



Metro

August 19, 2005

TO: BOARD OF DIRECTORS

THROUGH: ROGER SNOBLE
CHIEF EXECUTIVE OFFICER

FROM: JAMES L. de la LOZA
CHIEF PLANNING OFFICER

SUBJECT: REPORT ON BENEFIT ASSESSMENT DISTRICTS AGREEMENTS

ISSUE

This Board Box Item outlines the staff actions taken on Benefit Assessment Districts A1 and A2 cases during **February 2005 through June 2005**. This report is submitted as an informational item. No Board action is required.

BACKGROUND

The Benefit Assessment Districts Program has an established appeals process (adopted on July 11, 1985 and amended by the Board) for owners who have issues regarding the assessment on their property. In most cases, staff and the owners can agree on the proper assessment after reviewing all the relevant information. Written stipulations are then drawn up on properties that have changed their uses to manufacturing, nonprofit, residential hotel and/or vacant due to code, specifying the revised assessment. Properties that involve calculation issues, in most cases, are changed administratively (without stipulations). County Counsel reviews such stipulations before the property owner and the Chief Executive Officer or designee sign an agreement. Attached is a report listing the A1 and A2 Districts agreements executed and the properties that had the assessments administratively changed for the period between February 2005 through June 2005 (Attachment 1).

The agreements were executed and staff has notified the Los Angeles County Assessor's Office about the revisions. The property owners were issued a new Joint Consolidated Tax Bill reflecting the revised assessments as a result of the approved agreements.

The revised assessments can be made without substantially reducing the amount required to repay the A1 and A2 bonded indebtedness. The collections through June 2005 are **\$19,157,549** for District A1 and **\$902,528** for District A2.

NEXT STEPS

The next status update will be issued in January 2006.

ATTACHMENT 1

The following are the agreements executed during the period of February 2005 through June 2005 in which both parties concurred on the revised square footage and reduced assessments.

1. **Case Number A1-005-03 & A1-006-03 located at 518 W. 7th Street and 518 W. 7th Street**

George Peykar requested a reduction in the Properties' assessment because the improvements are vacant due to regulatory code. A field survey and a copy of the letter by a registered structural engineer citing non-compliance with current seismic building codes, all substantiated that the building is vacant due to code. The agreement reduces the Properties' assessments from \$18,318 to **\$8,556**.

2. **Case Number A2-001-04 located at 1731 W. 8th Street**

Crescent Village Limited Partnership requested a reduction in the Property's assessment because the improvement is a parking garage exclusively used by building's residents. A copy of the Grant Deed granting an exclusive easement for residential parking and a field survey, all substantiated that the use is residential. The agreement reduces the property's assessment from \$3,713 to **\$0**.