate that reflects 100% of the special benefit received. See Section 2 for detailed description of the zones.

Cost: Annual assessments are based upon an allocation of program costs and a calculation of assessable footage. Two property assessment variables, building square footage (50%) and street front footage (50%), will be used in the calculation. The 2025 year assessments per assessment variable will not exceed amounts listed in the following chart:

2025 Rates	<i>Bldg Sq Ft Rate</i>	<i>Front Ft Rate</i>
Zone 1	\$0.0984	\$23.0542
Zone 1- Religious Non-Profit	\$0.0523	\$3.9731
Zone 1- Rent Control Stabilization Ordinance	\$0.0215	\$7.9463
Zone 2	\$0.2923	\$20.1955

Increases: Annual assessment increases will not exceed 10% per year. Increases will be determined by the Business Improvement District Owners' Association Board of Directors and will vary between 0% and 10% in any given year. Any annual budget surplus, including those

created through cost saving measures, labor vacancies, unexpected reductions in expenses caused by one-time events or unanticipated increases to income, will be rolled into the following year's budget. The budget will be set accordingly, within the constraints of the Management District Plan to adjust for surpluses that are carried forward to ensure that the District is spending these funds in a timely manner and is complying with applicable State laws and City policies. The estimated budget surplus amount will be included in the annual report each year.

District Formation: District formation requires submission of favorable petitions from property owners representing more than 50% of total assessments to be paid and the return of mail ballots evidencing a majority of the weighted ballots cast in favor of the assessment. Ballots are weighted by each property owner's assessment as proportionate to the total proposed District assessment amount.

Duration: The District will have a 5-year life beginning January 1, 2025 and ending December 31, 2029.

Governance: The Owners' Association will review District budgets and policies annually within the limitations of the Management District Plan. Annual and quarterly reports, financial statements and newsletters will be filed with the City of Los Angeles (City). The Owners' Association will oversee the day-to-day implementation of services as defined in the Management District Plan.

Section 2

Little Tokyo Business Improvement District Boundaries

The Little Tokyo Business Improvement District includes all property within a boundary formed by:

Beginning on the southeast corner of Alameda Street and Ducommun Street go east to Garey Street. At Garey Street turn south along Garey Street to Temple Street. At Temple Street turn east to Vignes Street. Go south on Vignes Street to Banning Street. Turn east on Banning Street along the northern parcel line of parcel 5173-013-018 and then south along its eastern parcel line. Turn west along the southern parcel lines of parcel 5173-013-018 to Vignes Street and continue south to 1st Street. Turn west on 1st Street along the southern parcel lines of parcels facing 1st Street to parcel 5163-003-001. Continue south along the eastern parcel line of parcels facing Hewitt Street to 2nd Street (excluding parcel 5163-003-020, which is in the Arts District Los Angeles BID). Continue south on Hewitt Street to parcel 5163-007-013 and then head south on the eastern parcel lines of parcels facing Hewitt Street to 3rd Street. Continue west on 3rd Street to Traction Avenue. Head north on Traction Avenue to Rose Street and parcel 5163-009-005. Continue south along the eastern parcel lines of parcels 5163-009-005 & 5163-009-902 to 3rd Street. Go west along the southern parcel line of parcels facing 3rd Street to Los Angeles Street and parcel 5161-026-037. Turn north along the western parcel line of parcels facing Los Angeles Street (excluding parcel 5161-026-040, which is in the Downtown Center BID) to 2nd Street. Continue east to the centerline of 2nd Street and Los Angeles Street, then continue north along Los Angeles Street to Temple Street. Turn east along the northern parcel line of parcels facing Temple Street. Continue north on Alameda Street to the starting point at the southeast corner of Alameda Street and Ducommun Street.

Zone One

Zone One contains all of the commercial, mixed-use, high-density residential, office, hotel, religious uses within the District. Zone One has higher pedestrian traffic than Zone 2 and higher demand for clean and safe services because of the high level of usage. Zone One has service needs 7 days a week and into the evening and late night. See the map on page 6 for the Zone One boundaries.

Zone Two

Zone Two consists of publicly owned parcels primarily in the northern section of the District. Zone Two has lower pedestrian traffic than Zone One and a lower demand for service. Zone Two has service needs 5 days a week and primarily within the 9am – 5pm operating hours. See the map on page 6 for the Zone Two boundaries.

