

Zaferia Parking and Business Improvement Association

Residential property rental is exempt from the assessment.

Proposed Changes

The ZBA Board of Directors proposes an increase to the assessment amount to Business types 1, 2 and 3, and no changes to the method of levying the assessment.

Proposed Assessment Adjustments

The ZBA Board of Directors requests an increase the annual assessment by 25% for the 2023-2024 contract year, and to remain at this new annual rate until any further adjustments. The ZBA has never implemented an increase. This increase is due to inflation and the cost of basic operating expenses. Core inflation averaged 2.47% per year between 2012 and 2022*. We have seen this increase in all expenses, such as sidewalk cleaning which cost \$25,208 in FY2015-2016 and now costs \$40,260, and contract work for administration and marketing. Compounded by the professional services building at 5150 E. Pacific Coast Highway, that once was the home to over 50 ZBA businesses, and is no longer renewing leases in anticipation of becoming a housing for CSULB students, resulting in assessment revenue loss of approximately \$14,000. The 2021-2022 fiscal year saw a shortfall of \$11,187 in assessment revenue.

*Source: <https://www.in2013dollars.com/us/inflation/2012>

Notification to Members

The ZBA notified all members about the potential fee increase. Two emails were sent to the membership that outlined the proposed increase and included an online form that members could provide their input. One in-person meeting was held, and one virtual meeting, as additional ways ZBA members could provide input, and information was available at an in-person mixer. Members did not express any opposition.

April 27, 2023 – Email sent to members on the proposed increase and opportunity to provide feedback via email, online form, in-person meeting, or virtual meeting.

May 8, 2023 – Email sent to members on the proposed increase and opportunity to provide feedback via email, online form, in-person meeting, or virtual meeting.

May 10, 9 am – In-person meeting at the Long Beach Playhouse, 5021 E. Anaheim St.

May 11, 6 pm – Virtual meeting on Zoom.

May 17, 7 pm – Information available at an in-person mixer, with opportunity to scan to access online form.

Current and proposed increase:

	Current	Increase	New Fee
Type 1 Businesses	\$300.00	\$75.00	\$375.00
Type 2 Businesses	\$200.00	\$50.00	\$250.00
Type 3 Businesses	\$120.00	\$30.00	\$150.00

There is no requested change to the employee fee; it will remain at \$15 per employee up to \$300 maximum. There is no requested change to Type 4 non-profit businesses. There is no requested change to Type 5 Home-based voluntary members.