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OF THE CITY CLERK  
OAKLAND

2017 APR 27 PM 12:49

# AGENDA REPORT

**TO:** Sabrina B. Landreth  
City Administrator

**FROM:** Mark Sawicki  
Director, EWD

**SUBJECT:** Resolution of Intention to Form the  
Koreatown/Northgate Community  
Benefit District 2017

**DATE:** April 17, 2017

City Administrator Approval

Date:

4/25/17

## RECOMMENDATION

Staff Recommends That The Oakland City Council:

1) Adopt A Resolution Of Intention (1) To Form The Koreatown/Northgate Community Benefit District 2017 ("KCBD 2017"); (2) Granting Preliminary Approval Of The KCBD 2017 Management Plan ; (3) Directing Filing Of The Proposed KCBD 2017 Assessment District Boundary Description; (4) Directing Distribution of A Ballot To All Affected Property Owners Whereby They Can Vote "In Favor Of" or "Against" the Proposed KCBD 2017 And Assessment To Determine Whether A Majority Protest Exists; And (5) Scheduling A Public Hearing For July 18, 2017.

2) Adopt A Resolution Authorizing The City Administrator (1) To Sign The Ballot In Favor Of The Formation Of The Koreatown/Northgate Community Benefit District 2017 ("KCBD 2017"); And (2) To Pay A Cumulative Fiscal Year 2017-2018 Fair Share Assessment In An Approximate Amount of \$4,897.26 For Two (2) City-Owned Properties On Which Assessments Are To Be Levied (2100 Telegraph Avenue - APN 008-0648-016-03 and 404 26<sup>th</sup> - Street APN 009-0684-005-01) If The KCBD 2017 Is Established; AND

3) The Oakland Redevelopment Successor Agency (ORSA) Governing Body (1) Adopt A Resolution Authorizing The Agency Administrator To Sign The Ballot In Favor Of The Formation Of Koreatown/Northgate Community Benefit District 2017 ("KCBD 2017"); And (2) To Pay A Cumulative Fiscal Year 2017-2018 Fair Share Assessment In An Approximate Amount Of \$772.74 For One Oakland Redevelopment Successor Agency-Owned Property (2016 Telegraph Avenue APN 008-0649-010-00) If The KCBD 2017 Is Established

## EXECUTIVE SUMMARY

Adoption of the attached Resolution of Intention will initiate a special election to determine whether the proposed Koreatown/Northgate Community Benefit District 2017 (hereinafter "KCBD 2017") can be formed. KCBD 2017 would replace and significantly expand the number of properties that were included in the existing district that was formed in 2007.

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If established, the Koreatown/Northgate Community Benefit District 2017 will generate special assessment revenues of approximately \$628,208 per year for a period of ten years ending June 30, 2027 (or up to approximately \$7.9 million over the life of the district, if the allowable five percent annual increases to the assessments are taken). The existing district generates approximately \$295,418 per year.

Services to be provided are outlined in a district Management Plan drafted by district representatives (**Exhibit A** to the attached Resolution of Intention) and include, but are not limited to, special benefit cleaning, marketing, public right of way beautification and other economic development services within the district. These services are similar to the existing district, but will cover a larger geographic area.

To adopt the attached Resolution of Intention the City Council would need to first receive a petition in favor of forming the KCBD 2017, endorsed by more than 30 percent (more than 30%) of the weighted value of the property assessments that would be imposed if the KCBD 2017 is established. If the petition is duly endorsed, the City Council may adopt the attached proposed Resolution of Intention and conduct a public hearing not less than 45 days after notice of the Public Hearing is published. Upon passage of the Resolution of Intention, ballots will be mailed to each affected property owner pursuant to the City of Oakland's Business Improvement Management District Ordinance OMC Chapter 4.48 (Ordinance No. 12190 C.M.S., 1999, as amended by Ordinance No. 13322 C.M.S., 2015) and State Proposition 218.

The Council may approve formation of the KCBD 2017 and the assessment if, at the close of the Public Hearing, a majority protest is not established. A majority protest exists if, upon the conclusion of the Public Hearing, ballots submitted in opposition to the establishment of the KCBD 2017 and corresponding property assessment exceed the ballots submitted in favor of the KCBD 2017 and corresponding property assessment. In tabulating the ballots, the ballots must be weighted according to the proportional financial obligation upon the affected property. The results of the balloting will be heard at the public hearing to be scheduled for July 18, 2017, at which time the City Council will also hear public testimony and make a final decision regarding KCBD 2017 formation.

## **BACKGROUND / LEGISLATIVE HISTORY**

In 1999, the City Council approved the City of Oakland Business Improvement Management District Ordinance (Ordinance No. 12190 of 1999 codified as Chapter 4.48 of the Oakland Municipal Code) which allows for the formation of property-based special assessment districts to undertake a range of special benefit services within the assessment area, independent from government, to support the economic viability of affected commercial neighborhoods.

That same year (1999) the Oakland City Council also authorized initiation of the Neighborhood Business Improvement District (NBID) Program (Resolution No. 75323 C.M.S.) to assist neighborhood representatives in their attempts to form such districts.

In 2016, Koreatown/Northgate district stakeholders hired a private BID consultant firm (NBS) to assist with the formation of a proposed Koreatown/Northgate Community Benefit District 2017.

Pursuant to those efforts, in early 2017, district stakeholders filed evidence of support sufficient to qualify for the attached Resolution of Intention to form the Koreatown/Northgate Community Benefit District 2017. Evidence of sufficient support is comprised of a petition in favor of the creation of the KCBD 2017 and corresponding property assessment, signed by affected property owners representing more than 30 percent of total projected district assessments.

The proposed boundaries of the KCBD 2017 include property in three Benefit Zones, described below:

***Benefit Zone 1 (Telegraph Avenue)***

Benefit Zone 1 consists of property fronting Telegraph Avenue from 20<sup>th</sup> Street to Interstate 580, plus the parking structure west of Telegraph Avenue between Sycamore Street and 27<sup>th</sup> Street. The properties included in this Benefit Zone are the same as for the existing Koreatown/Northgate Community Benefit District of 2007 ("KCBD 2007"), except for the addition of said parking structure. There are 173 properties, 17,171 linear front feet, and 1,479,599 building square feet within Benefit Zone 1.

***Benefit Zone 2 (Art Zone Expansion Area)***

Benefit Zone 2 consists of property along 25<sup>th</sup> Street from Telegraph Avenue to Broadway (but not including those parcels fronting Broadway), 26<sup>th</sup> Street from Telegraph Avenue to Broadway, and the north side of 27<sup>th</sup> Street from Telegraph Avenue to Broadway. This does not include any property fronting Telegraph included within Benefit Zone 1. This Benefit Zone adds 72 properties, 4,830 linear front feet, and 399,625 building square feet to the 2017 CBD as compared to the 2007 CBD.

***Benefit Zone 3 (Downtown West Expansion Area)***

Benefit Zone 3 consists of property along the north side of 20<sup>th</sup> Street from Telegraph Avenue to San Pablo Avenue, 21<sup>st</sup> Street from Telegraph Avenue to San Pablo Avenue, 22<sup>nd</sup> Street from Telegraph Avenue to Martin Luther King, Jr. Way, West Grand Avenue from Telegraph Avenue to Martin Luther King, Jr. Way, 23<sup>rd</sup> Street from Telegraph Avenue to Northgate Avenue, and the west side of San Pablo Avenue from 19<sup>th</sup> Street to 20<sup>th</sup> Street. This does not include any property fronting Telegraph included within Benefit Zone 1. This Benefit Zone adds 204 properties, 8,511 linear front feet, and 962,707 building square feet to the 2017 CBD as compared to the 2007 CBD.

A map of the proposed KCBD 2017 boundaries appears in **Appendix A** of the attached KCBD 2017 Plan (**Exhibit A** to the attached Resolution of Intention).

The existing KCBD 2007 includes approximately 172 parcels which generate approximately \$295,418 per year. The proposed KCBD 2017 would include 449 parcels with projected first year revenues of \$628,208.75. Activities completed by the KCBD 2007 are detailed in annual reports to the City Council pursuant to enabling legislation and, include but are not limited to, special benefit cleaning, enhanced public safety efforts and various marketing and promotional activities. The proposed KCBD 2017 will continue providing services similar to the existing

KCBD 2007 except that special benefit services will be provided to a larger geographic area as described above.

### **ANALYSIS AND POLICY ALTERNATIVES**

If approved by affected property owners under the procedure set forth primarily in OMC section 4.48.070, the proposed Koreatown/Northgate Community Benefit District 2017 will generate approximately \$628,208 in year one of the district and up to \$7.9 million over the ten year term of the district. Of this total, the City will owe approximately \$4,897.26 in FY 2017-2018 and a maximum \$61,597.21 over the ten year life of the district for assessments on two (2) City-owned properties (2100 Telegraph Avenue - APN 008-0648-016-03 and 404 26<sup>th</sup> Street - APN 009-0684-005-01) located within the KCBD 2017 boundaries. The City is currently paying \$12,849.91 for related assessments on two City-owned properties located in the KCBD 2007; therefore, the City's fair share assessment would decrease by an approximate \$7,952 in the proposed KCBD 2017.

Additionally, there will be a BID assessment of approximately \$772 per year (a maximum \$9,719 over the proposed 10 year term of the KCBD 2017) on one (1) Oakland Redevelopment Successor Agency (ORSA) owned property located within the proposed KCBD 2017. Previously, that property was owned and paid for by the City in the existing KCBD 2007.

If the City or ORSA acquire additional affected properties during the course of the BID's proposed 10-year term, then funding sources for related assessments owed will be identified as part of the City's and ORSA's ongoing budget development processes.

Given current tight municipal funding sources and a growing need to identify alternate economic development revenue sources, the proposed special assessment district and corresponding nominal City assessment are a reasonable leveraging of public funds.

Special benefit services to be provided by the proposed district are intended to improve the conditions and image of the affected commercial corridor(s) and to stimulate ongoing economic revitalization within the surrounding commercial neighborhood consistent with City Council goals and objectives.

Formation of the proposed Koreatown/Northgate Community Benefit District 2017 would represent the seventeenth BID to be formed in Oakland (which includes district renewals completed in 2006, 2011, 2012, 2014 and 2015). Collectively, these districts (past and present) have contributed significantly to Oakland's economic development progress and continue to contribute at a rate of approximately \$6 million per year. As more mixed use development occurs in Oakland commercial zones, residential property owners have also begun to benefit from special benefit services provided by BID special assessment districts. As the cumulative impact of BIDs continues to grow, they are an increasingly useful tool for supporting broader revitalization efforts in Oakland's diverse commercial neighborhoods.

Since BIDs are self-initiated, self-funded, and self-administered entities, there is limited fiscal impact to the City associated with the proposed district formation beyond the above-referenced assessment on City and ORSA owned property and the cost of City staff to provide technical

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assistance to the formation effort and ongoing administration of the citywide BID program. The continued cost of City staff time will be accounted for in the City's proposed FY 2017-2019 budget.

The initiative taken by district stakeholders to form the proposed special assessment district also represents a productive step towards community self-empowerment as well as a viable opportunity to cultivate additional public-private investment partnerships, all of which may merit the City's support.

### **FISCAL IMPACT**

If the proposed KCBD 2017 is formed, its ongoing operation is anticipated to be largely cost neutral to the City's general fund, with the exception of a cumulative and approximate annual assessment payment of a \$4,897.26 which would be levied on two (2) City owned properties within the proposed district (2100 Telegraph Avenue - APN 008-0648-016-03 and 404 26<sup>th</sup> - Street APN 009-0684-005-01)

The funding source to pay the FY 2017-2018 assessment on affected City property is as follows:

- General Purpose Fund (1010)/Citywide Activities Organization (90591)/Taxes and Assessments (53511)/Business Improvement District Project (1000147)/IP50

There is also one (1) ORSA property upon which an assessment will be due ((APN 008-0649-010-00 - 2016 Telegraph Avenue) in the approximate annual amount of \$772.74.

The funding source to pay the FY 2017-2018 assessment on the affected ORSA property is as follows:

- Central District Projects Fund (5610)/Central District Redevelopment organization (85245)/Taxes and Assessments (53511)/Telegraph Plaza Project (1000169)/SC13

If the City or ORSA acquire additional affected properties during the course of the BID's proposed 10-year term, then funding sources for related assessments owed will be identified as part of the City's and ORSA's ongoing budget development processes.

The cost of City staff time to provide technical assistance to the BID formation effort and to ongoing administration of the citywide BID Program will be accounted for in the City's FY 2017-2019 Proposed Policy Budget and will also be included in future budget development processes.

If the Koreatown/Northgate Community Benefit District 2017 and corresponding special property assessment are approved, the City Treasury Division will provide invoices to tax exempt entities that are not on the County of Alameda's property tax roll. For taxable entities, the County of Alameda will add the assessment as a line item to the annual property tax bill of each affected property owner and remit the amount collected (less the County's collection fee of approximately 1.7 percent of total assessment) to the City. The City, in turn, will disburse the

funds to the district, pursuant to a written agreement between the City and the district's designated non-profit management corporation.

The written agreement to be signed between the City and the designated non-profit BID management corporation also provides for a 1% administrative fee to be charged to the KCBD 2017 to partially recover the City's costs of administering the district, including costs incurred by the Treasury Division for providing the services described above.

Lastly, if the Koreatown/Northgate Community Benefit District 2017 is formed, program guidelines state that the City is expected to maintain a base level of service within the district equivalent to the level prior to formation of the assessment district. Maintaining baseline services, however, commits no additional City funds beyond what already exists. Proportional reductions to baseline services may occur resulting from changes in the City's overall financial condition over time.

### **PUBLIC OUTREACH / INTEREST**

For the City Council to adopt the attached Resolution of Intention, enabling legislation does not require City staff to conduct public outreach other than the required posting on the City's website. District stakeholders, however, did perform outreach necessary to secure the requisite number of property owner petitions to qualify for adoption of the attached Resolution of Intention.

### **COORDINATION**

The City's Controller's Bureau, Office of the City Attorney, and the Public Works Agency were consulted in the preparation of this report and its attachments.

### **SUSTAINABLE OPPORTUNITIES**

***Economic:*** The proposed levy will fund activities which are intended to support the eventual increase of property, sales, and business tax revenues, as well as, increased job opportunities and on-going economic development of the Koreatown/Northgate commercial district.

***Environmental:*** The proposed levy will enable the district to continue its efforts to strengthen and beautify the physical image of the affected commercial neighborhood by providing special benefit services such as enhanced sidewalk cleaning, graffiti removal, and trash removal along the affected commercial corridor.

***Social Equity:*** The proposed special assessment district will incorporate members of the affected commercial neighborhood into a productive and proactive entity representing the interests of that community. Stakeholders themselves will be responsible for administering district revenues which contributes to community self-empowerment which may, in turn, contribute to various social equity goals.

**ACTION REQUESTED OF THE CITY COUNCIL**

Staff Recommends That The Oakland City Council:

1) Adopt A Resolution Of Intention (1) To Form The Koreatown/Northgate Community Benefit District 2017 ("KCBD 2017"); (2) Granting Preliminary Approval Of The KCBD 2017 Management Plan ; (3) Directing Filing Of The Proposed KCBD 2017 Assessment District Boundary Description; (4) Directing Distribution of A Ballot To All Affected Property Owners Whereby They Can Vote "In Favor Of" or "Against" the Proposed KCBD 2017 And Assessment To Determine Whether A Majority Protest Exists; And (5) Scheduling A Public Hearing For July 18, 2017.

2) Adopt A Resolution Authorizing The City Administrator (1) To Sign The Ballot In Favor Of The Formation Of The Koreatown/Northgate Community Benefit District 2017 ("KCBD 2017"); And (2) To Pay A Cumulative Fiscal Year 2017-2018 Fair Share Assessment In An Approximate Amount of \$4,897.264 For Two (2) City-Owned Properties On Which Assessments Are To Be Levied (2100 Telegraph Avenue - APN 008-0648-016-03 and 404 26<sup>th</sup> - Street APN 009-0684-005-01) If The KCBD 2017 Is Established; AND

3) The Oakland Redevelopment Successor Agency (ORSA) Governing Body (1) Adopt A Resolution Authorizing The Agency Administrator To Sign The Ballot In Favor Of The Formation Of Koreatown/Northgate Community Benefit District 2017 ("KCBD 2017"); And (2) To Pay A Cumulative Fiscal Year 2017-2018 Fair Share Assessment In An Approximate Amount Of \$772.74 For One Oakland Redevelopment Successor Agency-Owned Property (2016 Telegraph Avenue APN 008-0649-010-00) If The KCBD 2017 Is Established

For questions regarding this report, please contact Maria Rocha, BID Program Coordinator, at 510-238-6176.

Respectfully submitted,



MARK SAWICKI, Director  
Department of Economic and Workforce  
Development

Prepared by:  
Maria Rocha, BID Program Coordinator

Attachments (3): 1. City Resolution of Intention to Form the KCBD 2017; 2. City Resolution Authorizing the City Administrator To Sign The Ballot In Favor Of The Formation Of KCBD 2017

Item: \_\_\_\_\_  
CED Committee  
May 9, 2017

Sabrina B. Landreth, City Administrator

Subject: Resolution of Intention to Form the Koreatown/Northgate Community Benefit District 2017

Date: April 17, 2017

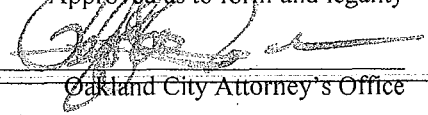
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And To Pay Related FY 2017-2018 Assessments On City Property, If The KCBD 2017 Is Formed; 3. ORSA Resolution Authorizing The Agency Administrator To Sign The Ballot In Favor Of The Formation Of KCBD 2017 And To Pay Related FY 2017-2018 Assessments On ORSA Property, If The KCBD 2017 Is Formed

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CED Committee  
May 9, 2017





FILED

OFFICE OF THE CITY CLERK  
OAKLAND

Oakland City Attorney's Office

2017 APR 27 PM 12: 50

OAKLAND CITY COUNCIL

RESOLUTION \_\_\_\_\_ C.M.S.

**RESOLUTION (1) OF INTENTION TO FORM THE KOREATOWN/NORTHGATE COMMUNITY BENEFIT DISTRICT 2017 ("KOREATOWN/NORTHGATE CBD 2017"); (2) GRANTING PRELIMINARY APPROVAL OF THE KOREATOWN/NORTHGATE CBD 2017 MANAGEMENT PLAN; (3) DIRECTING FILING OF THE PROPOSED KOREATOWN/NORTHGATE CBD 2017 ASSESSMENT DISTRICT BOUNDARY DESCRIPTION; (4) DIRECTING DISTRIBUTION OF A BALLOT TO ALL AFFECTED PROPERTY OWNERS WHEREBY THEY CAN VOTE "IN FAVOR OF" OR "AGAINST" THE PROPOSED KOREATOWN/ NORTHGATE CBD 2017 AND ASSESSMENT TO DETERMINE WHETHER A MAJORITY PROTEST EXISTS; AND (5) SCHEDULING A PUBLIC HEARING FOR JULY 18, 2017**

WHEREAS, the City Council of the City of Oakland enacted the City of Oakland Business Improvement Management District Ordinance (Chapter 4.48, Ordinance 12190 of 1999, hereinafter "BIMD Ordinance") establishing the procedures for the formation of business improvement management districts; and

WHEREAS, the City Council approved a Neighborhood Business Improvement District ("NBID") Program pursuant to Oakland City Council Resolution No. 75323, dated November 9, 1999, to provide technical and financial assistance to stakeholder groups of business and property owners in the City to assist in the formation of such districts; and

WHEREAS, the property owners in the Koreatown/Northgate district (generally: Telegraph Avenue from 20<sup>th</sup> Street to 35<sup>th</sup> Street) previously petitioned for the creation of the Koreatown/Northgate Community Benefit District 2007 (hereinafter "Koreatown/Northgate CBD 2007"), and said Koreatown/Northgate CBD 2007 and corresponding assessments were approved by the Oakland City Council through Resolution No. 80788 C.M.S., dated July 17, 2007; and

WHEREAS, the Koreatown/Northgate CBD 2007 will reach the end of its maximum 10 year existence by the end of 2017, as authorized by Oakland Municipal Code Chapter 4.48; and

WHEREAS, the property owners in the Koreatown/Northgate district have duly petitioned to form the Koreatown/Northgate Community Benefit District 2017 ("Koreatown/ Northgate CBD 2017") under the BIMD Ordinance (OMC section 4.48.050.A.), and have proposed the Koreatown/ Northgate CBD 2017 Management Plan ("Koreatown/Northgate CBD 2017 Plan") attached hereto and incorporated by reference as *Exhibit A*, for the operation of the Koreatown/Northgate CBD 2017.; and

**WHEREAS**, the Koreatown/Northgate CBD 2017 Plan contains a detailed engineer's report prepared by a registered professional engineer recognized by the State of California (see *Appendix C of Exhibit A* to this Resolution of Intention) ("Engineer's Report"); and

**WHEREAS**, the Koreatown/Northgate CBD 2017 Plan was prepared in accordance with the provisions of Article XIII of the California Constitution, and has been filed with the City Clerk for proceedings in formation of this district; and

**WHEREAS**, the Koreatown/Northgate CBD 2017 Plan, incorporated by this reference, when compared to the Koreatown/ Northgate CBD 2007 Plan), provides for enhanced cleaning, marketing, and promotional activities and improvements of particular benefit to the properties located within the proposed Koreatown/Northgate CBD 2017 (as more specifically identified therein); and

**WHEREAS**, the Koreatown/Northgate CBD 2017 Plan was prepared in accord with the provisions of the BIMD Ordinance overseeing the formation of the Koreatown/ Northgate CBD 2017 as referenced above, and has been filed with the City Clerk for proceedings in formation of this Koreatown/Northgate CBD 2017; now, therefore be it

**RESOLVED**, that the City Council of the City of Oakland finds that the Koreatown/Northgate CBD 2017 Plan satisfies all the requirements of the BIMD Ordinance, the laws of the State of California and the California Constitution with regard to the formation of business improvement management districts, and does hereby resolve, find, determine and give notice as follows:

1. The Preliminary Report of the City Clerk was filed on April 27, 2017 which describes the matters required by the BIMD Ordinance.
2. A business improvement management district is proposed to be established pursuant to the BIMD Ordinance with the boundaries as specified in the Koreatown/Northgate CBD 2017 Plan.
3. A copy of the preliminary report of the City Clerk is on file in the office of the City Clerk relating to the formation of the Koreatown/Northgate CBD 2017.
4. The Koreatown/Northgate CBD 2017 Plan is preliminarily approved and the assessments for the first year shall be as provided for in the Koreatown/ Northgate CBD 2017 Plan if the Koreatown/Northgate CBD 2017 is established.
5. The District shall be a business improvement management district, and the name of the District shall be the "Koreatown/Northgate Community Benefit District 2017".
6. The reasons for the assessments and the types of the improvements and activities proposed to be funded and acquired by the levy of assessments on property in the Koreatown/Northgate CBD 2017 and the time period for which

the proposed improvements are to be made are those specified in Sections 4, 5 and 6 of the Koreatown/Northgate CBD 2017 Plan.

7. Except where funds are otherwise available, an assessment will be levied annually to pay for all improvements and activities within the Koreatown/Northgate CBD 2017.
8. No fiscal impact is anticipated to the City. The Koreatown/Northgate CBD 2017 if approved will be a self-funded and self-administered entity. Until disbursed, Koreatown/Northgate CBD 2017 assessments will be held in a special trust fund established on behalf of the district in Miscellaneous Trusts Fund (7999)/Treasury Operations Org (08721)/Pass Thru Assessments Account (24224)/DP 080 Administrative Project (1000007)/Koreatown BID (KBID).
9. The boundaries of the Koreatown/Northgate CBD 2017 are described and delineated in Section 2 of the Koreatown/Northgate CBD 2017 Plan, including a map outlining each affected lot.
10. The proposed Koreatown/Northgate CBD 2017 contains three Benefit Zones, which are delineated in the benefit zone map of *Appendix A* of the Koreatown/Northgate CBD 2017 Plan.
11. The proposed method and basis of levying the assessments to be levied against each property in the Koreatown/Northgate CBD 2017 is based on the location, building square footage, linear frontage and property type of each parcel located within the Koreatown/Northgate CBD 2017, and the assessments proposed for each property are contained in *Appendix B* to the Koreatown/Northgate CBD 2017 Plan and in Section 8 of the Engineer's Report attached as *Appendix C* to the Koreatown/Northgate CBD 2017 Plan.
12. The assessments for the entire Koreatown/Northgate CBD 2017 equal \$628,208.75 for the first year of the Koreatown/Northgate CBD 2017 and the amount chargeable to each parcel are as shown in *Appendix B* and *Appendix C* Engineer's Report to the Koreatown/Northgate CBD 2017 Plan.
13. The Koreatown/Northgate CBD 2017 shall be in existence for a period of ten (10) years from July 1, 2017 through June 30, 2027 as provided for in the Koreatown/Northgate CBD 2017 Plan) during which a maximum 5% increase per year in the amount of the assessment on each property shall be allowable as provided for in the Koreatown/Northgate CBD 2017 Plan.
14. The assessment shall be attached to the property and collected with the annual county property taxes, and in certain cases through a special municipal billing, and shall continue annually as provided for in the Koreatown/Northgate CBD 2017 Plan for each year that the Koreatown/Northgate CBD 2017 is in existence unless modified by the City Council on the recommendation of the Koreatown/Northgate CBD 2017 Advisory Board.

15. The City Clerk is directed to mail a copy of the Resolution of Intention to form the Koreatown/Northgate CBD 2017 along with the ballots (see *Exhibit B* hereto) for the written protest procedure to all affected property owners in the Koreatown/Northgate CBD 2017 in compliance with the BIMD Ordinance and Article XIII of the California Constitution and to each local Chamber of Commerce and business organization known to be located within the Koreatown/ Northgate CBD 2017, give all other notices and take all other actions required by law, and give notice of the dates of the Public Hearing and Final Action on the Petition for Formation of the Koreatown/Northgate CBD 2017 to all affected property owners in the proposed Koreatown/Northgate CBD 2017 not less than forty-five (45) days before the scheduled public hearing, and also publish the Resolution of Intention in a newspaper of general circulation in the City of Oakland once, at least seven (7) days before the public hearing. The ballots mailed to the affected property owners shall contain the procedures for the completion and return of the ballots.
16. A Public Hearing is set for July 18, 2017, (at 6:30 P.M. in the City Council Chambers in City Hall, located at 1 Frank H. Ogawa Plaza, Oakland California), and as may be continued by the City Council, to hear public testimony and protests, to complete the counting of the returned ballots as to the formation of the District, and to take final action as to the formation of the District.
17. At the Public Hearing, the testimony of interested persons for or against the establishment of the Koreatown/Northgate CBD 2017, the proposed assessment, the boundaries of the Koreatown/Northgate CBD 2017, or the furnishing of the specified types of improvements or activities will be heard.
18. BALLOT PROCEDURES:
- a. Filing of BALLOTS – Persons/entities who receive ballots shall mail them in or file them personally with the City Clerk’s Office before the close of the July 18, 2017 Public Hearing. Ballots include an option to either vote YES in Favor of establishment or NO against establishment of the Koreatown/Northgate CBD 2017. The procedures applicable to the completion and return of the ballots are as specified in the ballot, a copy of which is attached hereto as *Exhibit B* and incorporated herein by this reference.
  - b. MAJORITY PROTEST - If there is a majority protest, the assessment will not be imposed. A majority protests exists if, upon the conclusion of the Public Hearing, ballots submitted in opposition to the Koreatown/ Northgate CBD 2017 and corresponding assessment exceed the ballots submitted in favor of the Koreatown/Northgate CBD 2017 and corresponding assessment.
    - i. A protest may be made in writing by any interested person through the ballot procedure. Any protest pertaining to the regularity or sufficiency of the proceedings shall be in writing and shall clearly set forth the irregularity or defect to which the objection is made.

- ii. Every written protest shall be filed with the City Clerk at or before the time fixed for the Public Hearing. A written protest may be withdrawn in writing at any time before the conclusion of the Public Hearing.
  - iii. Each written protest shall contain a description of the property in which the person subscribing the protest is interested sufficient to identify the property and, if a person subscribing is not shown on the official records of the City as the owner of the property, the protest shall contain or be accompanied by written evidence that the person subscribing is the owner of the property.
  - iv. A written protest which does not comply with the requirements stated above shall not be counted in determining a majority protest.
- c. TABULATION OF BALLOTS - After the close of the Public Hearing, tabulation of the ballots will be completed under the direction of the City Clerk and the results of the tabulation will be reported to the City Council. In tabulating the ballots, the ballots shall be weighted according to the proportional financial obligation upon the affected property.

IN COUNCIL, OAKLAND, CALIFORNIA, \_\_\_\_\_, \_\_\_\_\_

**PASSED BY THE FOLLOWING VOTE:**

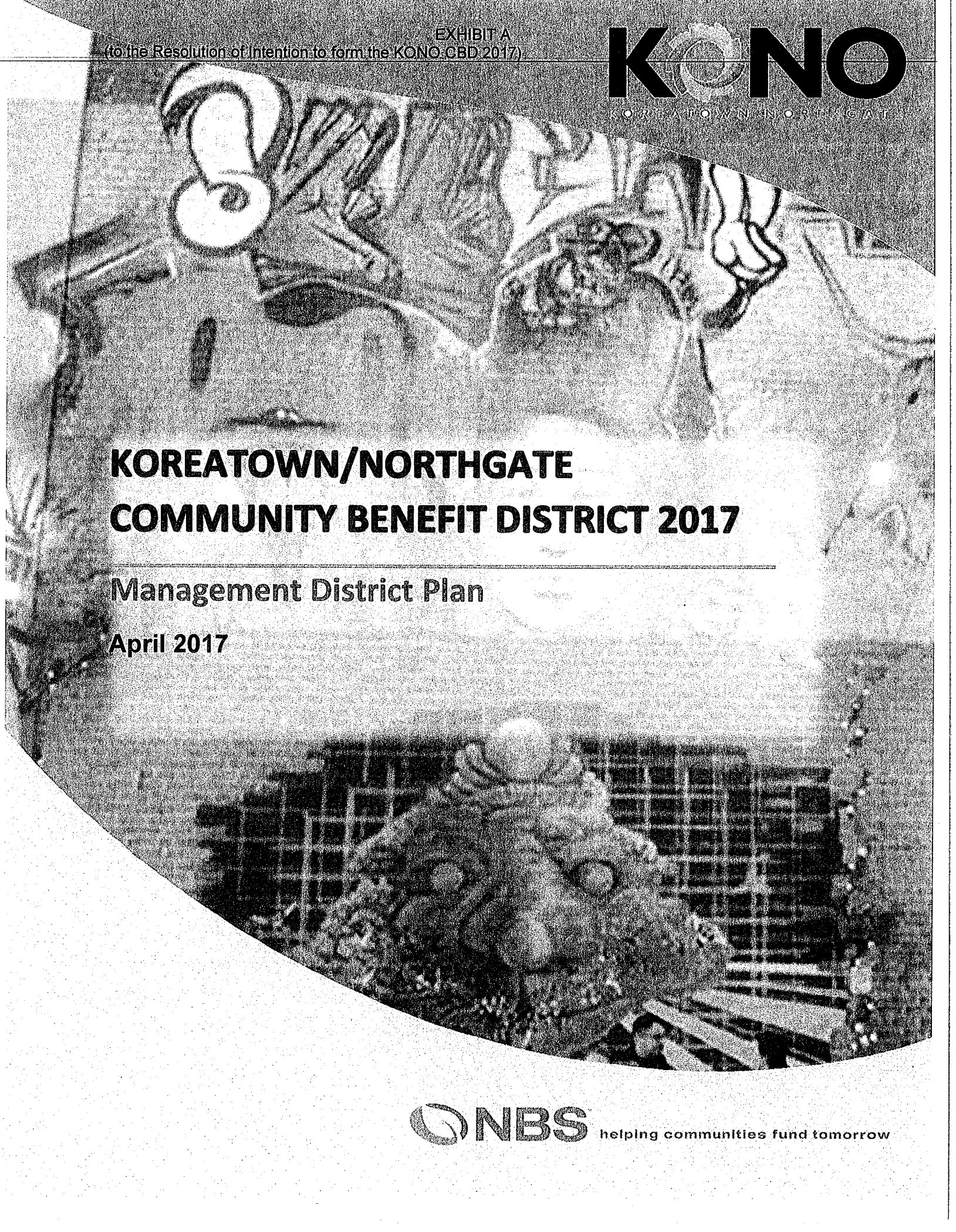
AYES- BROOKS, CAMPBELL WASHINGTON, GALLO, GIBSON MCELHANEY, GUILLEN, KALB, KAPLAN, and PRESIDENT REID

NOES-

ABSENT-

ABSTENTION-

ATTEST: \_\_\_\_\_  
LATONDA SIMMONS  
City Clerk and Clerk of the Council  
of the City of Oakland, California



**KOREATOWN/NORTHGATE  
COMMUNITY BENEFIT DISTRICT 2017**

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**Management District Plan**

**April 2017**

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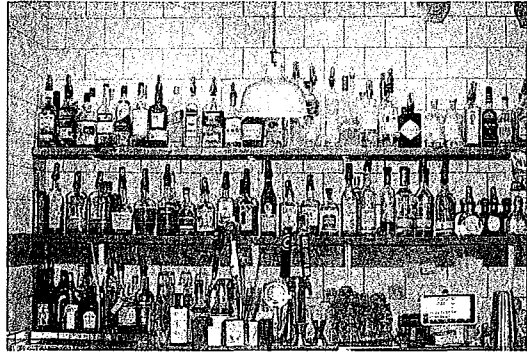
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# 1. EXECUTIVE SUMMARY

## 1.1. The Koreatown/Northgate Community Benefit District

Summary: City of Oakland (the "City") property owners along Telegraph Avenue from 20th Street to Interstate 580, and the City of Oakland City Council (the City Council) approved the formation of the Koreatown/Northgate Community Benefit District of 2007 – a business improvement management district (BIMD), pursuant to Chapter 4.48 of the City's Municipal Code – in 2007 for a ten-year period (the "2007 CBD"). Since formation, Koreatown Oakland, the nonprofit Koreatown/Northgate CBD Management Corporation (the "Management") has been working with



the community to provide special services that benefit property by providing a Sidewalk Operations Program and a Marketing and Identity Enhancement Program. In 2017, property owners in the 2007 CBD, and other owners located in the proposed expanded boundaries, will be asked to establish the funding for services provided through the BMID for an additional 10-year period.

## 1.2. Goal of the Koreatown/Northgate CBD 2017

The goal of the Koreatown/Northgate Community Benefit District 2017 (the "2017 CBD") is to provide a long-term, stable and equitable means of funding the Sidewalk Operations Program and the Marketing and Identity Enhancement Program, as described in Section 4, herein.

## 1.3. Boundaries

The proposed new 2017 CBD boundaries include property in three Benefit Zones, described below:

### Benefit Zone 1 (Telegraph Avenue)

Property fronting Telegraph Avenue from 20<sup>th</sup> Street to Interstate 580, plus the parking structure west of Telegraph Avenue between Sycamore Street and 27<sup>th</sup> Street. This largely reflects the area of the 2007 CBD.

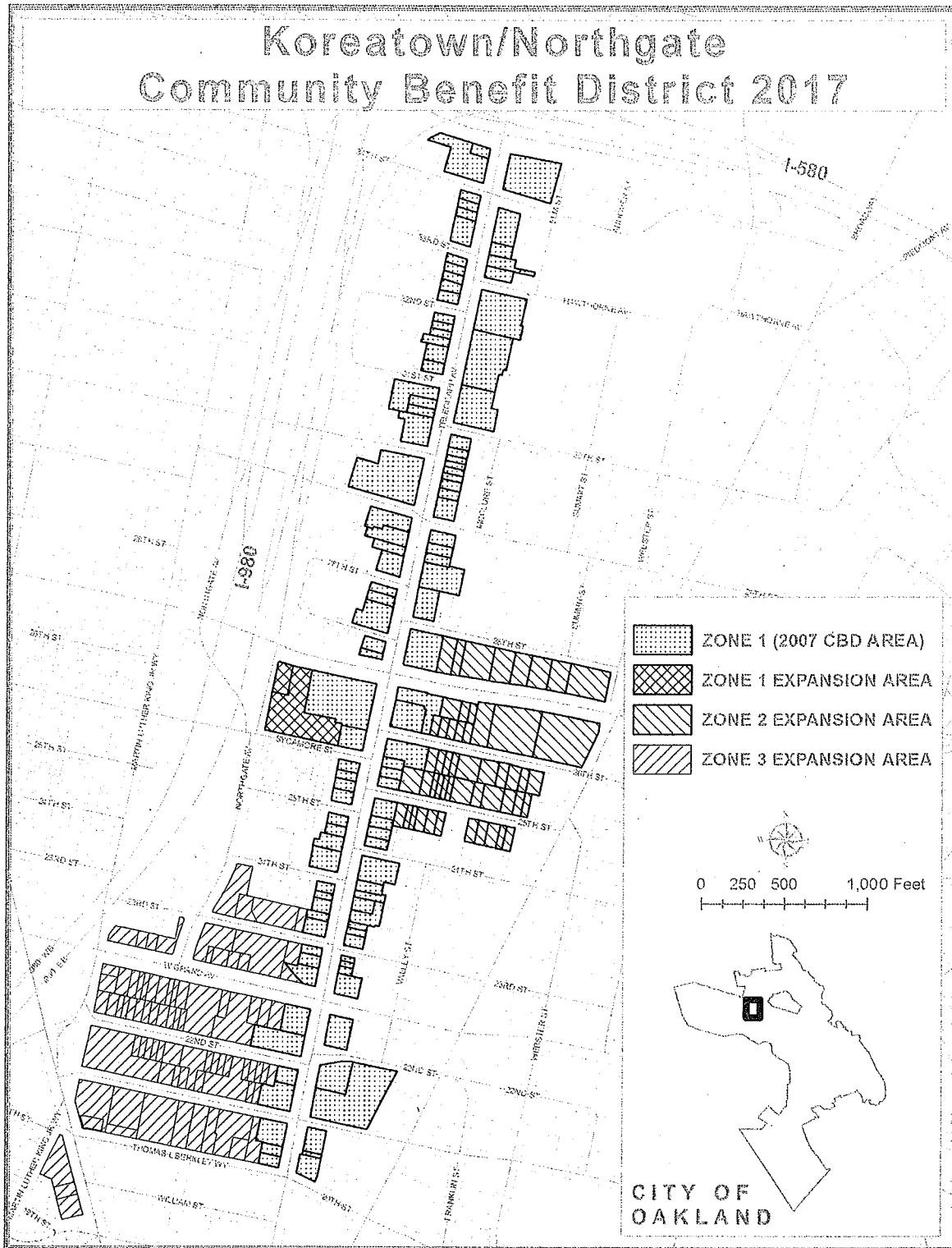
### Benefit Zone 2 (Art Zone)

Property along 25<sup>th</sup> Street from Telegraph Avenue to Broadway (but not including those parcels fronting Broadway), 26<sup>th</sup> Street from Telegraph Avenue to Broadway, and the north side of 27<sup>th</sup> Street from Telegraph Avenue to Broadway. This does not include any property fronting Telegraph included in Benefit Zone 1.

### Benefit Zone 3 (Downtown West)

Property along the north side of 20<sup>th</sup> Street from Telegraph Avenue to San Pablo Avenue, 21<sup>st</sup> Street from Telegraph Avenue to San Pablo Avenue, 22<sup>nd</sup> Street from Telegraph Avenue to Martin Luther King, Jr. Way, West Grand Avenue from Telegraph Avenue to Martin Luther King, Jr. Way, 23<sup>rd</sup> Street from Telegraph Avenue to Northgate Avenue, and the west side of San Pablo Avenue from 19<sup>th</sup> Street to 20<sup>th</sup> Street. This does not include any property fronting Telegraph included in Benefit Zone 1.

The following page shows the proposed boundaries of the 2017 CBD, and how it relates to the 2007 CBD.



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## **1.4. Management District Plan Overview**

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The Management District Plan is the result of the work of property owners dedicated to improving the Koreatown/Northgate area within the City of Oakland. The Management District Plan includes an updated and expanded boundary, annual budget, assessment methodology, and district management guidelines.

## **2. DISTRICT AT A GLANCE**

In 2007, property owners established a BIMD for a ten-year operational term. Based on the success of the prior district, property owners have shown support to establish a new BIMD with updated and expanded boundaries and adjustments to the assessment methodology.

### **2.1. Koreatown/Northgate Community Benefit District 2017 Boundaries**

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The proposed boundaries include property in three Benefit Zones, described below:

#### Benefit Zone 1 (Telegraph Avenue)

Property fronting Telegraph Avenue from 20<sup>th</sup> Street to Interstate 580, plus the parking structure west of Telegraph Avenue between Sycamore Street and 27<sup>th</sup> Street. The properties included in this Benefit Zone are the same as for the 2007 CBD, except for the addition of said parking structure. There are 173 properties, 17,171 linear front feet, and 1,479,599 building square feet within Benefit Zone 1.



#### Benefit Zone 2 (Art Zone Expansion Area)

Property along 25<sup>th</sup> Street from Telegraph Avenue to Broadway (but not including those parcels fronting Broadway), 26<sup>th</sup> Street from Telegraph Avenue to Broadway, and the north side of 27<sup>th</sup> Street from Telegraph Avenue to Broadway. This does not include any property fronting Telegraph included within Benefit Zone 1. This Benefit Zone adds 72 properties, 4,830 linear front feet, and 399,625 building square feet to the 2017 CBD as compared to the 2007 CBD.

#### Benefit Zone 3 (Downtown West Expansion Area)

Property along the north side of 20<sup>th</sup> Street from Telegraph Avenue to San Pablo Avenue, 21<sup>st</sup> Street from Telegraph Avenue to San Pablo Avenue, 22<sup>nd</sup> Street from Telegraph Avenue to Martin Luther King, Jr. Way, West Grand Avenue from Telegraph Avenue to Martin Luther King, Jr. Way, 23<sup>rd</sup> Street from Telegraph Avenue to Northgate Avenue, and the west side of San Pablo Avenue from 19<sup>th</sup> Street to 20<sup>th</sup> Street. This does not include any property fronting Telegraph included within Benefit Zone 1. This Benefit Zone adds 204 properties, 8,511 linear front feet, and 962,707 building square feet to the 2017 CBD as compared to the 2007 CBD.

Refer to Appendix A for a proposed boundary map that more fully provides a description of the BIMD's boundaries.

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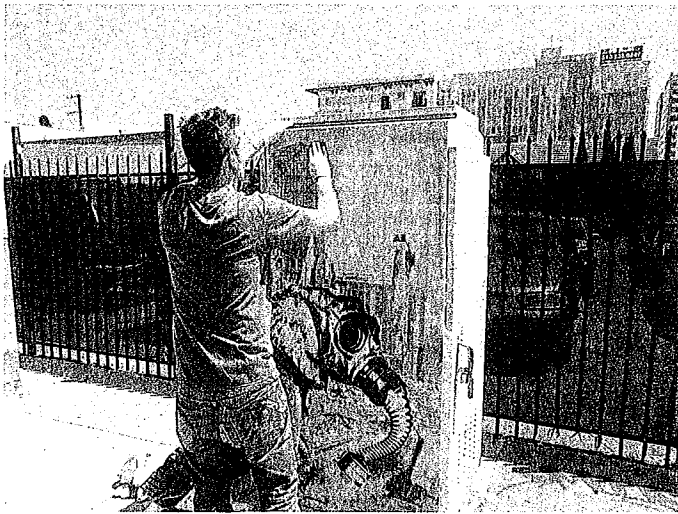
## **2.2. Services**

The improvements, maintenance, and activities provided in this Management District Plan include the provision of the Sidewalk Operations Program and the Marketing and Identity Enhancement Program, as well as various management activities to support those efforts, as further described in Section 4, herein.

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## **2.3. Annual Total Budget and Assessments**

The total proposed annual operating budget for Fiscal Year 2017/18 is \$650,000.00. Assessment revenue of \$628,208.75 provides 96.49% of the annual operating budget. The remaining portion of the annual operating budget will be generated from sources other than assessments, such as any CBD-earned revenues, fundraising, grants, donations, and in-kind donations. No funds of the City will be used to supplement the annual budget of the 2017 CBD.



Any surplus monies from the 2007 CBD, as of December 31, 2017, to be carried over to the 2017 CBD can only be used to benefit those properties within the 2007 CBD. If this is not practical, such surplus monies will be refunded to property owners in the 2007 CBD in proportion to how they were assessed in the 2007 CBD.

The assessment calculation for each property utilizes a combination of land use, street front footage, and building square footage. Section 6 of this Management District Plan provides a more detailed procedure of the annual assessment calculation.

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## **2.4. Term**

If established, assessments would be collected for ten years (July 1, 2017, through June 30, 2027). Expenditure of those collected assessments can continue for up to six months after the end of the assessment collection period (December 31, 2027), at which point the 2017 CBD would terminate, if not renewed.

### **3. BACKGROUND**

Property owners establish special assessment districts to provide a constant funding source for various improvements, maintenance, and activities that benefit properties within a defined geographical area. The improvements, maintenance, and activities can include providing enhanced cleaning and maintenance services, improving security, providing for marketing activities to promote and revitalize an area, and other programs found to benefit an area. The ongoing revenue stream for the improvements, maintenance, and activities comes from the annual assessments funded by properties within the special assessment district. The process by which special assessment districts are formed is outlined below.

#### **3.1. *What is a Business Improvement Management District (BIMD)?***

---

A BIMD is a special assessment district that provides for the levy and collection of assessments on properties within a geographically defined area. Assessment revenue collected from the benefitting properties pays the costs associated with the improvements, maintenance, and activities provided to the BIMD area. In Oakland, the legislation that allows for the establishment of a BIMD is by Title 4, Chapter 4.48 of the City's Municipal Code (the "Code").

A BIMD established under the Code may be administered, by the City Administrator's designation, by an owners' non-profit management corporation. The owners' non-profit management corporation administers or implements the activities and improvements specified in the management district plan. The City Council appointed CBD advisory board shall make a recommendation to the City Council on the expenditure of revenues derived from the levy of assessments, on the classification of properties applicable, and on the method and basis of levying the assessments. The advisory board shall also cause to be prepared a report of each fiscal year for which assessments are to be levied and collected. The annual report shall contain, but is not limited to, any proposed changes in the CBD boundaries or any benefit zones within the district; the improvement and activities to be provided for that fiscal year; an estimate of the cost of providing the improvements and the activities for that fiscal year; the method and basis of levying the assessment; the amount of any surplus or deficit revenues to be carried over from a previous fiscal year; and the amount of any contributions to be made from sources other than assessments levied pursuant to this part. In Oakland, the City Council must authorize the formation and establishment of the BIMD and the City will enter into a written agreement with the owners' non-profit management corporation and provide for the levy and collection of the annual assessments.

Many BIMDs are also commonly called Community Benefit Districts, or CBDs.

#### **3.2. *Establishing a BIMD***

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The Code provides the legal framework for establishing this BIMD. As part of the formation proceedings, proponents prepare a Management District Plan in accordance with Section 4.48.06 of the Code. The Management District Plan must contain, but is not limited to, the following required elements:

- A map of the district in sufficient detail to locate each parcel of property within the district;
- The name of the proposed district;
- A description of the boundaries of the district, including the boundaries of any benefit zones, proposed for the establishment or extension of the district in a manner sufficient to identify the lands included. Under no circumstances shall the boundaries of a proposed district overlap with the boundaries of another existing district created pursuant to this part. Nothing in this part prohibits the boundaries of a district created pursuant to this part to

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overlap with other assessment districts established pursuant to other provisions of law including, but not limited to, the Parking and Business Improvement Area Law of 1989;

- The improvements and activities proposed for each year of operation of the district and the maximum cost thereof;
- The total annual amount proposed to be expended for improvements, maintenance and operations;
- The proposed source or sources of financing including the proposed method and basis of levying the assessment in sufficient detail to allow each property owner to calculate the amount of the assessment to be levied against his or her property;
- The time and manner of collecting the assessments;
- Any proposed rules and regulations to be applicable to the district.

### ***3.3. BIMD Name Designation***

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The name designation of this proposed BIMD is the Koreatown/Northgate Community Benefit District 2017 (the "2017 CBD").

### ***3.4. Timeline for Implementation and Completion of the District***

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The 2017 CBD assessment will be effective beginning July 1, 2017, and ending June 30, 2027. District operations will begin in January 2018 and end in December 2027.

## 4. DESCRIPTION OF SERVICES

The 2017 CBD will provide for the ongoing provision of the Sidewalk Operations Program, Marketing and Identity Enhancement Program, and management activities all located within the boundaries of the 2017 CBD.

### 4.1. Sidewalk Operations Program

The 2017 CBD plans to implement a comprehensive program that aims to ensure the maximum possible cleanliness of sidewalks, curbs, fixtures, and buildings throughout the 2017 CBD boundaries. Through the utilization of managed services, the Sidewalk Operations Program will strive for a clean and litter-free area that significantly reduces graffiti or other signs of decay. The goal is for property owners, merchants, and residents alike to maintain a sense of pride throughout the KONO area. Cleanliness is crucial to the growth of an aesthetically pleasing and vibrant community.

The 2017 CBD's Sidewalk Operations Program includes regular sidewalk and gutter sweeping, scheduled steam cleanings, refuse removal, graffiti removal, and streetscape improvements. The following sidewalk operations will be carried out:



#### Benefit Zone 1 (Enhanced Level of Service)

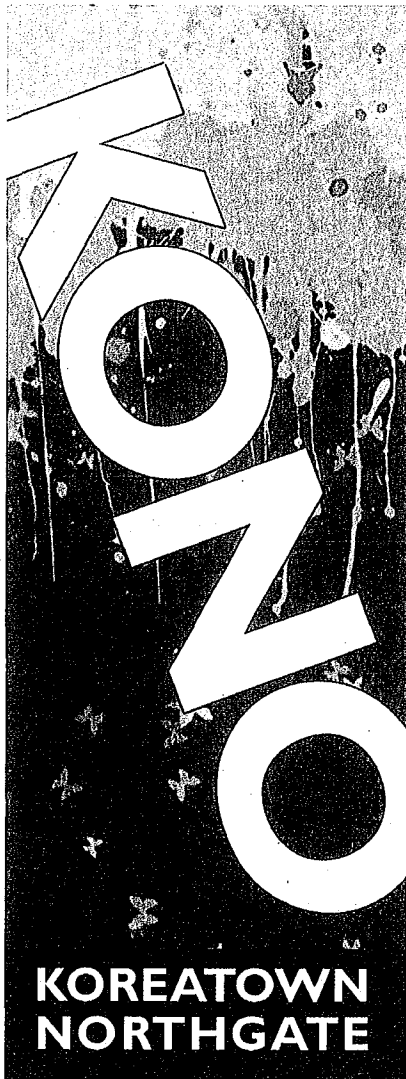
- Regular sidewalk and gutter sweeping – six times per week
- Sidewalk steam cleaning – two times per year
- Reporting and removal of illegal dumping – as needed; assessed daily
- Reporting and removal of graffiti – within 24-48 hours
- Weed removal from tree wells, frontage of buildings, gutters, and sidewalks – monthly
- Beautification and streetscape improvements
- Private security patrol officer – as needed
- Installation and use of closed circuit television (CCTV)
- Reporting incidents of crime to the City

#### Benefit Zones 2 and 3 (Base Level of Service)

- Regular sidewalk and gutter sweeping – three times per week
- Sidewalk steam cleaning – one time per year
- Reporting and removal of illegal dumping – as needed; assessed daily
- Reporting and removal of graffiti – within 24-48 hours
- Weed removal from tree wells, frontage of buildings, gutters, and sidewalks – monthly
- Beautification and streetscape improvements
- Private security patrol officer – as needed
- Installation and use of CCTV
- Reporting incidents of crime to the City



## 4.2. Marketing and Identity Enhancement (MIE) Program



In order to promote the unique character of the KONO neighborhood, the 2017 CBD will implement a Marketing and Identity Enhancement Program.

The Marketing and Identity Enhancement Program will promote the 2017 CBD's properties and businesses through specially targeted programs and initiatives. In addition, these activities will contribute to the economic and social vitality of the area, and help with the recruitment and retention of businesses and other entities. 2017 CBD stakeholders view marketing activities as especially useful and necessary during a time of economic downturn, and to help the area stabilize itself and grow during prosperous economic times.

The 2017 CBD will also support the creation and production of special events that draw visitors into the 2017 CBD as a means of additional exposure, including the First Friday event, not to exceed amounts indicated in the below MIE budget category. The First Friday event and the 2017 CBD shall also remain as separate legal entities and there shall be no co-mingling of funds between the First Friday event and the 2017 CBD.

The 2017 CBD will program special events and conduct marketing activities in various parts of the 2017 CBD. The 2017 CBD marketing and promotion services will make sure new visitors, employees, patrons, and residents know about area attractions and will help them enjoy their experience in the 2017 CBD. The 2017 CBD plans to include other marketing initiatives, as appropriate, and as budget resources allow.

In addition, the 2017 CBD will promote the 2017 CBD as a clean, safe, and vibrant area for businesses, visitors, and residents, while also supporting business growth.

The Marketing and Identity Enhancement Program will carry out the following tasks:

### Benefit Zones 1 and 2 (Enhanced Level of Service)

- Special and retail events – including Oakland First Friday event, as described above
- Maintenance and updating of the KONO website
- Advertising for businesses within the 2017 CBD
- Communications
- Business attraction/retention

### Benefit Zone 3 (Base Level of Service)

- Maintenance and updating of the KONO website
- Advertising for businesses within the 2017 CBD
- Communications
- Business attraction/retention



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### **4.3. Management and Operations**

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In addition to the costs to maintain and service the 2017 CBD improvements mentioned above, the Management will incur costs for staff time and expense related to the programs mentioned above, as well as the administration of the 2017 CBD. Staff time includes oversight and coordination of both Management and contractor provided services, annual tax roll preparation, and addressing property owner questions and concerns. These activities are directly related to the 2017 CBD and improvements within the 2017 CBD, and without them the improvements could not be efficiently completed or properly maintained on an ongoing basis.

The Management's effectiveness in forming and maintaining relationships with the community is a vital component to the success of the 2017 CBD. A strong community relations effort emphasizes the importance of positive relationships within the 2017 CBD and encourages maximum community involvement. The Management will also afford the opportunity to garner other material, grants, and financial support for the improvements, maintenance, and activities of the 2017 CBD.

Regular activities, initiatives, resources that support this task include:

- A dedicated staff who will serve as a focal point and advocate for the 2017 CBD
- Office expenses including accounting, rent, utilities, office supplies, insurance, legal, and other professional services related to 2017 CBD activities

## 5. ANNUAL AMOUNT TO BE COLLECTED & EXPENDED

The estimated cost budget for the first operating year of the 2017 CBD (January 1, 2018 through December 31, 2018) to be levied in Fiscal Year 2017/2018 is as follows:

Description	FY 2017/2018 Budget
<b>Operating Costs:</b>	
Sidewalk Operations Program	\$357,500.00
Marketing and Identity Enhancement Program	97,500.00
Operating Reserve	32,500.00
<b>Total Operating Costs</b>	<b>\$487,500.00</b>
<b>Incidental Costs:</b>	
2017 CBD Administration Costs <sup>1</sup>	\$162,500.00
<b>Total Incidental Costs</b>	<b>\$162,500.00</b>
<b>Total Operating and Incidental Costs</b>	<b>\$650,000.00</b>

(1) Includes assessment engineering, 2017 CBD administration, County Auditor/Controller fees, and 1% City administrative fee.

Any surplus monies from the 2007 CBD, as of December 31, 2017, to be carried over to the 2017 CBD can only be used to benefit those properties within the 2007 CBD. If this is not practical, such surplus monies will be refunded to property owners in the 2007 CBD in proportion to how they were assessed in the 2007 CBD.

The 2018 estimated operating budget will be funded as follows:

Description of Revenue Source	FY 2017/18 Revenue Amount
FY 2017/18 Assessment Revenue	\$628,208.75
Contributions for General Benefit (4.47% of Total Operating Costs) <sup>1</sup>	21,791.25
<b>Total FY 2017/2018 Annual Revenue</b>	<b>\$650,000.00</b>

(1) Comprised of additional funds generated from sources other than assessments, such as 2017 CBD-earned revenues, fundraising, grants, donations, and in-kind donations. Total Operating Costs include Direct Operation and Maintenance Costs and Reserve Costs.

Each fiscal year beginning Fiscal Year 2018/2019, the maximum allowable assessment rate per special benefit point may increase by up to five percent (5.00%) based on demonstrated need and a recommendation by the 2017 CBD advisory board in its annual report to the City and on City Council approval. The annual assessment cannot exceed the actual costs to operate the 2017 CBD in any given year.

Based upon a maximum possible annual assessment increase of 5.0%, beginning July 1, 2018, the total annual maximum assessment revenue each year for each of the 10-years is described in the following table:

Year	Fiscal Year	Total Maximum Annual Assessment Revenue <sup>1</sup>
1	2017/2018	\$628,208.75
2	2018/2019	659,619.19
3	2019/2020	692,600.15
4	2020/2021	727,230.15
5	2021/2022	763,591.66
6	2022/2023	801,771.25
7	2023/2024	841,859.81
8	2024/2025	883,952.80
9	2025/2026	928,150.44
10	2026/2027	974,557.96
	<b>Total:</b>	<b>\$7,901,542.16</b>

(1) Based upon assigned Special Benefit Points in FY 2017/2018. Property characteristics may change from year-to-year, which can affect the calculation of Special Benefit Points in future years. If total 2017 CBD Special Benefit Points increase in future years due to development, land use classification changes, etc., the maximum assessment revenue may increase accordingly.

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## **6. METHOD OF ASSESSMENT**

### **6.1. Source(s) of Funding**

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The levy and collection of annual assessments upon property within the 2017 CBD provides the primary funding source for the improvements, services, and activities previously outlined. The Management will also generate additional funds from sources other than annual assessments on properties within the 2017 CBD. These funds may include 2017 CBD-earned revenues, fundraising, grants, donations, and in-kind donations.

The 2017 CBD will not issue bonds to finance any of the improvements, services, and activities provided by the 2017 CBD.

### **6.2. Basis of Assessment**

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The benefits provided to real property within the 2017 CBD relate to the improvements, services, and activities carried out by the Management and more fully described in Section 4, herein.

### **6.3. General Benefit Assignment**

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General benefit is a benefit to the public at large resulting from the implementation of 2017 CBD services. The amount of general benefit that is provided from the 2017 CBD improvements, services, and activities cannot be funded by assessments within the 2017 CBD. It has been determined that 4.47% of the total benefits from the 2017 CBD improvements, services, and activities are considered to accrue to the public at large. Accordingly, 95.46% of the benefits from the 2017 CBD improvements, services, and activities are considered to provide special benefits to the properties within the 2017 CBD and thus could be subject to assessment therein. Please see the City of Oakland Koreatown/Northgate Community Benefit District 2017 Engineer's Report (the "Engineer's Report"), included as Appendix C, for a more detailed discussion of the calculation of the general benefit.

### **6.4. Special Benefit Point Assignment**

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Each of the parcels within the 2017 CBD receives a special benefit from the improvements. Each parcel that has a special benefit conferred upon it, as a result of the maintenance and operation of improvements, is identified and the proportionate special benefit derived by each identified parcel is determined in relationship to the total benefits from the maintenance and operation of the improvements.

The total costs of maintenance and operation, less the amount of general benefit identified, will be assessed to the parcels within the 2017 CBD based on the benefit points assigned to each parcel. To assess special benefit appropriately, it is necessary to relate parcels of different land uses, location, and proximity to improvements. Please see the Engineer's Report, included as Appendix C, for a more detailed discussion of the special benefit point assignment.

Benefit points are assigned based upon not only the property's location to the 2017 CBD improvements, maintenance, and activities, but also the property's existing land use designation and pedestrian traffic associated with those different land uses. Those property land uses that are more likely to generate and attract activity receive a greater benefit from the 2017 CBD's improvements, maintenance, and activities when compared to those properties that do not generate as much traffic. 2017 CBD improvements, maintenance, and activities will be provided uniformly throughout each respective zone of service within the 2017 CBD boundaries. These clean and safe areas create an

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aesthetically pleasing and safe environment for 2017 CBD properties, and those individuals utilizing 2017 CBD property, whether it is to shop, dine, live, utilize services, or visit.

## Improved Aesthetics and Safety Benefit Points

### Benefit Zone 1 (Enhanced Level of Service for Sidewalk Operations)

The aesthetic benefit points and safety benefit points in Benefit Zone 1 are assigned as follows:

<b>Property Land Use</b>	<b>Aesthetic Benefit Points</b>	<b>Safety Benefit Points</b>
Non-Residential Property	1.222	1.222
Residential Property	1.381	1.381
Non-Profit / Public Property	0.183	0.183
Undeveloped Property	0.183	0.183

### Benefit Zones 2 and 3 (Base Level of Service for Sidewalk Operations)

The aesthetic benefit points and safety benefit points for Benefit Zones 2 and 3 are assigned as follows:

<b>Property Land Use</b>	<b>Aesthetic Benefit Points</b>	<b>Safety Benefit Points</b>
Non-Residential Property	1.000	1.000
Residential Property	1.130	1.130
Non-Profit / Public Property	0.150	0.150
Undeveloped Property	0.150	0.150

## Economic Benefit Points

### Benefit Zone 1 (Enhanced Level of Service for Sidewalk Operations, Enhanced Level of Service for Marketing and Identity Enhancement Operations)

The economic benefit points for Benefit Zone 1 are assigned as follows:

<b>Property Land Use</b>	<b>Economic Benefit Points</b>
Non-Residential Property	2.462
Residential Property	1.231
Non-Profit / Public Property	0.616
Undeveloped Property	0.308

### Benefit Zone 2 (Base Level of Service for Sidewalk Operations, Enhanced Level of Service for Marketing and Identity Enhancement Operations)

The economic benefit points for Benefit Zone 2 are assigned as follows:

<b>Property Land Use</b>	<b>Economic Benefit Points</b>
Non-Residential Property	2.154
Residential Property	1.077
Non-Profit / Public Property	0.539
Undeveloped Property	0.269



Benefit Zone 3 (Base Level of Service for Sidewalk Operations, Base Level of Service for Marketing and Identity Enhancement Operations)

The economic benefit points for Benefit Zone 3 are assigned as follows:

Property Land Use	Economic Benefit Points
Non-Residential Property	2.00
Residential Property	1.00
Non-Profit / Public Property	0.50
Undeveloped Property	0.25

The total benefit point assignment for each of the property land use categories in each Benefit Zone is as follows:

Benefit Zone 1

Property Land Use	Aesthetic Benefit Points	Safety Benefit Points	Economic Benefit Points	Total Benefit Points
Non-Residential Property	1.222	1.222	2.462	4.906
Residential Property	1.381	1.381	1.231	3.993
Non-Profit/Public Property	0.183	0.183	0.616	0.982
Undeveloped Property	0.183	0.183	0.308	0.674

Benefit Zone 2

Property Land Use	Aesthetic Benefit Points	Safety Benefit Points	Economic Benefit Points	Total Benefit Points
Non-Residential Property	1.000	1.000	2.154	4.154
Residential Property	1.130	1.130	1.077	3.337
Non-Profit/Public Property	0.150	0.150	0.539	0.839
Undeveloped Property	0.150	0.150	0.269	0.569

Benefit Zone 3

Property Land Use	Aesthetic Benefit Points	Safety Benefit Points	Economic Benefit Points	Total Benefit Points
Non-Residential Property	1.000	1.000	2.000	4.000
Residential Property	1.130	1.130	1.000	3.260
Non-Profit/Public Property	0.150	0.150	0.500	0.800
Undeveloped Property	0.150	0.150	0.250	0.550

**Parcel Factors**

The method of apportioning benefit to parcels within the 2017 CBD reflects the proportional special benefit assigned to each property from the 2017 CBD improvements, maintenance, and activities based upon the various property characteristics for each parcel as compared to other properties within the 2017 CBD. As part of the special benefit analysis various property characteristics were analyzed including street frontage, building size, land use, etc. Given that the special benefits provided by the 2017 CBD improvements, maintenance, and activities focus on aesthetic benefit, safety benefit and economic activity benefit, it was determined that linear street frontage, building square footage, and land use are the most appropriate parcel factors. Each parcel's linear street

frontage, building square footage, and land use have been used as the primary assessment variables for the calculation and assignment of parcel factors.

### Land Use

Properties in the 2017 CBD are assigned a land use category, as further outline below, and may be reassigned if the property's land use changes.

**Non-Residential Property:** Non-Residential Property consists of parcels owned or leased by a profit-making entity (rather than by a government or non-profit entity) and used for commercial purposes such as retail, office, restaurant, commercial garage, or hotel/motel property.

**Non-Profit Property:** Non-Profit Property consists of parcels owned or used as follows:

- Includes parcels owned by non-profit entities approved under section 501(c) of the Internal Revenue Service code.
- Includes parcels that are occupied (80% or more of building square footage) by one or more non-profit corporations, as tenants.
- Includes parcels that are occupied (80% or more of building square footage) by activities that receive a welfare tax exemption or by an affordable housing development regulated by covenants or regulatory agreements with a public agency.
- Includes parcels owned by, or leased to, a public utility.

**Public Property:** Public Property consists of parcels owned or used as follows:

- Includes parcels owned by a state, regional, or city government entity; for example, police stations, schools, and government-owned office buildings.
- Includes parcels that are occupied (80% or more of building square footage) by one or more public entities, as tenants.

**Residential Property:** Residential Property consists of single-family dwellings, duplexes, triplexes, fourplexes, condominiums, and apartment units used exclusively for residential purposes.

By adjusting the assigned special benefit points assigned for each property land use category by parcel factors, a more complete picture of the proportional special benefits received by each parcel within the 2017 CBD is presented. Therefore, linear, and building factors were calculated and assigned for each parcel in the 2017 CBD according to the formulas below:

### Linear Factor

Given the linear nature of the cleaning and public safety improvements, maintenance, and activities, each parcel within the 2017 CBD is assigned a linear factor that is equal to the parcel's linear street frontage that receives ongoing 2017 CBD cleaning and public safety improvements, maintenance, and activities.

In order to create a factor to account for the many variations in frontages throughout the 2017 CBD, the minimum frontage for City properties was considered. Pursuant to the City's Planning Code, each lot shall have a frontage of at least 25 linear feet for most of the zoning uses within the 2017 CBD. Utilizing the prescribed minimum frontage as set forth in the City's Planning Code, a linear factor is calculated for each parcel based upon the assigned linear street footage for the parcel divided by 25:

Parcel's Linear Factor	=	Parcel's Assigned Linear Street Frontage	/	25
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There are several parcels throughout the 2017 CBD that share the same area footprint, with each of these parcels being assigned a separate Assessor's Parcel Number by the Alameda County Assessor's office. For those areas that include multiple Assessor's Parcels, each Assessor's Parcel's assigned linear street frontage shall be calculated by allocating the total linear street frontage for the area equally (or on another rational basis) to each Assessor's Parcel located on the footprint of that area.

Building Factor

Buildings throughout the 2017 CBD range from a single-story structure to a large building with multiple stories. In order to create a factor to account for the many variations in the buildings, the minimum lot size for the area was considered. In the KONO area, the majority of the buildings within the 2017 CBD cover most or the entire footprint of the lot. Pursuant to the City's Planning Code, each lot shall have an area of at least 4,000 square feet for most zoning uses. Utilizing the prescribed minimum lot square footage as set forth in the City's Planning Code, a building factor is calculated for each parcel based upon the assigned building square footage for the parcel divided by 4,000:

Building Factor	=	Parcel's Assigned Building Square Footage	/	4,000
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**Total Special Benefit Points Calculation**

The formula below shows the total special benefit points calculation for each parcel within the 2017 CBD:

Parcel's Total Special Benefit Points	=	(Linear Factor + Building Factor)	x	Total Benefit Points Assignment
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**Total 2017 CBD Special Benefit Points**

The total special benefit points for the 2017 CBD at this time are 6,406.18.

**6.5. Assessment Calculation**

The method of assessment is discussed in detail in Engineer's Report and is summarized below:

$$\text{Total Costs to be Assessed} / \text{Total 2017 CBD Special Benefit Points} = \text{Assessment Rate per Special Benefit Point}$$

$$\$628,208.75 / 6,406.18 = \$98.06293$$

$$\text{Parcel's Assessment} = \$98.06293 \times \text{Parcel's Total Special Benefit Points}$$

**6.6. Number of Years Assessments Will Be Levied**

The proposed term for the 2017 CBD is set at 10 years. The assessment will be effective July 1, 2017, through June 30, 2027 (Fiscal Year 2017/18 up through and including Fiscal Year 2026/27). Expenditure of collected assessments may continue for up to six months after June 30, 2027, if the district is not renewed. In order to authorize the levy and collection of assessments after Fiscal Year 2026/27, the City and Management will need to go through the renewal process pursuant to the Code.

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## **6.7. Time and Manner of Collecting Assessments**

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Each property owner pays a share of the cost of the 2017 CBD improvements, maintenance, and activities based on an assessment formula. The payment is collected twice yearly, through the property tax bill. The 2017 CBD assessment, including any delinquent assessment and related interest and penalties, will be received by the Tax Collector of the County of Alameda. The Tax Collector shall transfer the assessment payments to the City for distribution to the 2017 CBD for the funding of the improvements, services, and activities described in this Management District Plan. Any assessment on a property that does not receive a property tax bill from the County of Alameda will be billed-directly by the City.

## **6.8. Appeals Process**

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The City Manager may assist with the resolution of any discrepancies in individual assessment amounts or calculations. The City Manager reserves the right to:

- Conduct reviews of existing primary data; verify assessment data as compiled by any consultant, subcontractor or other party hired by the Management; and perform field or on-site inspections to verify the accuracy of existing or secondary data, or to investigate the claim of any property owner in the 2017 CBD.
- Recalculate the assessment amount due and direct the Alameda County Auditor-Controller to respond appropriately.
- Upon the request of the City, the 2017 CBD Management shall promptly complete requests for an investigation of discrepancies and make all reasonable efforts to obtain additional documentation related to the assessment upon any or all of the properties for which a correction or adjustment is requested.

## **6.9. Assessor's Parcel Listing**

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Appendix B of this Management District Plan provides a listing of all of the Assessor's Parcels, including the Assessor's Parcel Number, Site Address, Land Use Classification, Building Square Footage, Street Front Footage, Special Benefit Points, and Fiscal Year 2017/18 Assessment subject to the 2017 CBD annual assessment.

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## **7. DISTRICT MANAGEMENT**

### **7.1. Koreatown/Northgate CBD Management Corporation**

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Koreatown Oakland, acting as the Koreatown/Northgate 2017 CBD Management Corporation (the "Management"), is a non-profit organization whose membership consists of the parcel owners that are assessed under the 2017 CBD, and is the "designated non-profit organization" as outlined in Section 4.48.160 and will administer the 2017 CBD through an agreement with the City.

The Management is charged with the day-to-day operations of the 2017 CBD.

### **7.2. Advisory Board**

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Prior to adopting a resolution establishing the 2017 CBD, the City Council shall appoint an advisory board, as outlined in Section 4.48.190 of the Code. The advisory board will be distinct from the Management and shall make a recommendation to the City Council on the expenditure of revenues derived from the levy of assessments, on the classification of properties applicable, and on the method and basis of levying the assessments.

The Management will recommend members to serve on the advisory board. Advisory board membership will be designed to equitably represent all stakeholders and areas of the 2017 CBD, with specific provisions that at least one member of the advisory board shall be a business licensee within the 2017 CBD who is not also a property owner within the 2017 CBD. Stakeholders shall develop an equitable board of directors structure, which represents residential parcel owners, as well as commercial property owners of various sizes.

Each year, the CBD advisory board shall prepare a report for each Fiscal Year, except the first year, for which assessments are levied and collected to pay the costs of the improvements, services, and activities described in the report. Each annual report must be filed with the City Clerk per Section 4.48.200 of the Code; each report shall contain or provide, but not be limited to the following:

- Any proposed changes in the boundaries of the 2017 CBD or in any benefit zones within the district;
- The improvements and activities to be provided for that fiscal year;
- An estimate of the cost of providing the improvements and the activities for that fiscal year;
- The method and basis of levying the assessment in sufficient detail to allow each real property owner to estimate the amount of the assessment to be levied against his or her property for that fiscal year;
- The amount of any surplus or deficit revenues to be carried over from a previous fiscal year;
- The amount of any contributions to be made from sources other than assessments levied pursuant to the Code.

The City Council may approve the annual report as filed, or the City Council may modify any particulars contained in the report, and then approve it as modified. Given the potential resulting impact to an assessment levy, any changes to the improvements, services, and/or activities require City Council approval. Any modification to the annual report shall be made pursuant to Section 4.48.140 of the Code, except that any proposed increase in the amount of the levy above levels previously noticed and approved must be approved as provided in Sections 4.48.070 through 4.48.140 of the Code. However, the City Council cannot approve a change in the basis and method of levying assessments that would impair an authorized or executed contract to be paid from the revenues derived from the levy of assessments.

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### **7.3. Public Access**

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The advisory board and the 2017 CBD management corporation are both required to comply with specified state open meeting and public records laws, the Ralph M. Brown Act (the "Brown Act"), commencing with Section 54950 of the Government Code, and the California Public Records Act, commencing with Section 6250 of the Government Code. Ralph M. Brown Act compliance is required when 2017 CBD business is heard, discussed, or deliberated, and the California Public Records Act compliance is required for all documents relating to 2017 CBD business.

### **7.4. Rules and Regulations**

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Pursuant to the Code, the Management may establish rules and regulations that uniquely apply to the 2017 CBD. A few initial rules and regulations should be employed in the administration of the 2017 CBD:

- Following the formation of the 2017 CBD, the CBD advisory board should consider developing a policy for competitive bidding as it pertains to contracted services for the 2017 CBD. The policy will aim to maximize service quality, efficiency, and cost effectiveness.
- Any stakeholder who serves on the advisory board shall recuse themselves from any vote in which a potential conflict of interest is apparent. Such potential conflicts include, but are not limited to: prioritizing capital improvement projects which result in special benefit to specific property owners, prioritization of services to benefit a particular owner or group of owners, hiring or selecting the relatives of advisory board members.
- As previously noted, meetings of the advisory board shall be open to all stakeholders paying into the 2017 CBD and are subject to the Brown Act. Regular financial reports shall be submitted to advisory board members and made available upon request by the membership. Sub-committee meetings of the Management shall be open and encourage participation among various stakeholders, business owners, and community members. The advisory board shall retain the right to enter into executive session for reasons including, but not limited to: legal matters, personnel issues, etc.
- The Management will create a number of policies which will help the advisory board to effectively manage the 2017 CBD. Such policies may include, but not be limited to: a decision-making policy, use of banner policy, special event underwriters policy, use of logo policy, and an economic hardship policy.

### **7.5. Dissolution**

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The 2017 CBD, when there is no indebtedness, outstanding and unpaid, incurred to accomplish any of the purposes of the 2017 CBD, may be disestablished by resolution by the City Council in either of the following circumstance:

- (1) If the City Council finds there has been misappropriation of funds, malfeasance, or a violation of law in connection with the management of the 2017 CBD, it shall notice a hearing on disestablishment.
- (2) During the operation of the 2017 CBD, there shall be a 30-day period each year in which assessed property owners may request disestablishment of the 2017 CBD. The first such period shall begin one year after the date of establishment of the 2017 CBD and shall continue for a 30-day period. The next such 30-day period shall begin two years after the date of the establishment of the 2017 CBD. Each successive year of operation of the 2017 CBD shall have such a 30-day period. Upon the written petition of the owners of real property in the area who pay more than 30 percent of the assessments levied, the City Council shall notice a hearing on disestablishment. The City Council shall notice a hearing on disestablishment.

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The City Council shall adopt a resolution of intention to disestablish the 2017 CBD prior to the public hearing. The resolution shall state the reason for the disestablishment, shall state the time and place of the public hearing, and shall contain a proposal to dispose of any assets acquired with the revenues of the assessments levied within the 2017 CBD. The public hearing shall be held not less than 30-days or more than 60-days after the adoption of the resolution of intention.

Upon the disestablishment of the 2017 CBD, any remaining revenues derived from the levy of assessments, or any revenues derived from the sale of assets acquired with the revenues, shall be refunded to the owners of the property then located and operating within the 2017 CBD in which assessments were levied by applying the same method and basis that was used to calculate the assessments levied in the fiscal year in which the district was disestablished. If the disestablishment occurs before an assessment is levied for the fiscal year, the method and basis that was used to calculate the assessment levied in the immediate prior fiscal year shall be used to calculate the amount of refund.

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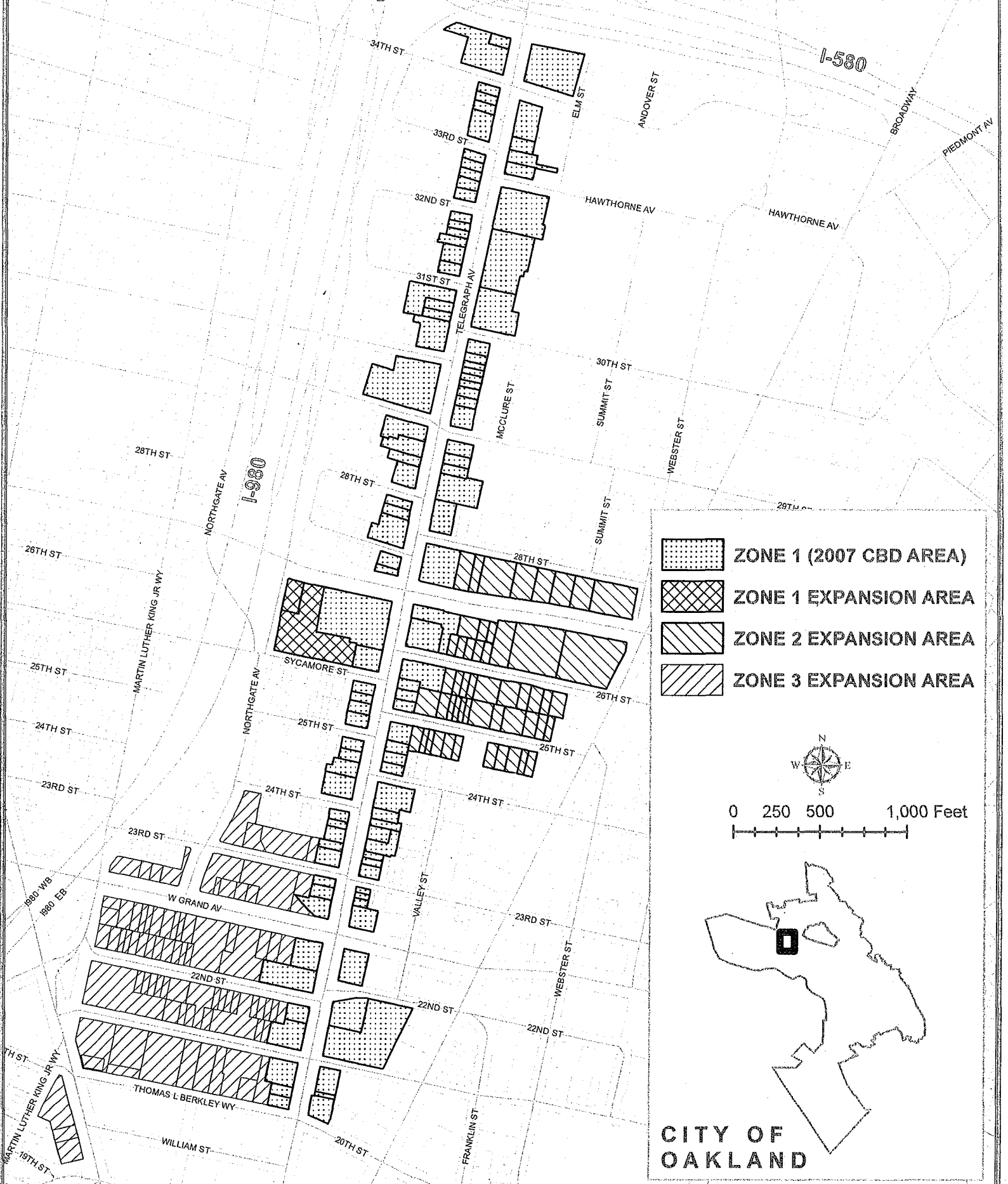
## **8. APPENDICES**







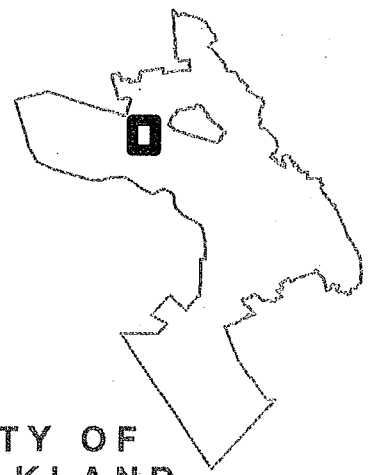
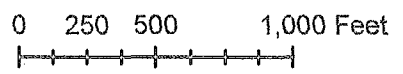
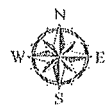
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***APPENDIX A – BOUNDARY MAP***

# Koreatown/Northgate Community Benefit District 2017



-  ZONE 1 (2007 CBD AREA)
-  ZONE 1 EXPANSION AREA
-  ZONE 2 EXPANSION AREA
-  ZONE 3 EXPANSION AREA



**CITY OF  
OAKLAND**

# BOUNDARIES OF KOREATOWN/NORTHGATE COMMUNITY BENEFIT DISTRICT 2017

CITY OF OAKLAND  
COUNTY OF ALAMEDA  
STATE OF CALIFORNIA

APN	Assessment ID	Zone
009-0684-029-04	358	1
009-0688-014-03	366	1
009-0688-015-00	367	1
009-0688-016-00	368	1
009-0688-017-00	369	1
009-0688-018-00	369	1
009-0688-019-00	369	1
009-0688-021-00	391	1
009-0688-022-00	392	1
009-0690-001-00	393	1
009-0690-002-00	394	1
009-0690-005-01	395	1
009-0697-003-00	396	1
009-0697-004-00	397	1
009-0697-044-01	398	1
009-0697-045-00	399	1
009-0699-002-00	400	1
009-0699-012-01	401	1
009-0699-013-00	402	1
009-0699-014-00	403	1
009-0699-015-00	404	1
009-0699-016-00	405	1
009-0699-017-00	406	1
009-0699-018-00	407	1
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009-0699-038-00	409	1
009-0699-040-00	410	1
009-0699-041-00	411	1
009-0699-042-00	412	1
009-0699-043-00	413	1
009-0699-044-00	414	1
009-4708-001-02	415	1
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009-4726-003-00	432	1
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009-4737-053-00	435	1
009-4746-003-01	437	1
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009-4746-050-00	449	1



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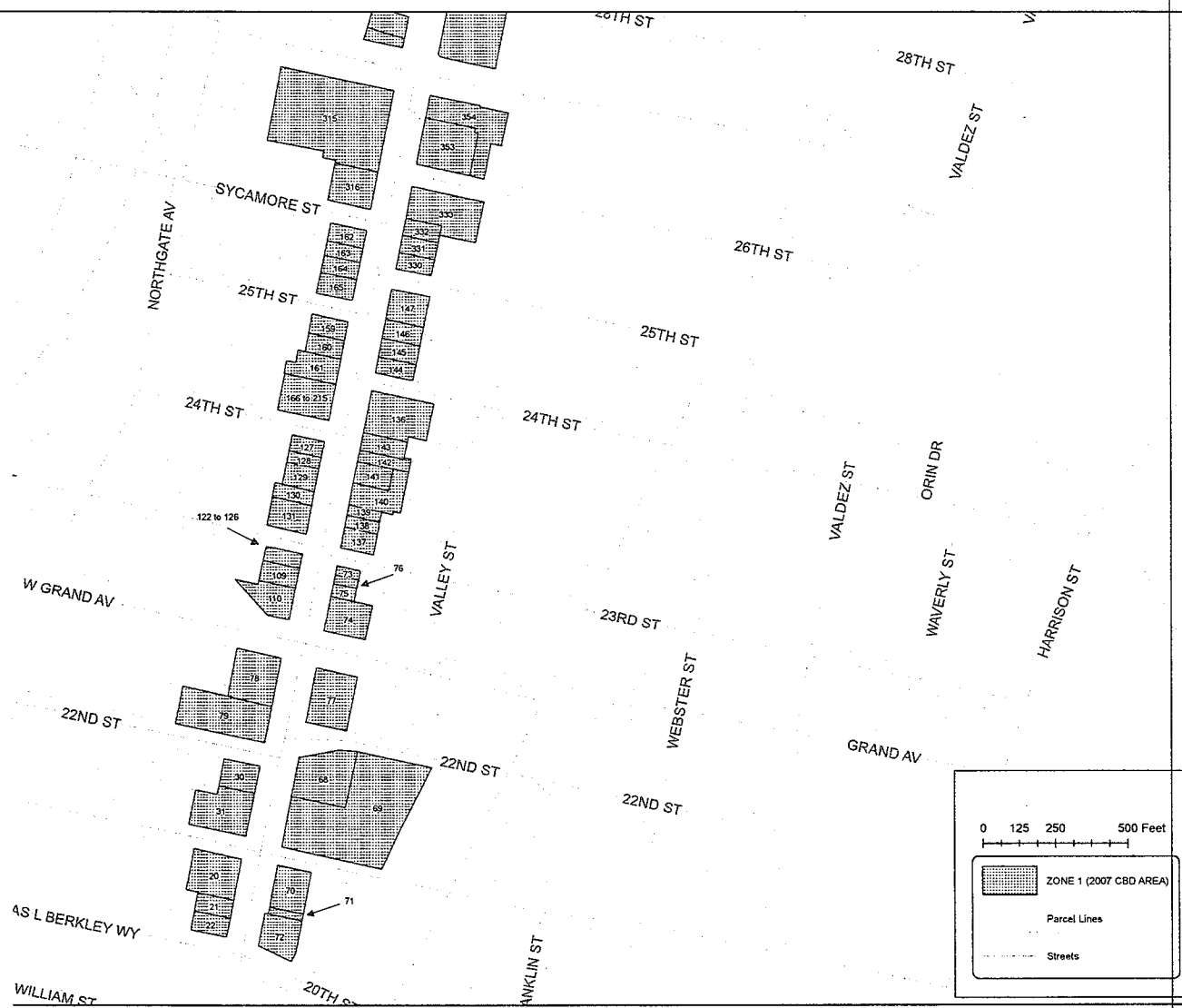
ZONE 1 (2007 CBD AREA)  
 Parcel Lines  
 Streets

# BOUNDARIES OF KOREATOWN/NORTHGATE COMMUNITY BENEFIT DISTRICT 2017

CITY OF OAKLAND  
COUNTY OF ALAMEDA  
STATE OF CALIFORNIA

APN	Assessment ID	Zone
008-0645-001-02	20	1
008-0645-004-00	21	1
008-0645-005-00	22	1
008-0647-001-00	30	1
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008-0648-011-03	68	1
008-0648-018-03	69	1
008-0649-001-01	70	1
008-0649-001-02	71	1
008-0649-010-00	72	1
008-0658-001-00	73	1
008-0658-006-02	74	1
008-0658-007-00	75	1
008-0658-008-00	76	1
008-0658-009-01	77	1
008-0659-002-01	78	1
008-0659-003-02	79	1
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008-0660-056-00	123	1
008-0660-057-00	124	1
008-0660-058-00	125	1
008-0660-059-00	126	1
008-0664-001-00	127	1
008-0664-002-00	128	1
008-0664-004-01	129	1
008-0664-005-00	130	1
008-0664-006-00	131	1
008-0665-001-01	136	1
008-0665-012-00	137	1
008-0665-013-00	138	1
008-0665-014-00	139	1
008-0665-015-01	140	1
008-0665-016-03	141	1
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008-0665-018-00	143	1
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008-0674-022-01	147	1
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008-0675-003-00	161	1
008-0676-001-00	162	1
008-0676-002-01	163	1
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008-0688-001-00	166	1
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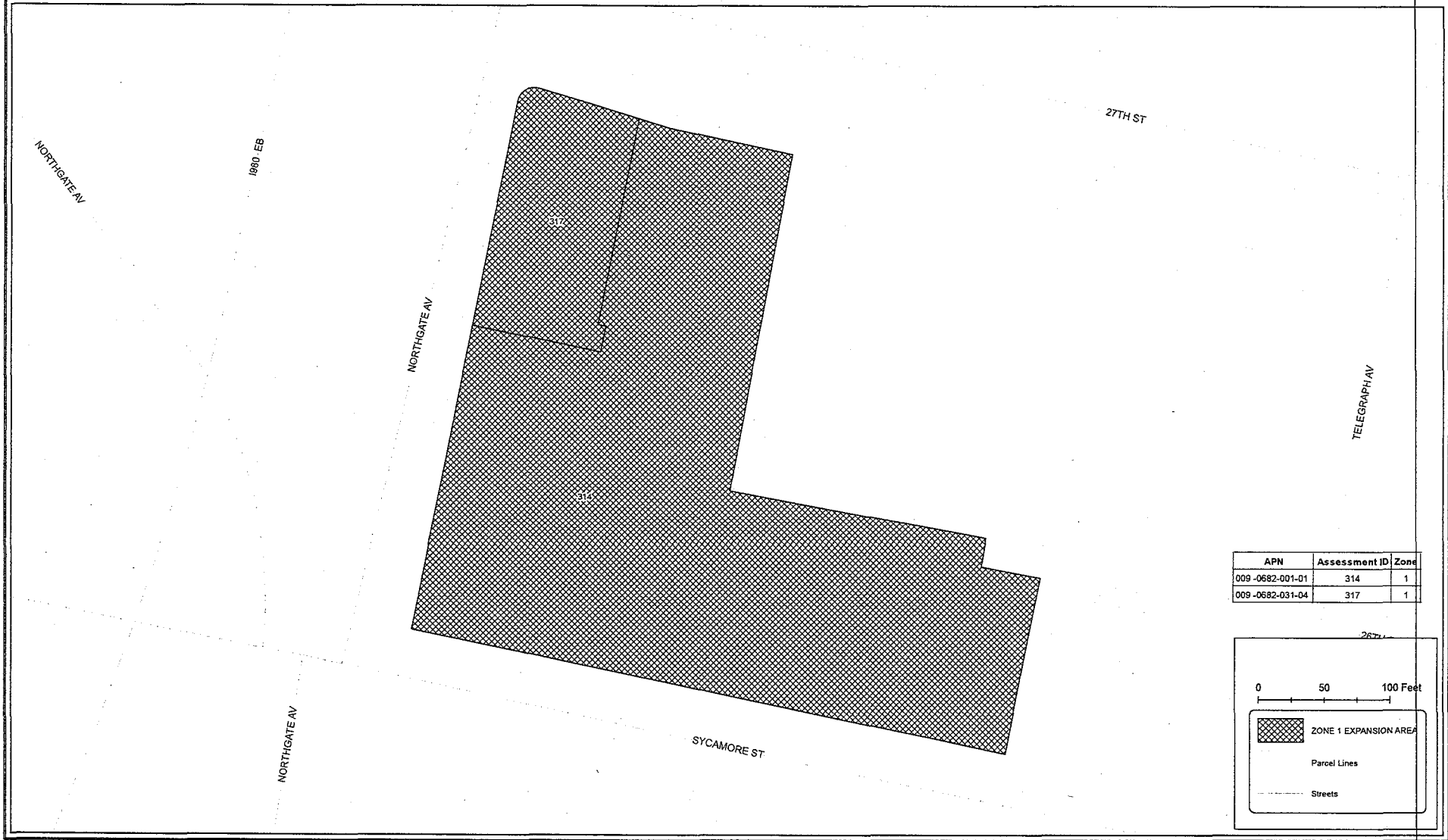
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008-0689-006-00	176	1
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009-0683-020-00	332	1
009-0683-021-01	333	1
009-0684-011-00	353	1
009-0684-012-01	354	1



S  
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# BOUNDARIES OF KOREATOWN/NORTHGATE COMMUNITY BENEFIT DISTRICT 2017

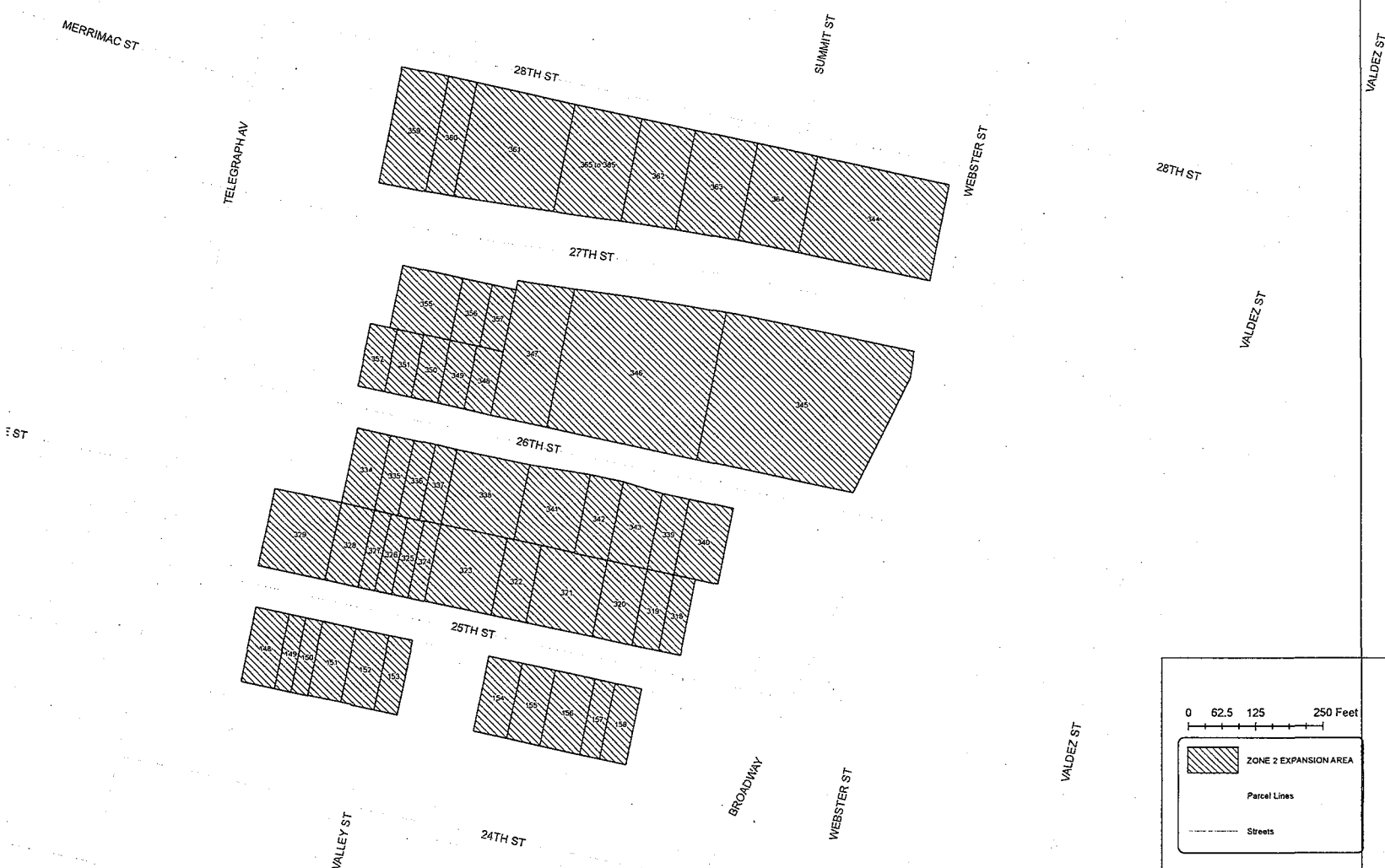
CITY OF OAKLAND  
COUNTY OF ALAMEDA  
STATE OF CALIFORNIA



# BOUNDARIES OF KOREATOWN/NORTHGATE COMMUNITY BENEFIT DISTRICT 2017

CITY OF OAKLAND  
COUNTY OF ALAMEDA  
STATE OF CALIFORNIA

APN	Assessment ID	Zone
008-0874-024-00	148	2
008-0874-025-00	149	2
008-0874-026-00	150	2
008-0874-027-00	151	2
008-0874-028-00	152	2
008-0874-029-00	153	2
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009-0683-016-00	326	2
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009-0684-058-00	385	2



0 62.5 125 250 Feet

ZONE 2 EXPANSION AREA

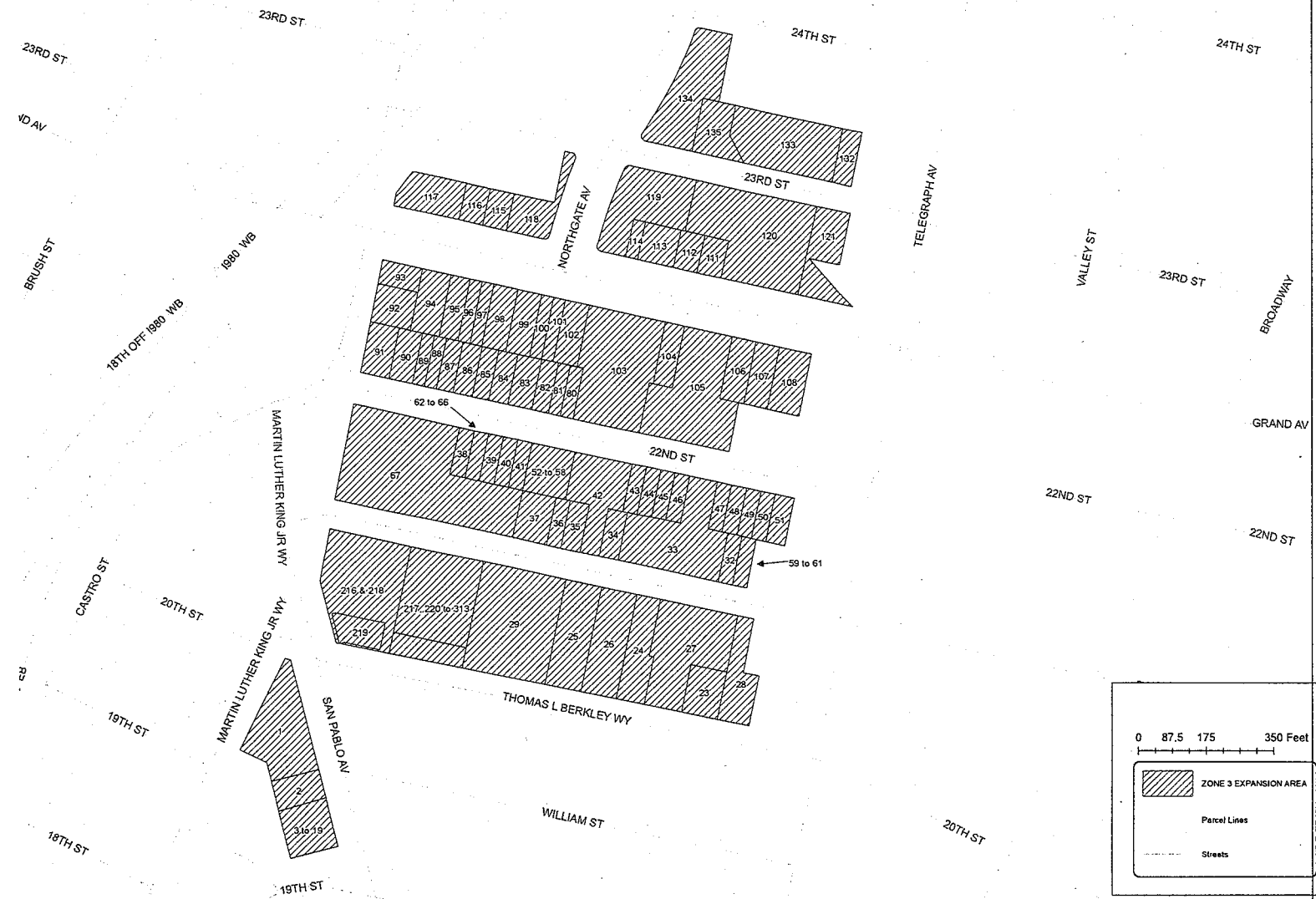
Parcel Lines

Streets

# BOUNDARIES OF KOREATOWN/NORTHGATE COMMUNITY BENEFIT DISTRICT 2017

CITY OF OAKLAND  
COUNTY OF ALAMEDA  
STATE OF CALIFORNIA

APN	Assessment ID	Zone	APN	Assessment ID	Zone
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055-000100-002	2	3	055-000100-002	102	3
055-000100-003	3	3	055-000100-003	103	3
055-000100-004	4	3	055-000100-004	104	3
055-000100-005	5	3	055-000100-005	105	3
055-000100-006	6	3	055-000100-006	106	3
055-000100-007	7	3	055-000100-007	107	3
055-000100-008	8	3	055-000100-008	108	3
055-000100-009	9	3	055-000100-009	109	3
055-000100-010	10	3	055-000100-010	110	3
055-000100-011	11	3	055-000100-011	111	3
055-000100-012	12	3	055-000100-012	112	3
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055-000100-016	16	3	055-000100-016	116	3
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055-000100-027	27	3	055-000100-027	127	3
055-000100-028	28	3	055-000100-028	128	3
055-000100-029	29	3	055-000100-029	129	3
055-000100-030	30	3	055-000100-030	130	3
055-000100-031	31	3	055-000100-031	131	3
055-000100-032	32	3	055-000100-032	132	3
055-000100-033	33	3	055-000100-033	133	3
055-000100-034	34	3	055-000100-034	134	3
055-000100-035	35	3	055-000100-035	135	3
055-000100-036	36	3	055-000100-036	136	3
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055-000100-042	42	3	055-000100-042	142	3
055-000100-043	43	3	055-000100-043	143	3
055-000100-044	44	3	055-000100-044	144	3
055-000100-045	45	3	055-000100-045	145	3
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055-000100-047	47	3	055-000100-047	147	3
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055-000100-069	69	3	055-000100-069	169	3
055-000100-070	70	3	055-000100-070	170	3
055-000100-071	71	3	055-000100-071	171	3
055-000100-072	72	3	055-000100-072	172	3
055-000100-073	73	3	055-000100-073	173	3
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055-000100-080	80	3	055-000100-080	180	3
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055-000100-082	82	3	055-000100-082	182	3
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055-000100-089	89	3	055-000100-089	189	3
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055-000100-091	91	3	055-000100-091	191	3
055-000100-092	92	3	055-000100-092	192	3
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055-000100-094	94	3	055-000100-094	194	3
055-000100-095	95	3	055-000100-095	195	3
055-000100-096	96	3	055-000100-096	196	3
055-000100-097	97	3	055-000100-097	197	3
055-000100-098	98	3	055-000100-098	198	3
055-000100-099	99	3	055-000100-099	199	3
055-000100-100	100	3	055-000100-100	200	3



0 87.5 175 350 Feet

ZONE 3 EXPANSION AREA

Parcel Lines

Streets

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**APPENDIX B – ASSESSOR'S PARCEL LISTING**



KOREATOWN/NORTHGATE COMMUNITY BENEFIT DISTRICT 2017

FY 2017/18 ASSESSEMENT ROLL

APN	Area	Site	Classification	Front Footage	Building Area	(B) Linear Factor	(C) Building Factor	(D) Total Benefit Points	(A) Total Special Benefit Points	Assessment
003-0041-001-01	Zone 3	1955 SAN PABLO AVE	Non-Profit/Public Property	444.92	60,238	17.797	15.060	0.800	26.290	\$2,578.07
003-0041-004-00	Zone 3	1917 SAN PABLO AVE	Non-Residential	60.00	10,093	2.400	2.523	4.000	19.690	1,930.86
003-0041-011-00	Zone 3	1901 SAN PABLO AVE	Non-Residential	6.25	1,207	0.250	0.302	4.000	2.210	216.72
003-0041-012-00	Zone 3	1905 SAN PABLO AVE	Non-Residential	6.25	962	0.250	0.241	4.000	1.960	192.20
003-0041-013-00	Zone 3	1907 SAN PABLO AVE	Non-Residential	6.25	998	0.250	0.250	4.000	2.000	196.13
003-0041-014-00	Zone 3	1911 SAN PABLO AVE	Non-Residential	6.25	1,006	0.250	0.252	4.000	2.010	197.11
003-0041-015-00	Zone 3	1913 SAN PABLO AVE	Non-Residential	6.25	1,068	0.250	0.267	4.000	2.070	202.99
003-0041-016-00	Zone 3	1915 SAN PABLO AVE	Non-Residential	6.25	1,068	0.250	0.267	4.000	2.070	202.99
003-0041-017-00	Zone 3	1909 SAN PABLO AVE #A	Residential	6.25	686	0.250	0.172	3.260	1.370	134.35
003-0041-018-00	Zone 3	1909 SAN PABLO AVE #B	Residential	6.25	829	0.250	0.207	3.260	1.490	146.11
003-0041-019-00	Zone 3	1909 SAN PABLO AVE #C	Residential	6.25	544	0.250	0.136	3.260	1.260	123.56
003-0041-020-00	Zone 3	1909 SAN PABLO AVE #D	Residential	6.25	506	0.250	0.127	3.260	1.230	120.62
003-0041-021-00	Zone 3	1909 SAN PABLO AVE #E	Residential	6.25	465	0.250	0.116	3.260	1.190	116.69
003-0041-022-00	Zone 3	1909 SAN PABLO AVE #F	Residential	6.25	633	0.250	0.158	3.260	1.330	130.42
003-0041-023-00	Zone 3	1909 SAN PABLO AVE #G	Residential	6.25	647	0.250	0.162	3.260	1.340	131.40
003-0041-024-00	Zone 3	1909 SAN PABLO AVE #H	Residential	6.25	490	0.250	0.123	3.260	1.210	118.66
003-0041-025-00	Zone 3	1909 SAN PABLO AVE #I	Residential	6.25	515	0.250	0.129	3.260	1.230	120.62
003-0041-026-00	Zone 3	1909 SAN PABLO AVE #J	Residential	6.25	499	0.250	0.125	3.260	1.220	119.64
003-0041-027-00	Zone 3	1909 SAN PABLO AVE	Common Area	-	-	-	-	-	-	-
008-0645-001-02	Zone 1	2025 TELEGRAPH AVE	Non-Residential	245.50	7,158	9.820	1.790	4.906	56.960	5,585.66
008-0645-004-00	Zone 1	2015 TELEGRAPH AVE	Non-Residential	50.00	-	2.000	-	4.906	9.810	962.00
008-0645-005-00	Zone 1	2003 TELEGRAPH AVE	Non-Residential	152.67	3,860	6.107	0.965	4.906	34.690	3,401.80
008-0645-007-01	Zone 3	528 THOMAS L BERKLEY WAY	Residential	79.34	21,469	3.174	5.367	3.260	27.840	2,730.07
008-0645-009-01	Zone 3	548 THOMAS L BERKLEY WAY	Non-Profit/Public Property	107.88	13,388	4.315	3.347	0.800	6.130	601.13
008-0645-027-02	Zone 3	21ST ST	Non-Profit/Public Property	150.00	-	6.000	-	0.800	4.800	470.70
008-0645-028-05	Zone 3	556 THOMAS L BERKLEY WAY	Non-Residential	148.43	25,777	5.937	6.444	4.000	49.530	4,857.06
008-0645-033-01	Zone 3	525 21ST ST	Non-Residential	240.48	15,400	9.619	3.850	4.000	53.880	5,283.63
008-0645-035-00	Zone 3	520 THOMAS L BERKLEY WAY	Non-Residential	104.96	13,083	4.198	3.271	4.000	29.880	2,930.12
008-0645-036-01	Zone 3	THOMAS L BERKLEY WA	Non-Profit/Public Property	346.19	7,574	13.848	1.894	0.800	12.590	1,234.81
008-0647-001-00	Zone 1	2125 TELEGRAPH AVE	Non-Profit/Public Property	176.01	-	7.040	-	0.982	6.910	677.61
008-0647-002-00	Zone 1	2101 TELEGRAPH AVE	Non-Profit/Public Property	284.13	61,824	11.365	15.456	0.982	26.340	2,582.98
008-0647-004-00	Zone 3	526 21ST ST	Residential	30.00	2,810	1.200	0.703	3.260	6.200	607.99
008-0647-009-02	Zone 3	540 21ST ST	Non-Profit/Public Property	268.00	82,900	10.720	20.725	0.800	25.160	2,467.26
008-0647-011-00	Zone 3	562 21ST ST	Undeveloped	40.00	-	1.600	-	0.550	0.880	86.30
008-0647-013-00	Zone 3	570 21ST ST	Residential	40.00	2,883	1.600	0.721	3.260	7.570	742.34
008-0647-014-00	Zone 3	600 21ST ST	Residential	30.00	2,487	1.200	0.622	3.260	5.940	582.49
008-0647-015-00	Zone 3	610 21ST ST	Undeveloped	70.00	-	2.800	-	0.550	1.540	151.02
008-0647-022-00	Zone 3	627 22ND ST	Residential	29.58	3,941	1.183	0.985	3.260	7.070	693.30
008-0647-024-00	Zone 3	613 22ND ST	Residential	31.55	1,295	1.262	0.324	3.260	5.170	508.99
008-0647-025-00	Zone 3	611 22ND ST	Residential	30.00	2,465	1.200	0.616	3.260	5.920	580.53
008-0647-028-00	Zone 3	603 22ND ST	Residential	30.00	2,320	1.200	0.580	3.260	5.800	568.76
008-0647-028-04	Zone 3	585 22ND ST	Undeveloped	120.00	-	4.800	-	0.550	2.640	258.89
008-0647-030-00	Zone 3	587 22ND ST	Residential	30.00	1,942	1.200	0.486	3.260	5.490	538.37
008-0647-031-00	Zone 3	581 22ND ST	Residential	30.00	2,376	1.200	0.594	3.260	5.850	573.67
008-0647-032-00	Zone 3	557 22ND ST	Undeveloped	30.00	-	1.200	-	0.550	0.660	64.72
008-0647-033-00	Zone 3	551 22ND ST	Residential	31.00	2,241	1.240	0.560	3.260	5.870	575.63
008-0647-036-00	Zone 3	537 22ND ST	Residential	29.00	2,406	1.160	0.602	3.260	5.740	562.88
008-0647-037-00	Zone 3	533 22ND ST	Residential	32.00	2,474	1.280	0.619	3.260	6.190	607.01
008-0647-038-00	Zone 3	529 22ND ST	Residential	30.00	2,458	1.200	0.615	3.260	5.920	580.53
008-0647-039-00	Zone 3	525 22ND ST	Residential	30.00	2,718	1.200	0.680	3.260	6.130	601.13
008-0647-040-00	Zone 3	517 22ND ST	Residential	40.00	5,476	1.600	1.369	3.260	9.680	949.25
008-0647-041-00	Zone 3	589 22ND ST	Residential	15.00	1,246	0.600	0.312	3.260	2.970	291.25
008-0647-042-00	Zone 3	591 22ND ST	Residential	15.00	1,342	0.600	0.336	3.260	3.050	299.09
008-0647-043-00	Zone 3	593 22ND ST	Residential	15.00	1,291	0.600	0.323	3.260	3.010	295.17
008-0647-044-00	Zone 3	595 22ND ST	Residential	15.00	1,386	0.600	0.347	3.260	3.090	303.01
008-0647-045-00	Zone 3	597 22ND ST	Residential	15.00	1,246	0.600	0.312	3.260	2.970	291.25
008-0647-046-00	Zone 3	599 22ND ST	Residential	15.00	1,342	0.600	0.336	3.260	3.050	299.09
008-0647-047-00	Zone 3	22ND ST	Common Area	-	-	-	-	-	-	-
008-0647-048-00	Zone 3	522 21ST ST	Residential	15.00	1,380	0.600	0.340	3.260	3.060	300.07
008-0647-049-00	Zone 3	522 21ST ST	Residential	15.00	1,364	0.600	0.341	3.260	3.070	301.05
008-0647-050-00	Zone 3	522 21ST ST	Common Area	-	-	-	-	-	-	-
008-0647-052-00	Zone 3	619 22ND ST	Residential	7.33	887	0.293	0.217	3.260	1.660	162.78
008-0647-053-00	Zone 3	619 22ND ST	Residential	7.33	701	0.293	0.175	3.260	1.530	150.04
008-0647-054-00	Zone 3	619 22ND ST	Residential	7.33	818	0.293	0.205	3.260	1.620	158.86
008-0647-055-00	Zone 3	619 22ND ST	Residential	7.33	741	0.293	0.185	3.260	1.560	152.98
008-0647-056-00	Zone 3	619 22ND ST	Common Area	-	-	-	-	-	-	-
008-0647-057-00	Zone 3	635 22ND ST	Non-Profit/Public Property	595.58	117,770	23.922	29.443	0.800	42.610	4,178.46
008-0648-011-03	Zone 1	495 22ND ST	Non-Residential	272.60	2,115	10.904	0.528	4.906	58.090	5,500.35
008-0648-016-03	Zone 1	2100 TELEGRAPH AVE	Non-Profit/Public Property	630.00	72,065	25.200	18.016	0.982	42.440	4,161.79
008-0649-001-01	Zone 1	2040 TELEGRAPH AVE	Non-Residential	209.52	3,403	8.381	0.851	4.906	45.290	4,441.27
008-0649-001-02	Zone 1	2022 TELEGRAPH AVE	Non-Residential	19.00	1,635	0.760	0.409	4.906	5.730	561.90
008-0649-010-00	Zone 1	2016 TELEGRAPH AVE	Non-Profit/Public Property	200.55	8,022	3.060	0.682	0.800	7.890	772.74
008-0659-001-00	Zone 1	481 23RD ST	Residential	90.01	9,440	3.600	2.360	3.993	23.800	2,333.90
008-0659-006-02	Zone 1	2250 TELEGRAPH AVE	Undeveloped	213.27	-	8.531	-	0.674	5.750	563.86
008-0659-007-00	Zone 1	2270 TELEGRAPH AVE	Non-Residential	37.00	2,405	1.480	0.601	4.906	10.210	1,001.22
008-0659-008-00	Zone 1	2272 TELEGRAPH AVE	Non-Residential	25.00	3,400	1.000	0.850	4.906	9.080	890.41
008-0659-009-01	Zone 1	2200 TELEGRAPH AVE	Non-Residential	375.49	616	15.020	0.154	4.906	74.440	7,299.80
008-0659-002-01	Zone 1	2225 TELEGRAPH AVE	Non-Residential	252.57	1,731	10.103	0.433	4.906	51.690	5,068.87
008-0659-003-02	Zone 1	2201 TELEGRAPH AVE	Non-Profit/Public Property	350.81	50,752	14.032	12.688	0.982	26.240	2,573.17
008-0659-011-00	Zone 3	588 22ND ST	Residential	27.00	2,533	1.080	0.633	3.260	5.590	548.17
008-0659-012-00	Zone 3	592 22ND ST	Residential	25.00	2,540	1.000	0.635	3.260	5.330	522.68
008-0659-013-00	Zone 3	596 22ND ST	Non-Profit/Public Property	35.00	-	1.400	-	0.800	1.120	109.83
008-0659-014-00	Zone 3	600 22ND ST	Residential	50.00	6,132	2.000	1.533	3.260	11.520	1,129.68
008-0659-015-00	Zone 3	614 22ND ST	Residential	40.00	2,026	1.600	0.507	3.260	6.870	673.69
008-0659-016-00	Zone 3	618 22ND ST	Residential	35.00	2,787	1.400	0.697	3.260	6.840	670.75
008-0659-017-00	Zone 3	622 22ND ST	Residential	40.00	2,014	1.600	0.504	3.260	6.860	672.71
008-0659-018-00	Zone 3	626 22ND ST	Undeveloped	35.00	-	1.400	-	0.550	0.770	75.51
008-0659-019-00	Zone 3	630 22ND ST	Residential	25.00	1,055	1.000	0.264	3.260	4.120	404.02
008-0659-020-00	Zone 3	634 22ND ST	Residential	25.00	1,177	1.000	0.294	3.260		

# KOREATOWN/NORTHGATE COMMUNITY BENEFIT DISTRICT 2017

## FY 2017/18 ASSESSEMENT ROLL

APN	Area	Site	Classification	Front Footage	Building Area	(B) Linear Factor	(C) Building Factor	(D) Total Benefit Points	(A) Total Spool Benefit Points	Assessment
008-0660-002-00	Zone 1	2269 TELEGRAPH AVE	Non-Profit/Public Property	55.71	17,052	2,228	4.263	0.982	6.370	624.66
008-0660-003-05	Zone 1	2251 TELEGRAPH AVE	Undeveloped	148.05	-	5.922	-	0.674	3.990	391.27
008-0660-008-02	Zone 3	550 W GRAND AVE	Non-Residential	50.00	2,002	2.000	0.501	4.000	10.000	980.63
008-0660-009-02	Zone 3	556 W GRAND AVE	Non-Residential	50.00	1,960	2.000	0.490	4.000	9.960	976.71
008-0660-012-03	Zone 3	568 W GRAND AVE	Non-Residential	75.00	5,475	3.000	1.369	4.000	17.480	1,714.14
008-0660-014-04	Zone 3	572 W GRAND AVE	Non-Residential	25.00	1,925	1.000	0.481	4.000	5.930	581.51
008-0660-021-03	Zone 3	626 W GRAND AVE	Non-Residential	50.00	2,541	2.000	0.635	4.000	10.540	1,033.58
008-0660-023-03	Zone 3	632 W GRAND AVE	Non-Residential	50.00	3,080	2.000	0.770	4.000	11.080	1,086.54
008-0660-024-03	Zone 3	640 W GRAND AVE	Non-Residential	136.87	2,262	5.467	0.566	4.000	24.130	2,366.26
008-0660-038-03	Zone 3	600 W GRAND AVE	Non-Residential	288.87	3,969	11,555	0.992	4.000	50.190	4,921.78
008-0660-043-02	Zone 3	557 23RD ST	Non-Residential	385.65	5,432	15,426	1.358	4.000	67.140	6,583.94
008-0660-052-03	Zone 3	W GRAND AVE	Non-Profit/Public Property	417.00	-	16.680	-	0.800	13.340	1,308.16
008-0660-052-04	Zone 3	517 23RD ST	Non-Residential	183.90	3,056	7.356	0.764	4.000	32.480	3,185.08
008-0660-055-00	Zone 1	2273 TELEGRAPH AVE	Non-Residential	35.23	5,023	1.409	1.256	4.906	13,023	1,281.68
008-0660-056-00	Zone 1	2273 TELEGRAPH AVE	Residential	35.23	1,544	1.409	0.386	3.993	7.170	703.11
008-0660-057-00	Zone 1	2273 TELEGRAPH AVE	Residential	35.23	657	1.409	0.164	3.993	6.280	615.84
008-0660-058-00	Zone 1	2273 TELEGRAPH AVE	Residential	35.23	853	1.409	0.213	3.993	6.480	635.45
008-0660-058-00	Zone 1	2273 TELEGRAPH AVE	Common Area	-	-	-	-	-	-	-
008-0664-001-00	Zone 1	TELEGRAPH AVE	Undeveloped	136.00	-	5.440	-	0.674	3.670	359.89
008-0664-002-00	Zone 1	2331 TELEGRAPH AVE	Non-Residential	32.50	3,132	1.300	0.783	4.906	10,220	1,002.20
008-0664-004-01	Zone 1	2321 TELEGRAPH AVE	Undeveloped	65.37	-	2.615	-	0.674	1.760	172.59
008-0664-005-00	Zone 1	2315 TELEGRAPH AVE	Residential	36.78	4,997	1.471	3.993	1,249	10,860	1,064.96
008-0664-006-00	Zone 1	2305 TELEGRAPH AVE	Non-Residential	184.76	7,605	7.391	1.901	4.906	45.590	4,470.69
008-0664-007-00	Zone 3	514 23RD ST	Residential	40.00	2,886	1.600	0.722	3.260	7.570	742.34
008-0664-010-03	Zone 3	540 23RD ST	Non-Profit/Public Property	186.01	32,630	7.440	8.158	0.800	12.480	1,223.83
008-0664-048-00	Zone 3	NORTHGATE AVE	Non-Profit/Public Property	437.89	-	17.516	-	0.800	14,010	1,373.86
008-0664-049-00	Zone 3	552 23RD ST	Non-Profit/Public Property	107.99	-	4.320	-	0.800	3.460	339.30
008-0665-001-01	Zone 1	2370 TELEGRAPH AVE	Non-Residential	291.60	11,607	11,664	2.902	4.906	71,460	7,007.58
008-0665-012-00	Zone 1	2308 TELEGRAPH AVE	Non-Residential	148.31	11,683	5.932	2.921	4.906	43,430	4,258.87
008-0665-013-00	Zone 1	2318 TELEGRAPH AVE	Non-Residential	30.00	1,800	1.200	0.450	4.906	8.100	794.31
008-0665-014-00	Zone 1	TELEGRAPH AVE	Non-Residential	28.00	625	1.120	0.156	4.906	6.260	613.87
008-0665-015-01	Zone 1	2328 TELEGRAPH AVE	Non-Residential	58.00	12,530	2,320	3.133	4.906	26,750	2,623.18
008-0665-016-03	Zone 1	2330 TELEGRAPH AVE	Non-Residential	62.00	4,011	2.480	1.003	4.906	17,090	1,675.90
008-0665-017-00	Zone 1	2342 TELEGRAPH AVE	Residential	33.00	4,944	1.320	3.993	1,236	10,210	1,001.22
008-0665-018-00	Zone 1	2354 TELEGRAPH AVE	Non-Residential	50.00	2,808	2.000	0.702	4.906	13,260	1,300.31
008-0674-019-00	Zone 1	2408 TELEGRAPH AVE	Non-Residential	149.74	6,686	5.990	2.172	4.906	40,040	3,926.44
008-0674-020-00	Zone 1	2416 TELEGRAPH AVE	Non-Residential	50.25	7,694	2,010	1.924	4.906	19,300	1,892.61
008-0674-021-00	Zone 1	2426 TELEGRAPH AVE	Non-Residential	50.00	3,169	2.000	0.792	4.906	13,700	1,343.46
008-0674-022-01	Zone 1	2434 TELEGRAPH AVE	Non-Residential	191.35	10,901	7,654	2.725	4.906	50,920	4,993.36
008-0674-024-00	Zone 2	489 25TH ST	Non-Residential	50.00	6,000	2.000	1.500	4.154	14,540	1,425.83
008-0674-025-00	Zone 2	483 25TH ST	Non-Residential	25.00	2,075	1.000	0.519	4.154	6.310	618.78
008-0674-026-00	Zone 2	481 25TH ST	Non-Residential	25.00	2,975	1.000	0.744	4.154	7.240	709.98
008-0674-027-00	Zone 2	477 25TH ST	Non-Residential	50.00	5,950	2.000	1.488	4.154	14,490	1,420.93
008-0674-028-00	Zone 2	471 25TH ST	Non-Residential	50.00	9,750	2.000	2.438	4.154	18,430	1,807.30
008-0674-029-00	Zone 2	469 25TH ST	Non-Residential	35.00	4,046	1.400	1.012	4.154	10,020	982.59
008-0674-034-00	Zone 2	447 25TH ST	Residential	50.00	7,366	2.000	1.842	3.337	12,820	1,257.17
008-0674-035-00	Zone 2	443 25TH ST	Non-Residential	50.00	5,950	2.000	1.488	4.154	14,490	1,420.93
008-0674-036-00	Zone 2	437 25TH ST	Non-Residential	60.00	7,021	2.400	1.755	4.154	17,260	1,692.57
008-0674-037-00	Zone 2	433 25TH ST	Undeveloped	30.00	-	1.200	-	0.569	0.680	66.68
008-0674-038-00	Zone 2	427 25TH ST	Undeveloped	40.00	-	1.600	-	0.569	0.910	89.24
008-0675-001-00	Zone 1	2447 TELEGRAPH AVE	Non-Residential	150.00	13,746	6.000	3.437	4.906	46,300	4,540.31
008-0675-002-00	Zone 1	2435 TELEGRAPH AVE	Non-Residential	50.00	4,500	2.000	1.125	4.906	15,330	1,503.30
008-0675-003-00	Zone 1	2429 TELEGRAPH AVE	Non-Residential	70.00	5,456	2.800	1.364	4.906	20,430	2,003.43
008-0676-001-00	Zone 1	509 SYCAMORE ST	Non-Residential	150.00	13,500	6.000	3.375	4.906	45,990	4,509.91
008-0676-002-01	Zone 1	2525 TELEGRAPH AVE	Non-Residential	40.00	3,600	1.600	0.900	4.906	12,260	1,202.25
008-0676-002-02	Zone 1	2519 TELEGRAPH AVE	Non-Residential	50.00	3,620	2.000	0.905	4.906	14,250	1,397.40
008-0676-003-00	Zone 1	2505 TELEGRAPH AVE	Non-Residential	161.79	9,580	6.472	2.395	0.982	8.710	854.13
008-0688-001-00	Zone 1	2421 TELEGRAPH AVE	Non-Residential	4.96	1,131	0.198	0.283	4.906	2.360	231.43
008-0688-002-00	Zone 1	2421 TELEGRAPH AVE	Non-Residential	4.96	1,015	0.198	0.254	4.906	2.220	217.70
008-0688-003-00	Zone 1	2421 TELEGRAPH AVE	Non-Residential	4.96	948	0.198	0.237	4.906	2.140	209.85
008-0688-004-00	Zone 1	2421 TELEGRAPH AVE	Non-Residential	4.96	1,397	0.198	0.349	4.906	2.690	263.79
008-0688-005-00	Zone 1	TELEGRAPH AVE	Common Area	-	-	-	-	-	-	-
008-0689-001-00	Zone 1	2407 TELEGRAPH AVE #201	Residential	4.96	903	0.198	0.226	3.993	1.690	165.73
008-0689-002-00	Zone 1	2407 TELEGRAPH AVE #202	Residential	4.96	672	0.198	0.168	3.993	1.460	143.17
008-0689-003-00	Zone 1	2407 TELEGRAPH AVE #203	Residential	4.96	899	0.198	0.225	3.993	1.690	165.73
008-0689-004-00	Zone 1	2407 TELEGRAPH AVE #204	Residential	4.96	943	0.198	0.236	3.993	1.730	169.65
008-0689-005-00	Zone 1	2407 TELEGRAPH AVE #205	Residential	4.96	846	0.198	0.212	3.993	1.640	160.82
008-0689-006-00	Zone 1	2407 TELEGRAPH AVE #206	Residential	4.96	599	0.198	0.150	3.993	1.390	136.31
008-0690-001-00	Zone 1	2407 TELEGRAPH AVE #301	Residential	4.96	897	0.198	0.224	3.993	1.690	165.73
008-0690-002-00	Zone 1	2407 TELEGRAPH AVE #302	Residential	4.96	649	0.198	0.162	3.993	1.440	141.21
008-0690-003-00	Zone 1	2407 TELEGRAPH AVE #303	Residential	4.96	931	0.198	0.233	3.993	1.720	168.67
008-0690-004-00	Zone 1	2407 TELEGRAPH AVE #304	Residential	4.96	944	0.198	0.236	3.993	1.730	169.65
008-0690-005-00	Zone 1	2407 TELEGRAPH AVE #305	Residential	4.96	846	0.198	0.212	3.993	1.640	160.82
008-0690-006-00	Zone 1	2407 TELEGRAPH AVE #306	Residential	4.96	843	0.198	0.211	3.993	1.630	159.84
008-0690-007-00	Zone 1	2407 TELEGRAPH AVE #307	Residential	4.96	897	0.198	0.224	3.993	1.690	165.73
008-0690-008-00	Zone 1	2407 TELEGRAPH AVE #308	Residential	4.96	838	0.198	0.210	3.993	1.630	159.84
008-0690-009-00	Zone 1	2407 TELEGRAPH AVE #309	Residential	4.96	715	0.198	0.179	3.993	1.510	148.08
008-0690-010-00	Zone 1	2407 TELEGRAPH AVE #310	Residential	4.96	628	0.198	0.157	3.993	1.420	139.25
008-0690-011-00	Zone 1	2407 TELEGRAPH AVE #311	Residential	4.96	534	0.198	0.134	3.993	1.330	130.42
008-0690-012-00	Zone 1	2407 TELEGRAPH AVE #312	Residential	4.96	646	0.198	0.162	3.993	1.440	141.21
008-0690-013-00	Zone 1	2407 TELEGRAPH AVE #313	Residential	4.96	627	0.198	0.157	3.993	1.420	139.25
008-0691-001-00	Zone 1	2407 TELEGRAPH AVE #401	Residential	4.96	897	0.198	0.224	3.993	1.690	165.73
008-0691-002-00	Zone 1	2407 TELEGRAPH AVE #402	Residential	4.96	649	0.198	0.162	3.993	1.440	141.21
008-0691-003-00	Zone 1	2407 TELEGRAPH AVE #403	Residential	4.96	931	0.198	0.233	3.993	1.720	168.67
008-0691-004-00	Zone 1	2407 TELEGRAPH AVE #404	Residential	4.96	944	0.198	0.236	3.993	1.730	169.65
008-0691-005-00	Zone 1	2407 TELEGRAPH AVE #405	Residential	4.96	846	0.198	0.212	3.993	1.640	160.82
008-0691-006-00	Zone 1	2407 TELEGRAPH AVE #406	Residential	4.96	843	0.198	0.211	3.993	1.630	159.84
008-0691-007-00	Zone 1	2407 TELEGRAPH AVE #407	Residential	4.96	897	0.198	0.224	3.993	1.690	165.73
008-0691-008-00	Zone 1	2407 TELEGRAPH AVE #408	Residential	4.96	838	0.198	0.210	3.993	1.630	159.84
008-0691-009-00	Zone 1	2407 TELEGRAPH AVE #409	Residential	4.96	715	0.198	0.179	3.993	1.510	148.08
008-0691-010-00	Zone 1	2407 TELEGRAPH AVE #410	Residential	4.96	628	0.198	0.157	3.993	1.420	139.25
008-0691-011-00	Zone 1	2407 TELEGRAPH AVE #411	Residential	4.96	534	0.198	0.134	3.993	1.330	130.42
008-0691-012-00	Zone 1	2407 TELEGRAPH AVE #412	Residential	4.96	646	0.198	0.162	3.993	1.440	141.21
008-0691-013-00	Zone 1	2407 TELEGRAPH AVE #413	Residential	4.96	627	0.198	0.157	3.993	1.420	139.25
008-0692-001-00	Zone 1	2407 TELEGRAPH AVE #501	Residential	4.96	852	0.198	0.213	3.993	1.640	160.82
008-0692-002-00	Zone 1	2407 TELEGRAPH AVE #502	Residential	4.96	604	0.198	0.151	3.993	1.400	137.26
008-0692-003-00	Zone 1	2407 TELEGRAPH AVE #503	Residential	4.96	931	0.198	0.233	3.993	1.720	



**KOREATOWN/NORTHGATE COMMUNITY BENEFIT DISTRICT 2017  
FY 2017/18 ASSESMENT ROLL**

APN	Area	Site	Classification	Front Footage	Building Area	(B) Linear Factor	(C) Building Factor	(D) Total Benefit Points	(A) Total Special Benefit Points	Assessment
009-0683-013-00	Zone 2	472 25TH ST	Undeveloped	25.00	-	1.000	-	0.569	0.570	55.90
009-0683-014-00	Zone 2	474 25TH ST	Undeveloped	25.00	-	1.000	-	0.569	0.570	55.90
009-0683-015-00	Zone 2	478 25TH ST	Non-Residential	25.00	4,686	1.172	1.000	4.154	9.020	884.53
009-0683-016-00	Zone 2	482 25TH ST	Non-Residential	50.00	5,900	2.000	1.475	4.154	14.440	1,416.03
009-0683-017-00	Zone 2	488 25TH ST	Non-Residential	100.00	23,732	4.000	5.933	4.154	41.260	4,048.08
009-0683-018-00	Zone 1	498 25TH ST	Residential	145.50	1,600	5.820	0.400	3.993	24.840	2,435.88
009-0683-019-00	Zone 1	2518 TELEGRAPH AVE	Non-Residential	47.50	4,606	1.900	1.152	4.906	14.970	1,468.00
009-0683-020-00	Zone 1	2532 TELEGRAPH AVE	Non-Residential	47.50	4,722	1.900	1.181	4.906	15.110	1,481.73
009-0683-021-01	Zone 1	2538 TELEGRAPH AVE	Non-Residential	288.74	17,764	11.550	4.441	4.906	78.450	7,693.04
009-0683-024-00	Zone 2	437 26TH ST	Undeveloped	50.00	-	2.000	-	0.569	1.140	111.79
009-0683-025-00	Zone 2	431 26TH ST	Non-Residential	35.00	3,250	1.400	0.813	4.154	9.190	901.20
009-0683-026-00	Zone 2	427 26TH ST	Residential	32.50	2,511	1.300	0.628	3.337	6.430	630.54
009-0683-027-00	Zone 2	421 26TH ST	Residential	32.50	2,511	1.300	0.628	3.337	6.430	630.54
009-0683-028-01	Zone 2	411 26TH ST	Non-Residential	110.00	9,800	4.400	2.450	4.154	28.450	2,789.89
009-0683-034-00	Zone 2	401 26TH ST	Non-Residential	40.00	4,746	1.600	1.187	4.154	11.580	1,135.57
009-0683-035-00	Zone 2	387 26TH ST	Non-Residential	66.68	7,911	2.667	1.978	4.154	19.290	1,891.63
009-0683-038-00	Zone 2	401 26TH ST	Non-Residential	90.12	10,620	3.605	2.655	4.154	26.000	2,549.64
009-0683-040-01	Zone 2	385 26TH ST	Non-Residential	50.00	2,820	2.000	0.705	4.154	11.240	1,102.23
009-0683-041-00	Zone 2	379 26TH ST	Non-Residential	60.28	7,110	2.411	1.778	4.154	17.400	1,706.29
009-0684-001-00	Zone 2	2735 WEBSTER ST	Non-Residential	396.69	37,660	15.887	9.415	4.154	105.020	10,298.57
009-0684-003-02	Zone 2	2619 BROADWAY	Non-Profit/Public Property	518.05	39,421	20.722	9.855	0.839	25.650	2,515.31
009-0684-004-08	Zone 2	401 27TH ST	Non-Residential	453.20	28,800	18.128	7.200	4.154	105.210	10,317.20
009-0684-005-00	Zone 2	404 26TH ST	Non-Profit/Public Property	169.24	8,688	6.770	2.172	0.839	7.500	735.47
009-0684-006-00	Zone 2	416 26TH ST	Non-Residential	40.00	4,000	1.600	1.000	4.154	10.800	1,059.08
009-0684-007-01	Zone 2	420 26TH ST	Residential	40.00	3,466	1.600	0.867	3.337	8.230	807.06
009-0684-007-02	Zone 2	426 26TH ST	Residential	40.00	4,532	1.600	1.133	3.337	9.120	894.33
009-0684-008-00	Zone 2	434 26TH ST	Residential	40.00	2,532	1.600	0.633	3.337	7.450	730.57
009-0684-009-00	Zone 2	438 26TH ST	Residential	40.00	2,869	1.600	0.717	3.337	7.730	758.03
009-0684-011-00	Zone 1	2600 TELEGRAPH AVE	Non-Residential	277.48	7,513	11.098	1.878	4.906	63.660	6,242.69
009-0684-012-01	Zone 1	2630 TELEGRAPH AVE	Non-Residential	326.49	2,731	13.060	0.693	4.906	67.420	6,611.40
009-0684-017-01	Zone 2	485 27TH ST	Non-Residential	91.00	1,280	3.640	0.320	4.154	16.450	1,613.14
009-0684-018-00	Zone 2	473 27TH ST	Residential	44.00	1,744	1.760	0.436	3.337	7.330	718.80
009-0684-019-00	Zone 2	471 27TH ST	Residential	36.00	2,898	1.440	0.724	3.337	7.220	708.01
009-0684-029-04	Zone 1	2710 TELEGRAPH AVE	Non-Residential	492.05	20,060	19.682	5.015	4.906	121.160	11,881.30
009-0684-030-01	Zone 2	451 28TH ST	Non-Residential	140.02	6,100	5.601	1.525	4.154	29.600	2,902.66
009-0684-031-01	Zone 2	443 28TH ST	Residential	85.03	7,745	3.401	1.936	3.337	17.810	1,746.50
009-0684-032-01	Zone 2	470 27TH ST	Non-Profit/Public Property	298.15	40,932	11.846	10.233	0.839	16.520	1,616.13
009-0684-035-02	Zone 2	415 28TH ST	Non-Profit/Public Property	162.10	8,536	6.484	2.134	0.839	7.230	708.99
009-0684-036-03	Zone 2	411 28TH ST	Non-Profit/Public Property	188.04	3,761	7.522	0.940	0.839	7.100	696.25
009-0684-037-01	Zone 2	403 28TH ST	Non-Residential	181.01	2,303	7.240	0.576	4.154	32.470	3,184.10
009-0684-038-00	Zone 2	425 28TH ST #101A	Residential	10.09	1,126	0.404	0.282	3.337	2.290	224.56
009-0684-039-00	Zone 2	425 28TH ST #101B	Residential	10.09	1,375	0.404	0.344	3.337	2.490	244.18
009-0684-040-00	Zone 2	425 28TH ST #102A	Residential	10.09	997	0.404	0.249	3.337	2.180	213.78
009-0684-041-00	Zone 2	426 27TH ST #102B	Residential	10.09	1,685	0.404	0.421	3.337	2.750	269.67
009-0684-042-00	Zone 2	425 28TH ST #103A	Residential	10.09	1,152	0.404	0.288	3.337	2.310	226.53
009-0684-043-00	Zone 2	425 28TH ST #103B	Residential	10.09	1,312	0.404	0.328	3.337	2.440	239.27
009-0684-044-00	Zone 2	425 28TH ST #104A	Residential	10.09	956	0.404	0.239	3.337	2.140	209.85
009-0684-045-00	Zone 2	426 27TH ST #104B	Residential	10.09	1,293	0.404	0.323	3.337	2.430	238.29
009-0684-046-00	Zone 2	426 27TH ST #105B	Residential	10.09	1,270	0.404	0.318	3.337	2.410	236.33
009-0684-047-00	Zone 2	425 28TH ST #201A	Residential	10.09	1,210	0.404	0.303	3.337	2.360	231.43
009-0684-048-00	Zone 2	425 28TH ST #201B	Residential	10.09	1,275	0.404	0.319	3.337	2.410	236.33
009-0684-049-00	Zone 2	425 28TH ST #202A	Residential	10.09	912	0.404	0.228	3.337	2.110	206.91
009-0684-050-00	Zone 2	425 28TH ST #202B	Residential	10.09	1,265	0.404	0.316	3.337	2.400	235.35
009-0684-051-00	Zone 2	425 28TH ST #203A	Residential	10.09	1,375	0.404	0.344	3.337	2.490	244.18
009-0684-052-00	Zone 2	426 27TH ST #203B	Residential	10.09	1,248	0.404	0.312	3.337	2.390	234.37
009-0684-053-00	Zone 2	425 28TH ST #204A	Residential	10.09	1,050	0.404	0.263	3.337	2.220	217.70
009-0684-054-00	Zone 2	425 28TH ST #204B	Residential	10.09	1,322	0.404	0.331	3.337	2.450	240.25
009-0684-055-00	Zone 2	425 28TH ST #205A	Residential	10.09	966	0.404	0.242	3.337	2.150	210.84
009-0684-056-00	Zone 2	425 28TH ST #205B	Residential	10.09	1,240	0.404	0.310	3.337	2.380	233.39
009-0684-057-00	Zone 2	425 28TH ST #206A	Residential	10.09	1,060	0.404	0.265	3.337	2.230	218.68
009-0684-058-00	Zone 2	425 28TH ST	Common Area	-	-	-	-	-	-	-
009-0688-014-03	Zone 1	2800 TELEGRAPH AVE	Non-Residential	245.02	2,524	9.801	0.631	4.906	51.180	5,018.86
009-0688-015-00	Zone 1	2850 TELEGRAPH AVE	Non-Residential	121.47	9,346	4.859	2.337	4.906	35.300	3,461.62
009-0688-016-00	Zone 1	2864 TELEGRAPH AVE	Non-Profit/Public Property	45.00	3,964	1.800	0.991	0.982	2.740	268.69
009-0688-017-00	Zone 1	2870 TELEGRAPH AVE	Non-Residential	50.00	3,751	2.000	0.938	4.906	14.410	1,413.09
009-0688-018-00	Zone 1	2878 TELEGRAPH AVE	Non-Residential	183.62	9,484	7.345	2.371	4.906	47.670	4,674.66
009-0689-001-00	Zone 1	2719 TELEGRAPH AVE	Non-Residential	160.29	6,150	6.412	1.538	4.906	39.000	3,824.45
009-0689-002-03	Zone 1	2701 TELEGRAPH AVE	Non-Residential	134.78	2,605	5.391	0.651	4.906	29.640	2,906.59
009-0690-001-00	Zone 1	2781 TELEGRAPH AVE	Non-Residential	160.49	4,095	6.420	1.024	4.906	36.520	3,581.26
009-0690-002-00	Zone 1	2775 TELEGRAPH AVE	Non-Residential	46.03	4,050	1.641	1.013	4.906	14.000	1,372.88
009-0690-005-01	Zone 1	2757 TELEGRAPH AVE	Non-Residential	301.50	10,112	12.060	2.528	4.906	71.570	7,018.36
009-0697-003-00	Zone 1	2821 TELEGRAPH AVE	Non-Residential	43.19	7,436	1.727	1.859	4.906	17.600	1,725.91
009-0697-004-00	Zone 1	2811 TELEGRAPH AVE	Non-Residential	214.07	4,850	8.563	1.238	4.906	48.080	4,714.87
009-0697-044-01	Zone 1	525 29TH ST	Non-Profit/Public Property	266.48	12,257	10.659	3.064	0.982	13.480	1,321.89
009-0697-049-00	Zone 1	2831 TELEGRAPH AVE	Non-Residential	73.52	7,414	2.941	1.854	4.906	23.520	2,306.44
009-0698-032-00	Zone 1	2935 TELEGRAPH AVE	Residential	755.21	280,000	30.208	70.000	3.993	400.130	39,237.92
009-0699-012-01	Zone 1	2914 TELEGRAPH AVE	Non-Residential	196.66	10,857	7.866	2.714	4.906	51.910	5,090.45
009-0699-013-00	Zone 1	2920 TELEGRAPH AVE	Undeveloped	45.00	-	1.800	-	0.674	1.210	118.66
009-0699-014-00	Zone 1	2928 TELEGRAPH AVE	Non-Residential	45.00	2,784	1.800	0.696	4.906	12.250	1,201.27
009-0699-015-00	Zone 1	2934 TELEGRAPH AVE	Non-Residential	30.00	5,220	1.200	1.305	4.906	12.290	1,205.19
009-0699-016-00	Zone 1	2940 TELEGRAPH AVE	Residential	30.00	2,784	1.200	0.696	3.993	7.570	742.34
009-0699-017-00	Zone 1	2948 TELEGRAPH AVE	Residential	28.50	2,846	1.140	0.712	3.993	7.390	724.69
009-0699-018-00	Zone 1	2950 TELEGRAPH AVE	Non-Residential	26.37	2,984	1.135	0.746	4.906	9.230	905.12
009-0699-019-00	Zone 1	2958 TELEGRAPH AVE	Non-Residential	38.50	3,386	1.540	0.847	4.906	11.710	1,148.32
009-0699-039-00	Zone 1	491 30TH ST #101	Non-Residential	32.05	1,729	1.282	0.432	4.906	8.410	824.71
009-0699-040-00	Zone 1	491 30TH ST #102	Non-Residential	32.05	1,729	1.282	0.432	4.906	8.410	824.71
009-0699-041-00	Zone 1	491 30TH ST #103	Non-Residential	32.05	1,729	1.282	0.432	4.906	8.410	824.71
009-0699-042-00	Zone 1	491 30TH ST #201	Non-Residential	32.05	1,729	1.282	0.432	4.906	8.410	824.71
009-0699-043-00	Zone 1	491 30TH ST #202	Non-Residential	32.05	1,729	1.282	0.432	4.906	8.410	824.71
009-0699-044-00	Zone 1	491 30TH ST	Common Area	-	-	-	-	-	-	-
009-0708-001-02	Zone 1	515 31ST ST	Non-Profit/Public Property	276.61	13,177	11.064	3.294	0.982	14.100	1,382.69
009-0708-002-00	Zone 1	3031 TELEGRAPH AVE	Non-Residential	45.00	7,167	1.800	1.792	4.906	17.620	1,727.87
009-0708-003-00	Zone 1	3027 TELEGRAPH AVE	Residential	40.00	11,646	1.600	2.912	3.993	18.010	1,766.11
009-0708-004-00	Zone 1	3007 TELEGRAPH AVE	Non-Residential	267.90	10,843	10.716	2.711	4.906	65.870	6,459.40
009-0715-001-00	Zone 1	3147 TELEGRAPH AVE	Non-Residential	139.48	5,794	5.579	1.449	4.906	34.480	3,381.21
009-0715-002-00	Zone 1	3145 TELEGRAPH AVE</								

**KOREATOWN/NORTHGATE COMMUNITY BENEFIT DISTRICT 2017  
FY 2017/18 ASSESSEMENT ROLL**

APH	Area	Site	Classification	Front Footage	Building Area	(B) Linear Factor	(C) Building Factor	(D) Total Benefit Points	(A) Total Special Benefit Points	Assesment
009-0726-004-00	Zone 1	3315 TELEGRAPH AVE	Residential	224.70	22,102	8.988	5.526	3,993	57,950	5,682.75
009-0736-017-01	Zone 1	3407 ELM ST	Non-Residential	404.82	13,377	16.193	3.344	4,906	95,850	9,399.33
009-0737-051-00	Zone 1	3425 TELEGRAPH AVE	Residential	48.43	5,498	1.937	1.375	3,993	13,220	1,296.39
009-0737-052-00	Zone 1	3401 TELEGRAPH AVE	Non-Residential	318.90	21,608	12.756	5.402	4,906	89,080	8,735.45
009-0746-002-01	Zone 1	494 HAWTHORNE AVE	Non-Residential	199.86	4,050	7.994	1.013	4,906	44,190	4,333.40
009-0746-004-00	Zone 1	3300 TELEGRAPH AVE	Non-Residential	59.97	2,018	2.399	0.504	4,906	14,240	1,396.42
009-0746-006-01	Zone 1	3330 TELEGRAPH AVE	Non-Residential	276.16	9,716	11.047	2.429	4,906	66,110	6,482.94
009-0746-025-00	Zone 1	3200 TELEGRAPH AVE	Non-Residential	417.03	14,836	16.681	3.709	4,906	100,040	9,810.22
009-0746-026-00	Zone 1	3100 TELEGRAPH AVE	Non-Residential	271.33	54,829	10.853	13.707	4,906	120,490	11,815.60
009-0746-027-00	Zone 1	450 30TH ST	Non-Residential	363.78	3,337	15.351	0.634	4,906	79,410	7,787.18
009-0746-044-00	Zone 1	3240 TELEGRAPH AVE	Non-Residential	9.00	3,623	0.360	0.906	4,906	6,210	608.97
009-0746-045-00	Zone 1	3240 TELEGRAPH AVE	Residential	9.00	2,801	0.360	0.700	3,993	4,230	414.81
009-0746-046-00	Zone 1	3240 TELEGRAPH AVE	Residential	9.00	621	0.360	0.155	3,993	2,060	202.01
009-0746-047-00	Zone 1	3242 TELEGRAPH AVE	Non-Residential	9.00	882	0.360	0.221	4,906	2,850	279.48
009-0746-048-00	Zone 1	3244 TELEGRAPH AVE	Non-Residential	9.00	817	0.360	0.204	4,906	2,770	271.63
009-0746-049-00	Zone 1	3246 TELEGRAPH AVE	Non-Residential	9.00	1,256	0.360	0.314	4,906	3,310	324.59
009-0746-050-00	Zone 1	3240 TELEGRAPH AVE	Common Area	-	-	-	-	-	-	-
<b>TOTALS</b>				<b>30,611</b>	<b>2,641,931</b>	<b>1,220,448</b>	<b>710,483</b>	<b>1,541,167</b>	<b>6,406,180</b>	<b>\$626,208.76</b>

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## ***APPENDIX C – ENGINEER'S REPORT***



## **Koreatown/Northgate Community Benefit District 2017**

### **Engineer's Report**

**April 2017**

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# 1. ENGINEER'S LETTER

Pursuant to Chapter 4.48 of the City of Oakland (the "City") Municipal Code (the "Code"), it is proposed that the Koreatown/Northgate Community Benefit District 2017 (the "2017 CBD") be established. If established, assessments would be collected for up to 10 years (July 1, 2017 – June 30, 2027). Expenditure of those collected assessments can continue for up to six months after the end of the assessment collection period (December 31, 2027), at which point the 2017 CBD would then be terminated, if not renewed.

This Engineer's Report presents the plans and specifications describing the improvements, maintenance, and activities, an estimate of the costs of the improvements, maintenance, and activities for the 2017 CBD for the 2017/18 Fiscal Year. The Engineer's Report also includes a proposed boundary map showing the area and properties to be assessed, and an assessment of the estimated costs of the improvements, maintenance, and activities, assessing the net amount upon all assessable lots and/or parcels within the 2017 CBD in proportion to the special benefit received.

The following assessment is authorized in order to pay the estimated costs of the 2017 CBD improvements, maintenance and activities to be paid by the assessable real property within the boundaries of the 2017 CBD in proportion to the special benefit received. The following table summarizes the 2017 CBD assessment:

Description	Amount
<b>2017/18 Operating Costs:</b>	
Sidewalk Operations Program	\$357,500.00
Marketing and Identity Enhancement Program	97,500.00
Operating Reserve	32,500.00
<b>Total Operating Costs</b>	<b>\$487,500.00</b>
<b>Less: Contributions for General Benefit (4.47% of Total Operating Costs) <sup>1</sup></b>	<b>(\$21,791.25)</b>
<b>2017/18 Incidental Costs:</b>	
2017 CBD Administration Costs <sup>2</sup>	\$162,500.00
<b>Total Incidental Costs</b>	<b>\$162,500.00</b>
<b>Total 2017/18 Maximum 2017 CBD Assessment:</b>	<b>\$628,208.75</b>
Total 2017 CBD Special Benefit Points <sup>3</sup>	6,406.18
<b>2017/18 Maximum Allowable Assessment per Special Benefit Point</b>	<b>\$98.06293</b>

1 Refer to Section 5 of this Engineer's Report for an explanation of General Benefit. The General Benefit percentage only applies to the Total Operating Costs, and not the Total Incidental Costs.

2 Includes costs of the City/Management staff, assessment engineering/administration, and County Auditor/Controller fees.

3 Refer to Section 5 of this Engineer's Report for an explanation of Total 2017 CBD Special Benefit Points.

The assessment methodology adheres to local and state laws. In making the assessments contained herein pursuant to the Code, Article XIID of the Constitution of the State of California and the Proposition 218 Omnibus Implementation Act, commencing with Section 53750 of the Government Code (collectively referred to as the "Assessment Law"):

1. I identified all parcels which will have a special benefit conferred upon them from the installation, implementation and maintenance of the improvements, maintenance, and activities described in Section 3.2 to this Engineer's Report (the "Specially Benefited Parcels"). For particulars as to the identification of said parcels, reference is made to the Proposed Boundary Map, a copy of which is included in Section 7 of this Engineer's Report.
2. I have assessed the costs and expenses to install, implement and maintain the improvements, maintenance, and activities upon the Specially Benefited Parcels. In making such assessment:
  - a. The proportionate special benefit derived by each Specially Benefited Parcel from the installation, implementation and maintenance of the improvements, maintenance, and activities was determined in relationship to the entirety of the costs;
  - b. No assessment has been imposed on any Specially Benefited Parcel which exceeds the reasonable cost of the proportional special benefit conferred on such parcel from the installation, implementation and maintenance of improvements, maintenance, and activities; and
  - c. Any general benefits from the installation, implementation and maintenance of improvements, maintenance, and activities have been quantified and separated from the special benefits and only special benefits have been assessed.

I, the undersigned, respectfully submit the enclosed Engineer's Report and, to the best of my knowledge, information and belief, the Engineer's Report, Assessments, and the Proposed Boundary Map herein have been prepared and computed in accordance with the Assessment Law.

By: \_\_\_\_\_  
John G. Egan  
Assessment Engineer  
R.C.E. 14853

## **2. INTRODUCTION**

### **2.1. Background of District**

---

In 2007, property owners along Telegraph Avenue from 20th Street to Interstate 580, and the City of Oakland City Council (the City Council) approved the formation of the Koreatown/Northgate Community Benefit District of 2007 – a business improvement management district (BIMD), pursuant to the Code – for a ten-year operational term (the “2007 CBD”). Since formation, Koreatown Oakland, the nonprofit Koreatown/Northgate CBD Management Corporation (the “Management”) has been working with the community to provide special services that benefit property owners by providing a Sidewalk Operations Program and a Marketing and Identity Enhancement Program. In July 2017, property owners in the 2007 CBD, and other owners located in the proposed expanded boundaries, will be asked to establish the funding for services provided through the BIMD for a 10-year period. Based on the success of the prior BMID, property owners have shown support to establish the 2017 CBD with an expanded boundary and a revised assessment methodology.

As part of the assessment district formation process, this Engineer's Report has been prepared to support the establishment proceedings for the 2017 CBD.

### **2.2. Reason for the Assessment**

---

Approval of the assessment covered by this Engineer's Report will generate the annual assessment revenue necessary to provide for the provision of the Sidewalk Operations Program and the Marketing and Identity Enhancement Program more fully described in Section 3.2. The 2017 CBD improvements, maintenance, and activities include all necessary services, operations and administration required to keep the 2017 CBD improvements in an operational and satisfactory condition, as well as provide for the ongoing maintenance and activities. The implementation and operations of the 2017 CBD improvements, maintenance, and activities shall also include material, equipment, capital improvements, and administrative costs associated with the annual administration and operation of the 2017 CBD.

### **2.3. Process for Establishing the Assessment**

---

The City/Management cannot form the District and establish assessments without complying with the procedures specified in California Constitution Article XIID (part of Proposition 218). In November 1996, the voters in the State of California passed Proposition 218 which added Article XIID to the California Constitution imposing, among other requirements, the necessity to conduct an assessment ballot procedure to enable the owners of each property on which assessments are proposed to be imposed, the opportunity to express their support for, or opposition to, the proposed assessment. The basic steps of the assessment ballot procedure are outlined below.

The City/Management must prepare a Notice of Public Hearing (the “Notice”), which describes, along with other mandated information, the reason for the proposed assessments and provide a date, time and location of a public hearing to be held on the matter. The City/ Management must also prepare an assessment ballot, which clearly gives the property owner the ability to sign and execute their assessment ballot either in favor of, or in opposition to, the proposed assessment. The Notice and assessment ballot are mailed to each affected property owner within the 2017 CBD a minimum of 45 days prior to the public hearing date as shown in the Notice. The City/ Management may also hold community meetings with the property owners to discuss the issues facing the 2017 CBD and to answer property owner questions directly.

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After the Notice and assessment ballot are mailed, property owners are given until the close of the public hearing, as stated in the Notice, to return their signed and executed assessment ballot. During the public hearing, property owners are given the opportunity to address the City Council and ask questions or voice their concerns. After the public hearing, the returned assessment ballots received prior to the close of the public hearing are tabulated, weighted by the proposed assessment amount on each property and the results are announced by the City Council.

Article XIID provides that if, as a result of the assessment ballot proceeding, a majority protest is found to exist, the City Council shall not have the authority to enact the assessments as proposed. A majority protest exists if the assessments represented by weighted ballots submitted in opposition exceed those weighted ballots submitted in favor of the assessment. All returned ballots are tabulated and weighted according to the financial obligation of each particular parcel, in relation to the total proposed assessments. If there is no majority protest as described above, the City Council may approve the 2017 CBD formation and levy the assessments.

### **3. PLANS AND SPECIFICATIONS**

The 2017 CBD will provide for the ongoing provision of a sidewalk operations program and a marketing and identity enhancement program, and management activities all located within the boundaries of the 2017 CBD.

#### ***3.1. Description of the Boundaries of the District***

---

The 2017 CBD is proposed to provide ongoing funding for a sidewalk operations program and a marketing and identity enhancement program. The proposed 2017 CBD is located within the portions of the City's neighborhoods of Pill Hill, Northgate, San Pablo Gateway, and Downtown Oakland. More specifically, the proposed 2017 CBD boundaries include property in three Benefit Zones, described below:

##### Benefit Zone 1 (Telegraph Avenue)

Property fronting Telegraph Avenue from 20<sup>th</sup> Street to Interstate 580, plus the parking structure west of Telegraph Avenue between Sycamore Street and 27<sup>th</sup> Street. The properties included in this Benefit Zone are the same as for the 2007 CBD, except for the addition of said parking structure. There are 173 properties, 17,171 linear front feet, and 1,479,599 building square feet within Benefit Zone 1.

##### Benefit Zone 2 (Art Zone Expansion Area)

Property along 25<sup>th</sup> Street from Telegraph Avenue to Broadway (but not including those parcels fronting Broadway), 26<sup>th</sup> Street from Telegraph Avenue to Broadway, and the north side of 27<sup>th</sup> Street from Telegraph Avenue to Broadway. This does not include any property fronting Telegraph included within Benefit Zone 1. This Benefit Zone adds 72 properties, 4,830 linear front feet, and 399,625 building square feet to the 2017 CBD as compared to the 2007 CBD.

##### Benefit Zone 3 (Downtown West Expansion Area)

Property along the north side of 20<sup>th</sup> Street from Telegraph Avenue to San Pablo Avenue, 21<sup>st</sup> Street from Telegraph Avenue to San Pablo Avenue, 22<sup>nd</sup> Street from Telegraph Avenue to Martin Luther King, Jr. Way, West Grand Avenue from Telegraph Avenue to Martin Luther King, Jr. Way, 23<sup>rd</sup> Street from Telegraph Avenue to Northgate Avenue, and the west side of San Pablo Avenue from 19<sup>th</sup> Street to 20<sup>th</sup> Street. This does not include any property fronting Telegraph included within Benefit Zone 1. This Benefit Zone adds 204 properties, 8,511 linear front feet, and 962,707 building square feet to the 2017 CBD as compared to the 2007 CBD.

Section 7 of this Engineer's Report provides a Proposed Boundary Map that more fully provides a description of the 2017 CBD's boundaries.

#### ***3.2. Description of the Improvements, Maintenance, and Activities***

---

The installation, implementation and maintenance of the improvements, maintenance, and activities are provided throughout the 2017 CBD only, and are of direct and special benefit to the parcels within the 2017 CBD.

## **Sidewalk Operations Program**

The 2017 CBD plans to implement a comprehensive program that aims to ensure the maximum possible cleanliness of sidewalks, curbs, fixtures, and buildings throughout the 2017 CBD boundaries. Through the utilization of managed services, the Sidewalk Operations Program will strive for a clean and litter-free area that significantly reduces graffiti or other signs of decay. The goal is for property owners, merchants, and residents alike to maintain a sense of pride throughout the 2017 CBD area. Cleanliness is crucial to the growth of an aesthetically pleasing and vibrant community.

The 2017 CBD's Sidewalk Operations Program includes regular sidewalk and gutter sweeping, scheduled steam cleanings, refuse removal, graffiti removal, and streetscape improvements. The following sidewalk operations will be carried out:

### Benefit Zone 1 (Enhanced Level of Service)

- Regular sidewalk and gutter sweeping – six times per week
- Sidewalk steam cleaning – two times per year
- Reporting and removal of illegal dumping – as needed; assessed daily
- Reporting and removal of graffiti – within 24-48 hours
- Weed removal from tree wells, frontage of buildings, gutters, and sidewalks – monthly
- Beautification and streetscape improvements
- Private security patrol officer – as needed
- Installation and use of closed circuit television (CCTV)
- Reporting of incidents of crime to the City

### Benefit Zones 2 and 3 (Base Level of Service)

- Regular sidewalk and gutter sweeping – three times per week
- Sidewalk steam cleaning – one time per year
- Reporting and removal of illegal dumping – as needed; assessed daily
- Reporting and removal of graffiti – within 24-48 hours
- Weed removal from tree wells, frontage of buildings, gutters, and sidewalks – monthly
- Beautification and streetscape improvements
- Private security patrol officer – as needed
- Installation and use of CCTV
- Reporting of incidents of crime to the City

## **Marketing and Identity Enhancement (MIE) Program**

In order to promote the unique character of the 2017 CBD area, the 2017 CBD will implement a Marketing and Identity Enhancement Program.

The Marketing and Identity Enhancement Program will promote the 2017 CBD's properties and businesses through specially targeted programs and initiatives. In addition, these activities will contribute to the economic and social vitality of the area, and help with the recruitment and retention of businesses and other entities. 2017 CBD stakeholders view marketing activities as especially useful and necessary during a time of economic downturn, and to help the area stabilize itself and grow during prosperous economic times.

The 2017 CBD will also support the creation and production of special events that draw visitors into the 2017 CBD as a means of additional exposure, including the First Friday event not to exceed amounts indicated in the below MIE budget category. The First Friday event and the 2017 CBD shall also remain separate legal entities and there shall be no co-mingling of funds between the First Friday event and the 2017 CBD.

---

The 2017 CBD will program special events and conduct marketing activities in various parts of the 2017 CBD. The 2017 CBD marketing and promotion services will make sure new visitors, employees, patrons, and residents know about area attractions and will help them enjoy their experience in the 2017 CBD. The 2017 CBD plans to include other marketing initiatives, as appropriate, and as budget resources allow.

In addition, the 2017 CBD will promote the 2017 CBD as a clean, safe, and vibrant area for businesses, visitors, and residents, while also supporting business growth.

The Marketing and Identity Enhancement Program will carry out the following tasks:

Benefit Zones 1 and 2 (Enhanced Level of Service)

- Special and retail events – including the Oakland First Friday event, as described above
- Maintenance and updating of the 2017 CBD website
- Advertising for businesses within the 2017 CBD
- Communications
- Business attraction/retention

Benefit Zone 3 (Base Level of Service)

- Maintenance and updating of the 2017 CBD website
- Advertising for businesses within the 2017 CBD
- Communications
- Business attraction/retention

**Management and Operations**

In addition to the costs to maintain and service the 2017 CBD improvements mentioned above, the City/ Management will incur costs for staff time and expense related to the programs mentioned above, as well as the administration of the 2017 CBD. Staff time includes oversight and coordination of both City/ Management and contractor provided services, annual tax roll preparation, and addressing property owner questions and concerns. These activities are directly related to the 2017 CBD and improvements within the 2017 CBD, and without them the improvements could not be efficiently completed or properly maintained on an ongoing basis.

## 4. ESTIMATE OF COSTS

The estimated costs of installation, implementation and maintenance of the 2017 CBD improvements, maintenance, and activities as described in Section 3 are outlined below. Each year, as part of the 2017 CBD assessment levy calculation process, the costs and expenses are reviewed and the annual costs are projected for the following fiscal year.

### 4.1. Cost Estimate Budget

The estimated cost budget for the first operating year of the 2017 CBD (January 1, 2018 through December 31, 2018) is as follows:

Description	Amount
Sidewalk Operations Program	\$357,500.00
Marketing and Identity Enhancement Program	97,500.00
Operating Reserve	32,500.00
2017 CBD Administrative Costs	162,500.00
<b>Total 2017/18 Cost Estimate Budget</b>	<b>\$650,000.00</b>

The 2018 estimated operating budget will be funded as follows:

Description of Revenue Source	2017/18 Revenue Amount
Assessment Revenue	\$628,208.75
Contributions for General Benefit (4.47% of Total Operating Costs) <sup>1</sup>	21,791.25
<b>Total 2017/18 Annual Revenue</b>	<b>\$650,000.00</b>

<sup>1</sup> Comprised of additional funds generated from sources other than assessments. Refer to Section 5 of this Engineer's Report for an explanation of General Benefit. The General Benefit percentage only applies to the Total Operating Costs, and not the Total Incidental Costs, as noted in Section 1 of this Engineer's Report.



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## **5. SPECIAL AND GENERAL BENEFIT**

### **5.1. Introduction**

---

Pursuant to Article XIID, all parcels that receive a special benefit conferred upon them as a result of the public improvements and services shall be identified, and the proportionate special benefit derived by each identified parcel shall be determined in relationship to the entire costs of the project.

Article XIID, Section 4(a) of the California Constitution limits the amount of any assessment to the proportional special benefit conferred on the property. Article XIID also provides that publicly owned properties within an assessment district must be assessed unless there is clear and convincing evidence that those properties receive no special benefit from the assessment. Examples of parcels which might be exempted from the assessment would be the areas of public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, public easements and rights-of-ways, public greenbelts and public parkways. At this time, there are no parcels within the district that would be exempt from the assessment.

Furthermore, Article XIID requires that the City/ Management separate the general benefit from special benefit, so that only the special benefit may be assessed.

### **5.2. Identification of Benefit**

---

The ongoing maintenance, servicing, and operation of the 2017 CBD improvements, maintenance, and activities will provide benefits to both those properties within the boundary of the 2017 CBD and to the community as a whole. The benefit conferred to property within the 2017 CBD can be grouped into three primary benefit categories: improved aesthetics, increased safety, and increased economic activity. The three 2017 CBD benefit categories are further expanded upon in each section below. This report does not consider any general enhancement of property value.

#### **Improved Aesthetics**

Aesthetics is a primary component of livability. Livability encompasses several qualities and characteristics that are unique to a specific area. The Victoria Transport Policy Institute (2011) expands on the concept of livability and the various benefits associated with that designation:

*"The livability of an area increases property desirability and business activity. Livability is largely affected by conditions in the public realm, places where people naturally interact with each other and their community, including streets, parks, transportation terminals and other public facilities. Livability also refers to the environmental and social quality of an area as perceived by employees, customers and visitors. This includes local environmental conditions, the quality of social interactions, opportunities for recreation and entertainment, aesthetics, and existence of unique cultural and environmental resources."*

The maintenance and servicing of the improvements increase the aesthetics, appearance, and desirability for properties within the proposed boundaries of the 2017 CBD.

#### **Sidewalk Operations Program:**

The sidewalk services, trash services, graffiti abatement, and beautification activities will enhance the overall image and desirability of the properties within the 2017 CBD.

Uniform and well-maintained improvements, maintenance, and activities will create cohesion throughout the 2017 CBD. This cohesion will enhance the retail and residential experience as well as encourage maximum use of building and lot area. A uniform maintenance management program will allow for consistent and reliable maintenance throughout the 2017 CBD boundaries.

Upgraded sidewalk amenities and other improvements, maintenance, and activities will enhance the appearance, desirability and "livability" of the property directly fronting the improvements provided throughout the 2017 CBD.

Regular maintenance ensures that the sidewalk improvements do not reach a state of deterioration or disrepair so as to be materially detrimental to properties adjacent to or in close proximity to the improvements within the proposed 2017 CBD. According to the Victoria Transport Policy Institute (2011), streetscapes have a significant effect on how people view and interact with their community. With streetscapes that are safe and inviting, people are more likely to walk, which can help reduce automobile traffic, improve public health, stimulate local economic activity and attract residents and visitors to the community.

Maintained sidewalks will enhance the community identity of the 2017 CBD, which will lead to a stronger and healthier corridor. The overall appeal of the 2017 CBD is enhanced when improvements are in place and kept in a healthy and satisfactory condition. Conversely, appeal decreases when improvements are not well-maintained, unsafe, or destroyed by the elements or vandalism.

### **Increased Safety**

The maintained 2017 CBD improvements and services, the presence of security cameras dedicated to the 2017 CBD, and on-site security patrols, will provide an increased level of safety to the property, businesses, residents, and visitors to the 2017 CBD.

#### Sidewalk Operations Program:

The maintained sidewalk improvements will provide an increased level of safety to the property, businesses, residents, and visitors to the 2017 CBD. Convenient and safe pedestrian access is a critical component to link the 2017 CBD with other areas of the City. The sidewalk cleaning activities will provide for clear and safe access to and from 2017 CBD properties, as well as provide for safe pedestrian passage throughout the 2017 CBD. An ongoing and reliable sidewalk cleaning program that provides for continuously cleared sidewalks will minimize the number of future trip-and-fall occurrences potentially occurring along sidewalk in front of property within the 2017 CBD.

Well-maintained and clean sidewalks provide a separation between vehicle and pedestrian as well as property and pedestrian, which provides a safety benefit for both property and pedestrian. The U.S. Department of Transportation Federal Highway Administration (FHWA, n.d.) notes that annually, around 4,500 pedestrians are killed in traffic crashes with motor vehicles in the United States. Pedestrians killed while "walking along the roadway" account for almost 8 percent of those deaths. Providing safe walkways separated from the travel lanes could help to prevent up to 88 percent of these "walking along roadway" crashes.

Safety for pedestrians also involves a degree of protection from criminal activity. Well-maintained and well-monitored areas mitigate crime, including vandalism, and enhance pedestrian safety.

### **Increased Economic Activity**

Operational and well-maintained improvements assist in making business property more prosperous. Well-maintained and safe 2017 CBD areas will encourage an increase in the overall pedestrian activity.

### Sidewalk Operations Program:

Year-round maintained access will increase customer visitation, attract additional investment in the area, and will spur economic activity. The maintained 2017 CBD improvements not only add economic value to property adjacent to the improvements, but the improvements make the property appear more stable and prosperous. The National Complete Streets Coalition (NCSC, n.d.) notes that street design that is inclusive of all modes of transportation, where appropriate, not only improves conditions for existing businesses, but also is a proven method for revitalizing an area and attracting new development. Washington, DC's Barracks Row was experiencing a steady decline of commercial activity due to uninviting sidewalks, lack of streetlights, and speeding traffic. After many design improvements, which included new patterned sidewalks, more efficient public parking, and new traffic signals, Barrack's Row attracted 44 new businesses and 200 new jobs. Economic activity on this three-quarter mile strip (measured by sales, employees, and number of pedestrians) has more than tripled since the inception of the project.

Well-monitored areas mitigate crime, especially vandalism, and enhance pedestrian safety, which will encourage an increase in the overall pedestrian activity. The 2017 CBD area will become more pedestrian friendly, thus improving the retail environment by encouraging individuals to shop, dine, and stay within the 2017 CBD boundaries.

### Marketing and Identity Enhancement Program

The Marketing and Identity Enhancement Program aims to the increase current economic activity and future property development potential within the 2017 CBD. The 2017 CBD will provide a comprehensive marketing plan that will seek to promote 2017 CBD properties, as well as attract, retain, and expand the retail and business climate throughout the 2017 CBD.

The enhanced marketing activities range from special events such as First Fridays Festivals to the development of public relations and marketing materials. The 2017 CBD will promote businesses through the Internet, social media, and cooperative advertising campaigns and will also develop and distribute business directories, and other 2017 CBD brochures. The 2017 CBD will market itself to potential businesses in an effort to reduce vacancies, provide a good mix of businesses, and strengthen the 2017 CBD.

These activities will encourage new non-residential property development, as well as encourage existing property owners to renovate and/or expand to the highest and best use of the property. This marketing effort will reduce vacancy rates and increase lease rates and utilization of property within the 2017 CBD.

## ***5.3. Separation of General Benefit***

Section 4 of Article XIID of the California Constitution provides that once a local agency which proposes to impose assessments on property has identified those parcels that will have special benefits conferred upon them and upon which an assessment will be imposed, the local agency must next "separate the general benefits from the special benefits conferred," and only the special benefits can be included in the amount of the assessments imposed.

General benefit is an overall and similar benefit to the public at large resulting from the installation, implementation and maintenance of 2017 CBD improvements, maintenance, and activities to be provided by the assessments levied. The installation, implementation, and maintenance of assessment funded 2017 CBD improvements, maintenance, and activities provided by the 2017 CBD will be located within the 2017 CBD boundaries only. There will be no installation, implementation, and maintenance of assessment funded 2017 CBD improvements, maintenance, and activities located outside of the 2017 CBD boundaries.

The ongoing installation, implementation and maintenance of 2017 CBD improvements, maintenance, and activities will provide aesthetic, safety, and economic benefits to the property within the 2017 CBD. However, it is recognized that the ongoing installation, implementation, and maintenance of 2017 CBD improvements, maintenance, and activities will also provide a level of benefit to some property and businesses within proximity to the 2017 CBD, as well as visitors and individuals passing through the 2017 CBD. Pedestrian traffic from property within and outside of the 2017 CBD, as well as individuals passing through the 2017 CBD area, will be able to utilize the safe and maintained sidewalks and to not only access property located within the 2017 CBD, but also property located within close proximity outside of the 2017 CBD. Therefore, the general benefit created as a result of the 2017 CBD improvements, maintenance, and activities has been considered.

#### **5.4. Quantification of General Benefit**

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In order for property within the 2017 CBD to be assessed only for that portion of special benefit received from the 2017 CBD improvements, maintenance, and activities, the general benefit provided by the ongoing improvements, maintenance, and activities needs to be quantified. The amount of general benefit that is provided from the 2017 CBD improvements, maintenance, and activities cannot be funded via property owner assessments within the 2017 CBD.

The 2017 CBD consists of a variety of property land uses, including 94 residential parcels, and approximately 135 acres used for non-residential purposes, including public and undeveloped property. Properties within the 2017 CBD are classified to a land use category according to the assigned land use code as shown on the County Assessor's latest secured property tax roll.

##### **General Benefit: Improved Aesthetics, Increased Safety and Economic Activity from Sidewalk Operations Program**

As a result of the 2017 CBD improvements, maintenance, and activities, there will be a level of general benefit to pedestrians and others who do not live in or intend to access property within the 2017 CBD. There will be pedestrian traffic generated from property outside of the 2017 CBD that will utilize the maintained sidewalks in order to pass through the 2017 CBD and access property located outside of the 2017 CBD boundaries. In addition to accessing property located outside of the 2017 CBD, there will also be a level of pedestrian activity that will utilize the maintained sidewalks for leisure and fitness activities. Pedestrians will incorporate the maintained and safe sidewalks into their leisure and fitness routines, thus making the 2017 CBD sidewalks serve as a pass through portion of their overall route traveled. The benefit provided to property and pedestrians, as a result of the maintained sidewalks serving as a pass through corridor, needs to be quantified.

People walk for a variety of reasons, whether the reason is to commute to work, run errands, shop, perform leisure activities, fitness, or some other purpose. To enhance the overall walking experience, pedestrians will seek out and utilize sidewalk facilities that provide a safe place to walk as well as an environment that provides a certain amount of visual interest. In 2015, the Alameda County Transportation Commission (ACTC) published its *Comprehensive Circulation Study (CCS) for Downtown Oakland and Access to/from West Alameda* (ACTC, 2015), which included detail about how people travel in Downtown Oakland. The study showed that approximately 18% of trips in the study area occur by walking. The boundaries of the proposed 2017 CBD lie completely within the CCS study area.

Oakland is comprised of many neighborhoods located throughout the City. Portions of the 2017 CBD's boundary lie within the boundaries of the neighborhood areas identified as Pill Hill, Northgate, Downtown Oakland, and San Pablo Gateway. However, to capture a better understanding of the pedestrian traffic that may utilize the sidewalks within the 2017 CBD to access adjacent neighborhoods, the neighborhoods of Oakland Avenue/Harrison Street and Waverly were also considered in the analysis. Neighborhoods west of the 2017 CBD area were not considered because Interstate 980 creates a barrier that does not encourage pedestrian crossings. Neighborhoods north

of the 2017 CBD area were also not considered for the same reason, due to the barrier created by Interstate 580 at the northern end of the 2017 CBD. Applying the ACTC study data of 18% of trips, where the typical travel mode of transportation was walking, to each of the neighborhood population sets, approximately 2,930 people within proximity of the 2017 CBD utilize walking as their typical mode of transportation. The table below provides the number of persons per neighborhood that would utilize walking as the typical mode of transportation:

Neighborhood	Neighborhood Population (1)	Population w/Walking as Typical Mode of Transportation (2)
Pill Hill	2,003	361
Northgate	1,754	316
Downtown Oakland	3,784	681
San Pablo Gateway	2,298	414
Oakland Avenue/Harrison Street	5,439	979
Waverly	993	179
<b>Totals:</b>	<b>16,271</b>	<b>2,930</b>

(1) Data derived from the United States Census Bureau, as compiled by www.areavibes.com.

(2) Population multiplied by 18%.

To further identify the non-2017 CBD population within close proximity of the 2017 CBD, the population residing within the 2017 CBD needs to be quantified and excluded from the total walking population figure of 2,930. According to statistics compiled by the United States Census Bureau, the average persons per household within the City is approximately 2.53. Based on this average household size and the 1,292 residential units within the 2017 CBD, 3,269 people reside within the 2017 CBD boundaries. Applying the ACTC's study walking travel mode percentage of 18% to the 2017 CBD population, 588 people within the 2017 CBD boundaries use walking as their primary mode of transportation. Therefore, the adjusted total surrounding neighborhood area population, located outside of the 2017 CBD boundaries, that uses walking as the primary mode of transportation is 2,342 people.

Neighborhood	Population	Population w/Walking as Typical Mode of Transportation (1)
Pill Hill	2,003	361
Northgate	1,754	316
Downtown Oakland	3,784	681
San Pablo Gateway	2,298	414
Oakland Avenue/Harrison Street	5,439	979
Waverly	993	179
<b>Sub-totals:</b>	<b>16,271</b>	<b>2,930</b>
Less 2017 CBD Boundary Population	(3,269)	(588)
<b>Non-2017 CBD Totals:</b>	<b>13,002</b>	<b>2,342</b>

(1) Population multiplied by 18%.

However, in order to obtain a better picture of the overall level of general benefit provided by the 2017 CBD improvements, maintenance, and activities, the pedestrian traffic that utilizes walking as the typical mode of transportation that will seek out and use sidewalks within the 2017 CBD's boundaries to access property outside of the 2017 CBD's boundaries must be considered.

The Summary of Travel Trends, 2009 National Household Travel Survey (NHTS) prepared by the U.S. Department of Transportation Federal Highway Administration (FHWA, 2011) analyzed the number of person trips by various modes of transportations such as private vehicle, transit, walking, or some other means of transportation. According to the Urban Area data extracted from the 2009

NHTS database, of the annual 31,966 (in millions) total person trips made using walking as the primary mode of transportation (FHWA, 2011), 27.31% of the trips were identified as social, recreational, and other activities not provided within the boundaries of the 2017 CBD.

<b>Trip Purpose</b>	<b>Number of Walking Trips (in millions)</b>
Transporting Someone	2.35%
Social/Recreational	23.47%
Don't Know/Other	1.49%
<b>Total</b>	<b>27.31%</b>

Applying this percentage of non-2017 CBD related activity to the non-2017 CBD surrounding population of 2,342 that utilizes walking as the typical mode of transportation, 640 people use the maintained 2017 CBD improvements to engage in general benefit activity.

<b>Description</b>	<b>Population</b>
Non-2017 CBD population utilizing walking as the typical mode of transportation	2,342
% of NHTS study trips representing activities outside of the 2017 CBD	27.31%
Non-2017 CBD population engaging in general benefit activities	640

The number of persons engaging in general benefit activities represents 3.93% of the total neighborhood population of 16,271, previously identified above, and is therefore considered to be general benefit.

<b>Sidewalk Operations Program General Benefit</b>	<b>3.93%</b>
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Therefore, the general benefit provided by the Sidewalk Operations Program is 3.93%, and the special benefit from the Sidewalk Operations Program is 96.07%.

**General Benefit: Improved Economic Activity from Marketing and Identity Enhancement Program**

Although the Marketing and Identity Enhancement Program is designed to specifically highlight the 2017 CBD, and market businesses and special events within it, one can imagine a degree of spillover benefits accruing to non-2017 CBD businesses that operate near the boundaries of the 2017 CBD. As expressed by the Appellate Court in *Beutz v. County of Riverside* (2010), "... courts of this state have long recognized that virtually all public improvement projects provide general benefits."

Marketing efforts of the 2017 CBD, including the enhanced marketing activities on behalf of the City's First Fridays event, will invariably draw shoppers and diners to the 2017 CBD, who are also likely to explore the broader area and patronize businesses outside the boundary of the 2017 CBD. In lieu of a detailed study showing what effects the marketing efforts of the 2017 CBD have on nearby businesses not within the 2017 CBD, we liberally estimate the general benefit resulting from the Marketing and Identity Enhancement Program to be 5.00%. Therefore, the special benefit is estimated to be 95.00%.

<b>Marketing and Identity Enhancement Program General Benefit</b>	<b>5.00%</b>
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## Collective 2017 CBD-wide General Benefit

Since the 2017 CBD is comprised of improved aesthetics, increased safety, and economic activity benefits resulting from a blend of improvements and activities, the general benefit must be addressed in a collective form rather than independently. Therefore, the average of the general benefit percentages has been used to quantify the overall level of general benefit for the 2017 CBD. This general benefit result is provided in the table below:

Sidewalk Operations Program	3.93%
Marketing and Identity Enhancement Program	5.00%
<b>2017 CBD General Benefit</b>	<b>4.47%</b>

The general benefit, which is the percentage of the total budget, excluding 2017 CBD administrative costs, that must be funded through sources other than assessments, is 4.47%. The special benefit then, which is the percentage of the budget that may be funded by assessments, is 95.53%.

### **5.5. Apportioning of Special Benefit**

As outlined in Section 5.2, each of the parcels within the 2017 CBD receives a special benefit from the improvements. Each parcel that has a special benefit conferred upon it, as a result of the maintenance and operation of improvements, is identified and the proportionate special benefit derived by each identified parcel is determined in relationship to the entire costs of the maintenance and operation of the improvements.

The total costs of maintenance and operation, less the amount of general benefit identified, will be assessed to the parcels within the 2017 CBD based on the benefit points assigned to each parcel. To assess special benefit appropriately, it is necessary to relate parcels of different land uses, location, and proximity to improvements.

#### **Improved Aesthetics and Safety Benefit Points**

Benefit points are assigned based upon not only the property's location to the 2017 CBD improvements, maintenance, and activities, but also the property's existing land use designation and pedestrian traffic associated with those different land uses. Those property land uses that are more likely to generate and attract activity receive a greater benefit from the 2017 CBD's improvements, maintenance, and activities when compared to those properties that do not generate as much traffic. These clean and safe areas create an aesthetically pleasing and safe environment for 2017 CBD properties, and those individuals utilizing 2017 CBD property, whether it is to shop, dine, live, utilize services, or visit.

In order to recognize the varying levels of pedestrian traffic generated by the different property land uses within the 2017 CBD, properties are assigned benefit points based upon the likelihood of 2017 CBD pedestrian traffic to shop, dine, visit, or seek out services from the different property land uses throughout the 2017 CBD. The benefit points assigned are weighted based upon the walking trip purpose identified in the 2009 NHTS survey. After reducing the population of 2,930 in the various neighborhoods who use walking as the primary mode of transportation by the 640 people engaged in general benefit, there is a walking trip population of 2,290 with trip purposes attributable to special benefit. Allocating this special benefit population to each of the special benefit trip purposes identified in the 2009 NHTS survey, the special benefit population is allocated as follows:

<b>Trip Purpose</b>	<b>2009 NHTS Survey % (1)</b>	<b>Special Benefit Population</b>
Home	35.97%	1,132
Work	6.34%	200
School/Daycare/Religious Activity	4.89%	154
Medical/Dental Services	0.64%	20
Shopping/Errands	12.05%	380
Family Personal Business/Obligations	6.34%	200
Meals	6.46%	204
<b>Total Special Benefit Population</b>	<b>72.69%</b>	<b>2,290</b>

(1) Does not include those trip purposes previously identified as general benefit.

To determine the assigned aesthetic benefit points and safety benefit points for each property land use category within the 2017 CBD, the total allocated special benefit population determined in the above table was categorized into each of the three 2017 CBD property land use categories. Work, Medical/Dental Services, Shopping/Errands, Family Personal Business/Obligations, and Meals special benefit trip purpose populations were assigned to the Non-Residential Property category, Home was assigned to the Residential Property category, and School/Daycare/Religious Activity was assigned to the Non-Profit/Public Property category.

Utilizing the Non-Residential Property land use as the base land use category, an aesthetic benefit point and a safety benefit point of 1.00 is assigned. The other property land use categories are assigned aesthetic benefit points and safety benefit points based upon their proportional relationship to the special benefit population for Non-Residential Property. For example, the Residential Property total special benefit population of 1,132 is approximately 1.13 times that of the Non-Residential Property total special benefit population of 1,004; the Non-Profit / Public Property total special benefit population of 154 is approximately 0.15 times that of Non-Residential Property total special benefit population of 1,004.

<b>Trip Purpose</b>	<b>Special Benefit Population</b>	<b>Aesthetic and Safety Benefit Points</b>
Non-Residential Property	1,004	1.000
Residential Property	1,132	1.130
Non-Profit / Public Property	154	0.150
<b>Total Special Benefit Population</b>	<b>2,290</b>	

The 2017 CBD intends to provide varying levels of service with regard to the Sidewalk Operations Program. These service levels are not uniform throughout the 2017 CBD, but are uniform throughout each zone of benefit. There is a base level of service that will be provided throughout the 2017 CBD. This service level is consistent throughout the boundaries of Benefit Zones 2 and 3, and includes regular sidewalk and gutter sweeping three times per week, and sidewalk steam cleaning one time per year, in addition to the other services provided under the Sidewalk Operations Program. Benefit Zone 1 will receive an enhanced level of sidewalk and gutter sweeping (six times per week), and sidewalk steam cleaning (two times per year), plus the same level of service as Benefit Zones 2 and 3 for all other services under the Sidewalk Operation Program.



Benefit Zones 2 and 3 (Base Level of Service for Sidewalk Operations)

A base level of sidewalk operation services is provided in Benefit Zones 2 and 3, and as such, aesthetic and safety benefit points in those Benefit Zones are assigned as follows, as determined in the table above (to recognize aesthetic and safety benefits provided to undeveloped property, 0.150 benefit points were assigned for aesthetics and safety):

Property Land Use	Aesthetic Benefit Points	Safety Benefit Points
Non-Residential Property	1.000	1.000
Residential Property	1.130	1.130
Non-Profit / Public Property	0.150	0.150
Undeveloped Property	0.150	0.150

Benefit Zone 1 (Enhanced Level of Service for Sidewalk Operations)

Because of the increased level of sidewalk operations services within Benefit Zone 1, aesthetic and safety benefit points are assigned at approximately 1.222 times higher than those in Benefit Zones 2 and 3. The following table illustrates the increased level of benefit to property in Benefit Zone 1 by the assignment of factors for each service, and the calculation of a Benefit Zone Multiplier:

Sidewalk Operations Program Services	Zones 2 and 3 Factor (Base)	Zone 1 Factor
Regular sidewalk and gutter sweeping (1)	1.00	2.00
Sidewalk steam cleaning (2)	1.00	2.00
Reporting and removal of illegal dumping	1.00	1.00
Reporting and removal of graffiti	1.00	1.00
Weed removal	1.00	1.00
Beautification and streetscape improvements	1.00	1.00
Private security patrol officer	1.00	1.00
Installation and use of CCTV to help mitigate crime	1.00	1.00
Reporting incidents of crime to the City	1.00	1.00
<b>Total</b>	<b>9.00</b>	<b>11.00</b>
<b>Benefit Zone Multiplier</b>	<b>1.000</b>	<b>1.222</b>

- (1) Zone 1 receives this service six times per week, while Zones 2 and 3 receive this service only three times per week.
- (2) Zone 1 receives this service two times per year, while Zones 2 and 3 receive this service only one time per year.

Since the overall benefit from sidewalk operation services is approximately 1.222 times higher in Benefit Zone 1, the aesthetic benefit points and safety benefit points are assigned as follows:

Property Land Use	Aesthetic Benefit Points	Safety Benefit Points
Non-Residential Property	1.222	1.222
Residential Property	1.381	1.381
Non-Profit / Public Property	0.183	0.183
Undeveloped Property	0.183	0.183

## Economic Benefit Points

The 2017 CBD is an established mixed-use area that features a blend of non-residential, residential, non-profit, and public property with development and redevelopment potential. The potential for properties to develop and redevelop to maximize their use as well as invest in their economic presence, 2017 CBD properties are assigned economic benefit points for the benefits received from the 2017 CBD's activities. 2017 CBD activities are designed to strengthen the economic landscape within the 2017 CBD area. 2017 CBD branding and marketing activities will be geared towards creating a more vibrant and thriving commercial area, maximizing occupancy for both non-residential and residential units, and encouraging the use of non-profit and public services, which will support increased activity for existing property and encourage the development or redevelopment of other property.

An area with a variety of non-residential activity contained within a thriving economic area will encourage individuals to stay within the 2017 CBD to shop, dine and take part in other commercial activities instead of seeking similar activities outside of the 2017 CBD.

As noted in Section 5, economic benefits are derived from both the Sidewalk Operations Program and the Marketing and Identity Enhancement Program, both of which provide varying levels of service. These service levels are not uniform throughout the 2017 CBD, but are uniform throughout each zone of benefit.

### Benefit Zone 3 (Base Level of Service for Sidewalk Operations, Base Level of Service for Marketing and Identity Enhancement Operations)

A base level of service for sidewalk operations and marketing activities is provided in Benefit Zone 3. Utilizing the Non-Residential Property land use as the base land use category, 2.000 economic benefit points are assigned to account for these activities within this Benefit Zone. A vibrant and thriving mixed-use area will aid in retaining the long-term occupancy among the residential units throughout the 2017 CBD, as well as strengthen the community brand for the area in which these residents live. To account for the activities that will enhance economic development, Residential Property is assigned 1.00 economic benefit point. The increased economic activity will primarily benefit Non-Residential and Residential property, but there are benefits provided to Non-Profit and Public Properties, too, by providing increased exposure for the non-profit and public services available, and providing an overall enhanced 2017 CBD area. To account for this economic benefit, Non-Profit and Public Properties are assigned 0.50 economic benefit points. Undeveloped Property is assigned 0.25 economic benefit points to recognize the limited benefits received from these activities.

<b>Property Land Use</b>	<b>Economic Benefit Points</b>
Non-Residential Property	2.000
Residential Property	1.000
Non-Profit / Public Property	0.500
Undeveloped Property	0.250

Benefit Zone 2 (Base Level of Service for Sidewalk Operations, Enhanced Level of Service for Marketing and Identity Enhancement Operations)

The service level for sidewalk operations in Benefit Zone 2 is the same as in Benefit Zone 3; however, because of the increased level of marketing activities in Benefit Zone 2 as compared to Benefit Zone 3, economic benefit points in Benefit Zone 2 are assigned at 1.077 times the amount assigned in Benefit Zone 3. The following table illustrates the increased level of benefit to property in Benefit Zone 2 by the assignment of factors for each service, and the calculation of a Benefit Zone Multiplier:

<b>Sidewalk Operations Program and Marketing and Identity Enhancement Program Services</b>	<b>Zone 3 Factor (Base)</b>	<b>Zone 2 Factor</b>
Regular sidewalk and gutter sweeping	1.00	1.00
Sidewalk steam cleaning	1.00	1.00
Reporting and removal of illegal dumping	1.00	1.00
Reporting and removal of graffiti	1.00	1.00
Weed removal	1.00	1.00
Beautification and streetscape improvements	1.00	1.00
Private security patrol officer	1.00	1.00
Installation and use of CCTV to help mitigate crime	1.00	1.00
Reporting incidents of crime to the City	1.00	1.00
Special & retail events: Oakland First Fridays event	0.00	1.00
Website/Internet	1.00	1.00
Advertising	1.00	1.00
Communications	1.00	1.00
Business retention/attraction	1.00	1.00
<b>Total</b>	<b>13.00</b>	<b>14.00</b>
<b><i>Benefit Zone Multiplier</i></b>	<b><i>1.000</i></b>	<b><i>1.077</i></b>

Since the overall economic benefit is approximately 1.077 times higher in Benefit Zone 2 than in Benefit Zone 3, the economic benefit points are assigned as follows:

<b>Property Land Use</b>	<b>Economic Benefit Points</b>
Non-Residential Property	2.154
Residential Property	1.077
Non-Profit / Public Property	0.539
Undeveloped Property	0.269

Benefit Zone 1 (Enhanced Level of Service for Sidewalk Operations, Enhanced Level of Service for Marketing and Identity Enhancement Operations)

The service levels for sidewalk operations and marketing activities in Benefit Zone 1 are higher than those service levels offered in Benefit Zone 3. Because of this, economic benefit points in Benefit Zone 1 are assigned at 1.231 times the amount assigned in Benefit Zone 3. The following table illustrates the increased level of benefit to property in Benefit Zone 1 by the assignment of factors for each service, and the calculation of a Benefit Zone Multiplier:

<b>Sidewalk Operations Program and Marketing and Identity Enhancement Program Services</b>	<b>Zone 3 Factor (Base)</b>	<b>Zone 1 Factor</b>
Regular sidewalk and gutter sweeping (1)	1.00	2.00
Sidewalk steam cleaning (2)	1.00	2.00
Reporting and removal of illegal dumping	1.00	1.00
Reporting and removal of graffiti	1.00	1.00
Weed removal	1.00	1.00
Beautification and streetscape improvements	1.00	1.00
Private security patrol officer	1.00	1.00
Installation and use of CCTV to help mitigate crime	1.00	1.00
Reporting incidents of crime to the City	1.00	1.00
Special & retail events: Oakland First Fridays event	0.00	1.00
Website/Internet	1.00	1.00
Advertising	1.00	1.00
Communications	1.00	1.00
Business retention/attraction	1.00	1.00
<b>Total</b>	<b>13.00</b>	<b>16.00</b>
<b>Benefit Zone Multiplier</b>	<b>1.000</b>	<b>1.231</b>

- (1) Zone 1 receives this service six times per week, while Zones 2 and 3 receive this service only three times per week.
- (2) Zone 1 receives this service two times per year, while Zones 2 and 3 receive this service only one time per year.

Since the overall economic benefit is approximately 1.231 times higher in Benefit Zone 1 than in Benefit Zone 3, the economic benefit points are assigned as follows:

<b>Property Land Use</b>	<b>Economic Benefit Points</b>
Non-Residential Property	2.462
Residential Property	1.231
Non-Profit / Public Property	0.616
Undeveloped Property	0.308

## 5.6. Summary of Benefit Points per Benefit Zone

The total benefit point assignment for each of the property land use categories in each Benefit Zone is as follows:

### Benefit Zone 1

<b>Property Land Use</b>	<b>Aesthetic Benefit Points</b>	<b>Safety Benefit Points</b>	<b>Economic Benefit Points</b>	<b>Total Benefit Points</b>
Non-Residential Property	1.222	1.222	2.462	4.906
Residential Property	1.381	1.381	1.231	3.993
Non-Profit/Public Property	0.183	0.183	0.616	0.982
Undeveloped Property	0.183	0.183	0.308	0.674

### Benefit Zone 2

<b>Property Land Use</b>	<b>Aesthetic Benefit Points</b>	<b>Safety Benefit Points</b>	<b>Economic Benefit Points</b>	<b>Total Benefit Points</b>
Non-Residential Property	1.000	1.000	2.154	4.154
Residential Property	1.130	1.130	1.077	3.337
Non-Profit/Public Property	0.150	0.150	0.539	0.839
Undeveloped Property	0.150	0.150	0.269	0.569

### Benefit Zone 3

<b>Property Land Use</b>	<b>Aesthetic Benefit Points</b>	<b>Safety Benefit Points</b>	<b>Economic Benefit Points</b>	<b>Total Benefit Points</b>
Non-Residential Property	1.000	1.000	2.000	4.000
Residential Property	1.130	1.130	1.000	3.260
Non-Profit/Public Property	0.150	0.150	0.500	0.800
Undeveloped Property	0.150	0.150	0.250	0.550

## 5.7. Parcel Factors

The method of apportioning benefit to parcels within the 2017 CBD reflects the proportional special benefit assigned to each property from the 2017 CBD improvements, maintenance, and activities based upon the various property characteristics for each parcel as compared to other properties within the 2017 CBD. As part of the special benefit analysis various property characteristics were analyzed including street frontage, building size, land use, etc. Given that the special benefits provided by the 2017 CBD improvements, maintenance, and activities focus on aesthetics, safety, and economic activity, it was determined that linear street frontage, building square footage, and land use are the most appropriate parcel factors. Each parcel's linear street frontage, building square footage, and land use have been used as the primary assessment variables for the calculation and assignment of parcel factors.

### Land Use

Properties in the 2017 CBD are assigned a land use category, as further outlined below, and may be reassigned if the property's land use changes.

**Non-Residential Property:** Non-Residential Property consists of parcels owned or leased by a profit-making entity (rather than by a government or non-profit entity) and used for commercial purposes including, but not limited to, retail, offices, restaurants, commercial garages, hotels/motels, medical/dental offices, hospitals, and pay-to-use parking structures and parking lots.

**Residential Property:** Residential Property consists of single-family dwellings, duplexes, triplexes, fourplexes, condominiums, and apartment units used exclusively for residential purposes.

**Non-Profit Property:** Non-Profit Property consists of parcels owned or used as follows:

- Includes parcels owned by non-profit entities approved under section 501(c) of the Internal Revenue Service code.
- Includes parcels that are occupied (80% or more of building square footage) by one or more non-profit corporations, as tenants.
- Includes parcels that are occupied (80% or more of building square footage) by activities that receive a welfare tax exemption or by an affordable housing development regulated by covenants or regulatory agreements with a public agency.
- Includes parcels owned by, or leased to, a public utility.

**Public Property:** Public Property consists of parcels owned or used as follows:

- Includes parcels owned by a state, regional, or city government entity; for example, police stations, schools, and government-owned office buildings.
- Includes parcels that are occupied (80% or more of building square footage) by one or more public entities, as tenants.

**Undeveloped Property:** Undeveloped Property consists of parcels of raw undeveloped land or parcels used as private parking lots.

By adjusting the assigned special benefit points assigned for each property land use category by parcel factors, a more complete picture of the proportional special benefits received by each parcel within the 2017 CBD is presented. Therefore, linear, and building factors were calculated and assigned for each parcel in the 2017 CBD according to the formulas below:

Linear Factor

Given the linear nature of the cleaning and public safety improvements, maintenance, and activities, each parcel within the 2017 CBD is assigned a linear factor that is equal to the parcel's linear street frontage that receives ongoing 2017 CBD cleaning and public safety improvements, maintenance, and activities.

In order to create a factor to account for the many variations in frontages throughout the 2017 CBD, the minimum frontage for City properties was considered. Pursuant to the City's Planning Code, each lot shall have a frontage of at least 25 linear feet for most of the zoning uses within the 2017 CBD. Utilizing the prescribed minimum frontage as set forth in the City's Planning Code, a linear factor is calculated for each parcel based upon the assigned linear street footage for the parcel divided by 25:

Parcel's Linear Factor	=	Parcel's Assigned Linear Street Frontage	/	25
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There are several parcels throughout the 2017 CBD that share the same area footprint, with each of these parcels being assigned a separate Assessor's Parcel Number by the Alameda County Assessor's office. For those areas that include multiple Assessor's Parcels, each Assessor's Parcel's assigned linear street frontage shall be calculated by allocating the total linear street frontage for the area equally to each Assessor's Parcel located on the footprint of that area.

## Building Factor

Buildings throughout the 2017 CBD range from a single-story structure to a large building with multiple stories. In order to create a factor to account for the many variations in the buildings, the minimum lot size for City properties was considered. In the 2017 CBD area, the majority of the buildings cover the entire footprint of the lot. Pursuant to the City's Planning Code, each lot shall have an area of at least 4,000 square feet for most of the zoning uses within the 2017 CBD. Utilizing the prescribed minimum lot square footage as set forth in the City's Planning Code, a building factor is calculated for each parcel based upon the assigned building square footage for the parcel divided by 4,000:

Parcel's Building Factor	=	Parcel's Assigned Building Square Footage	/	4,000
--------------------------	---	---	---	-------

## ***5.8. Total Special Benefit Points Calculation***

The formula below shows the total special benefit points calculation for each parcel within the 2017 CBD:

Parcel's Total Special Benefit Points	=	(Parcel's Linear Factor + Parcel's Building Factor)	X	Parcel's Total Benefit Points Assignment
---------------------------------------	---	---	---	--

### **Total 2017 CBD Special Benefit Points**

The total special benefit points for the 2017 CBD at this time are 6,406.180.

## ***5.9. Special Considerations***

### **Assessor's Data and Parcel Changes**

The use of the latest County Assessor's Secured Roll information has been and shall be used in the future as the basis in determining each parcel's land use category and acreage, unless better data was or is available to the City/Management. In addition, if any parcel within the 2017 CBD is identified to be an invalid parcel number, the land use category, street frontage, and acreage of the subsequent valid parcels shall serve as the basis in assigning parcel factor special benefit points.

In addition, property characteristics may change from year-to-year, which can affect the calculation of Special Benefit Points in future years. If total 2017 CBD Special Benefit Points increase in future years due to development, land use classification changes, etc., the maximum assessment revenue may increase accordingly.

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## **Publicly Owned Parcels and Mixed Use Property**

Any publicly owned parcels that benefit from the improvements cannot be exempt from the assessment. The special benefits accruing to these types of parcels must be determined using the same kind of formulas and benefit point assignment as applied to privately owned parcels. This requirement is clearly conveyed in Article XIII D, Section 4(a) of the California Constitution which states in part, "... *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.*" Publicly owned parcels have been categorized and assigned benefit units using the same methodology as privately owned parcels, based on their land use as shown on the County Assessor's latest secured property tax roll.

Mixed-use property will be examined on a case-by-case basis, as identified, in an effort to determine the appropriate proportion of land use classification assignments on the mixed-use property.



## 6. METHOD OF ASSESSMENT

### 6.1. Balance to be Assessed

The general benefit, which is the percentage of the total budget, excluding incidental costs, that must be funded through sources other than assessments, is 4.47% of the total project cost. The special benefit, which is the percentage of the budget that may be funded by assessments, is 95.53%.

Description	Budget Amount
Total Operating Costs	\$487,500.00
Less: General Benefit Contribution	(21,791.25)
<b>Total Assessable Operating Costs</b>	<b>\$465,708.75</b>
Incidental Costs	\$162,500
<b>Total Costs to be Assessed</b>	<b>\$628,208.75</b>

#### Assessment Amount per Benefit Point

The assessment per special benefit point is calculated by dividing the total costs to be assessed by the total special benefit points assigned to the parcels within the 2017 CBD. The following formula provides the assessment per special benefit point calculation:

$$\text{Total Costs to be Assessed} / \text{Total 2017 CBD Special Benefit Points} = \text{Assessment Rate per Special Benefit Point}$$

$$\$628,208.75 / 6,406.18 = \$98.06293$$

The special benefit analysis and assignment of benefit points has been calculated in relation to the total costs to be assessed. No assessment will be imposed on any parcel that exceeds the reasonable cost of the proportional special benefit conferred on the parcel.

### 6.2. Method of Assessment Spread

The method of assessment is based upon a formula that assigns the special benefit to each parcel, with special benefit points being adjusted by linear and building factors. The formulas below provide a summary of the annual assessment calculation for each parcel in the 2017 CBD.

(A) Parcel's Total Special Benefit Points	=	(B + C) (Parcel's Linear Factor + Parcel' Building Factor)	X	(D) Parcel's Total Benefit Points
---	---	--	---	---

<b>(B) Linear Factor</b>	=	Parcel's Assigned Linear Frontage	/	25
<b>(C) Building Factor</b>	=	Parcel's Assigned Building Square Footage	/	4,000

Benefit Zone 1

<b>Property Land Use</b>	<b>(D) Parcel's Total Benefit Points</b>
Non-Residential Property	4.906
Residential Property	3.993
Non-Profit/Public Property	0.982
Undeveloped Property	0.674

Benefit Zone 2

<b>Property Land Use</b>	<b>(D) Parcel's Total Benefit Points</b>
Non-Residential Property	4.154
Residential Property	3.337
Non-Profit/Public Property	0.839
Undeveloped Property	0.569

Benefit Zone 3

<b>Property Land Use</b>	<b>(D) Parcel's Total Benefit Points</b>
Non-Residential Property	4.000
Residential Property	3.260
Non-Profit/Public Property	0.800
Undeveloped Property	0.550

Parcel's 2017/18 Maximum Allowable Assessment(1)	=	(A) x \$98.06293 Parcel's Total Special Benefit Points x \$98.06293
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(1) Subject to a cost of living inflator, beginning Fiscal Year 2018/19.

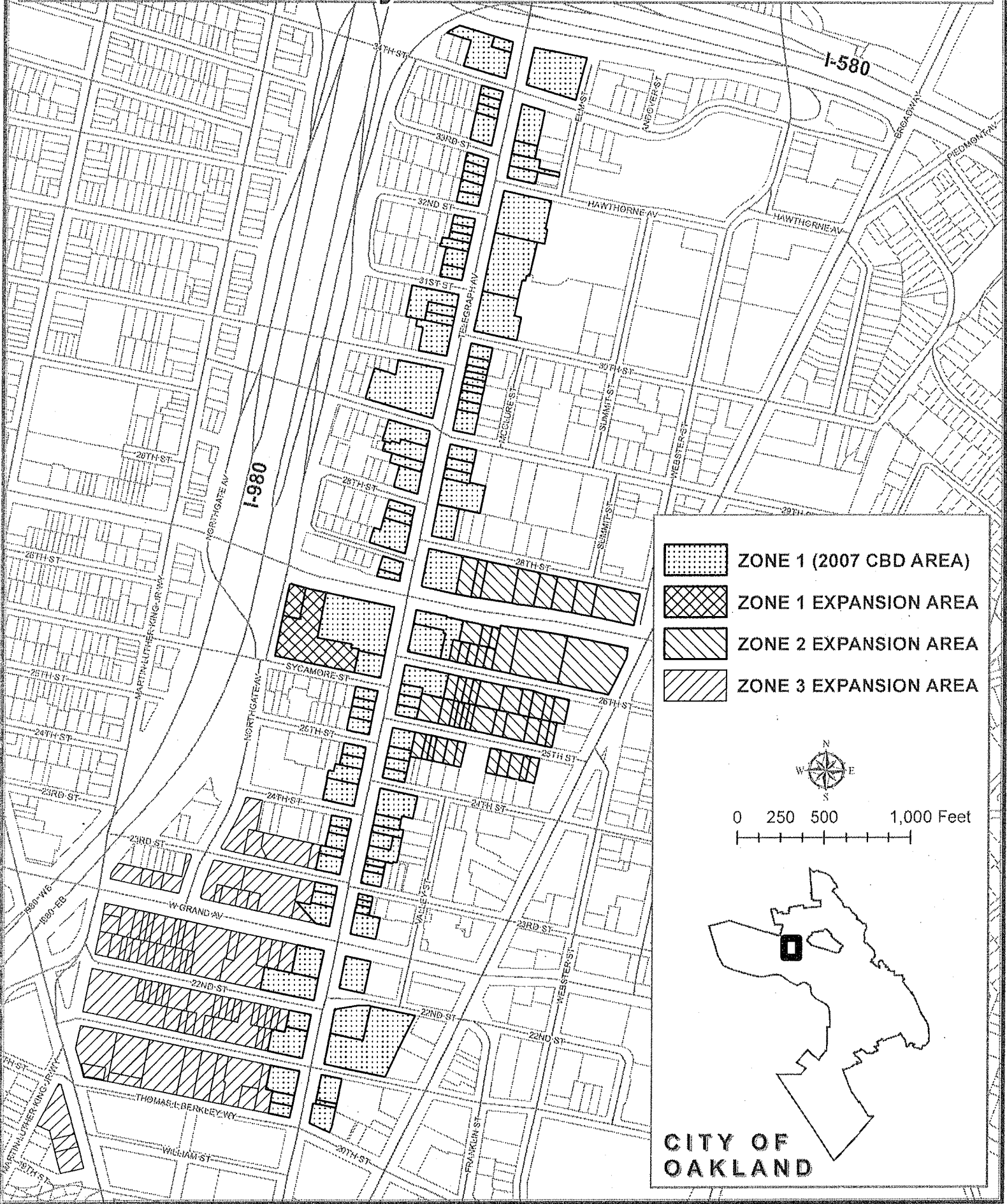
### **6.3. Cost of Living Inflator**

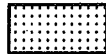

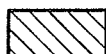
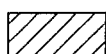
Each fiscal year beginning Fiscal Year 2018/19, the maximum allowable assessment rate per special benefit point may increase by up to five percent (5.00%) based on recommendation by the 2017 CBD Advisory Board in its annual report to the City and on City Council approval. The annual assessment cannot exceed the actual costs to operate the 2017 CBD in any given year.

## ***7. PROPOSED BOUNDARY MAP***

A Proposed Boundary Map for the 2017 CBD is shown on the following page. The lines and dimensions of each lot or parcel within the 2017 CBD are those lines and dimensions shown on the maps of the Assessor, at the time this report was prepared, and are incorporated by reference herein and made part of this Engineer's Report.

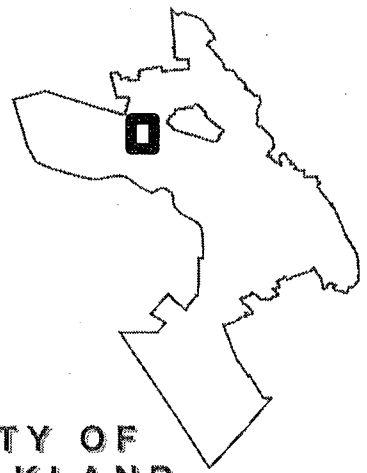
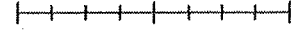
# Koreatown/Northgate Community Benefit District 2017



-  ZONE 1 (2007 CBD AREA)
-  ZONE 1 EXPANSION AREA
-  ZONE 2 EXPANSION AREA
-  ZONE 3 EXPANSION AREA



0 250 500 1,000 Feet



**CITY OF  
OAKLAND**

# BOUNDARIES OF KOREATOWN/NORTHGATE COMMUNITY BENEFIT DISTRICT 2017

CITY OF OAKLAND  
COUNTY OF ALAMEDA  
STATE OF CALIFORNIA

APN	Assessment ID	Zone
009-0684-029-04	359	1
009-0686-014-03	386	1
009-0686-015-00	387	1
009-0686-016-00	388	1
009-0686-017-00	389	1
009-0686-018-00	390	1
009-0686-001-00	391	1
009-0686-002-03	392	1
009-0690-001-00	393	1
009-0690-002-00	394	1
009-0690-005-01	395	1
009-0697-003-00	396	1
009-0697-004-00	397	1
009-0697-044-01	398	1
009-0697-048-00	399	1
009-0698-002-00	400	1
009-0699-012-01	401	1
009-0699-013-00	402	1
009-0699-014-00	403	1
009-0699-015-00	404	1
009-0699-016-00	405	1
009-0699-017-00	406	1
009-0699-018-01	407	1
009-0699-019-00	408	1
009-0699-020-00	409	1
009-0699-040-00	410	1
009-0699-041-00	411	1
009-0699-042-00	412	1
009-0699-043-00	413	1
009-0699-044-00	414	1
009-0708-001-02	415	1
009-0708-002-00	416	1
009-0708-003-00	417	1
009-0708-004-00	418	1
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009-0715-002-00	420	1
009-0715-003-00	421	1
009-0715-004-00	422	1
009-0715-005-00	423	1
009-0715-006-00	424	1
009-0716-001-00	425	1
009-0716-002-00	426	1
009-0716-003-00	427	1
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009-0726-001-00	430	1
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009-0746-002-01	437	1
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009-0746-006-01	439	1
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009-0746-046-00	445	1
009-0746-047-00	446	1
009-0746-048-00	447	1
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009-0746-050-00	449	1



0 125 250 500 Feet

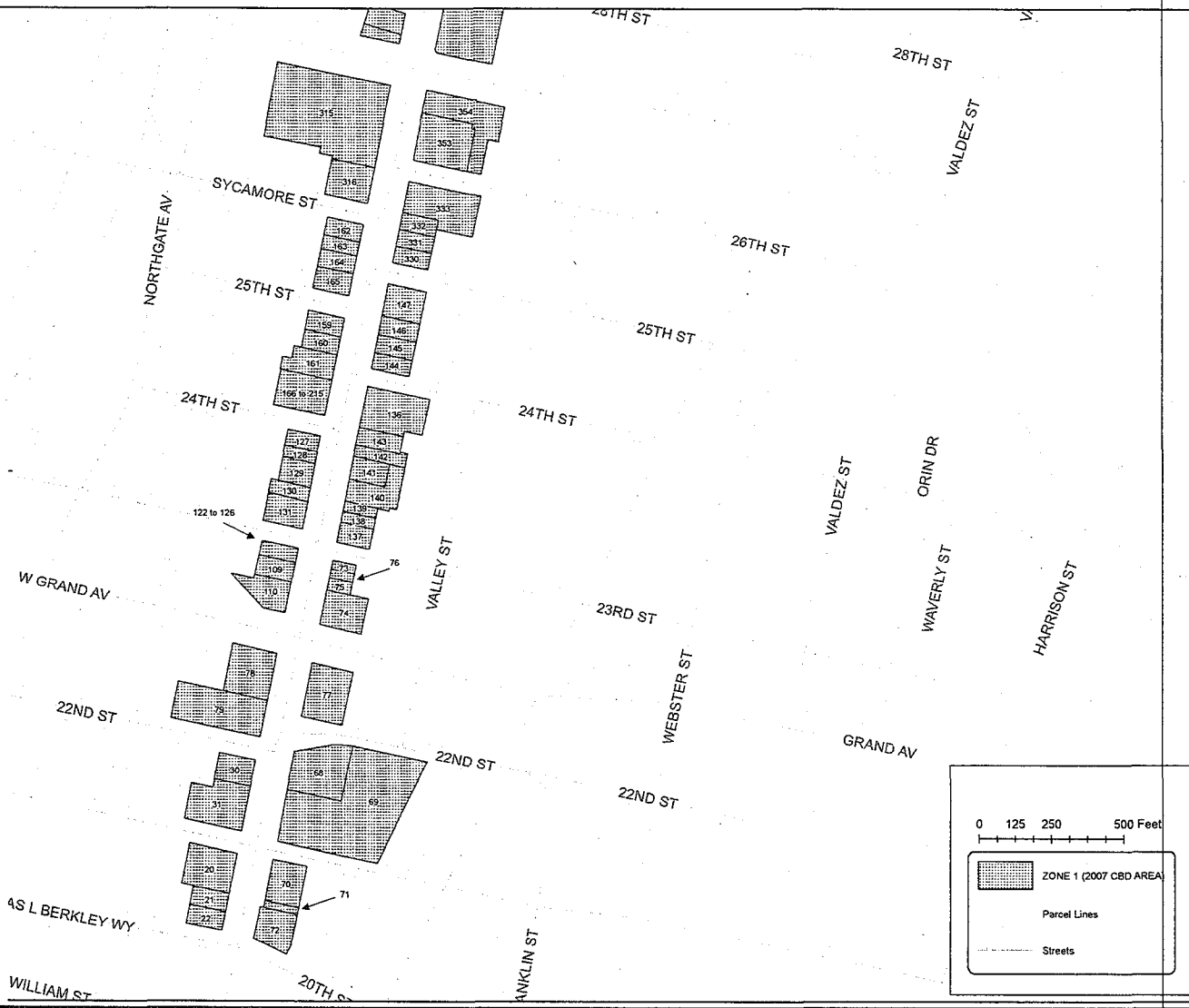
ZONE 1 (2007 CBD AREA)  
 Parcel Lines  
 Streets

# BOUNDARIES OF KOREATOWN/NORTHGATE COMMUNITY BENEFIT DISTRICT 2017

CITY OF OAKLAND  
COUNTY OF ALAMEDA  
STATE OF CALIFORNIA

APN	Assessment ID	Zone
008-0645-001-02	20	1
008-0645-004-00	21	1
008-0645-005-00	22	1
008-0647-001-00	30	1
008-0647-002-00	31	1
008-0648-011-03	68	1
008-0648-016-03	69	1
008-0649-001-01	70	1
008-0649-001-02	71	1
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008-0659-001-00	73	1
008-0658-006-02	74	1
008-0658-007-00	75	1
008-0658-008-00	76	1
008-0658-009-01	77	1
008-0659-002-01	78	1
008-0659-003-02	79	1
008-0660-002-00	109	1
008-0660-003-05	110	1
008-0660-055-00	122	1
008-0660-056-00	123	1
008-0660-057-00	124	1
008-0660-058-00	125	1
008-0660-059-00	126	1
008-0664-001-00	127	1
008-0664-002-00	128	1
008-0664-004-01	129	1
008-0664-005-00	130	1
008-0664-006-00	131	1
008-0665-001-01	136	1
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008-0665-014-00	139	1
008-0665-015-01	140	1
008-0665-016-03	141	1
008-0665-017-00	142	1
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008-0688-001-00	166	1
008-0688-002-00	167	1
008-0688-003-00	168	1
008-0688-004-00	169	1
008-0688-005-00	170	1

APN	Assessment ID	Zone
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008-0689-002-00	172	1
008-0689-003-00	173	1
008-0689-004-00	174	1
008-0689-005-00	175	1
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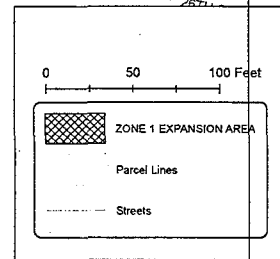


**BOUNDARIES OF  
KOREATOWN/NORTHGATE COMMUNITY BENEFIT DISTRICT 2017**

CITY OF OAKLAND  
COUNTY OF ALAMEDA  
STATE OF CALIFORNIA



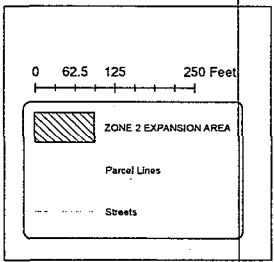
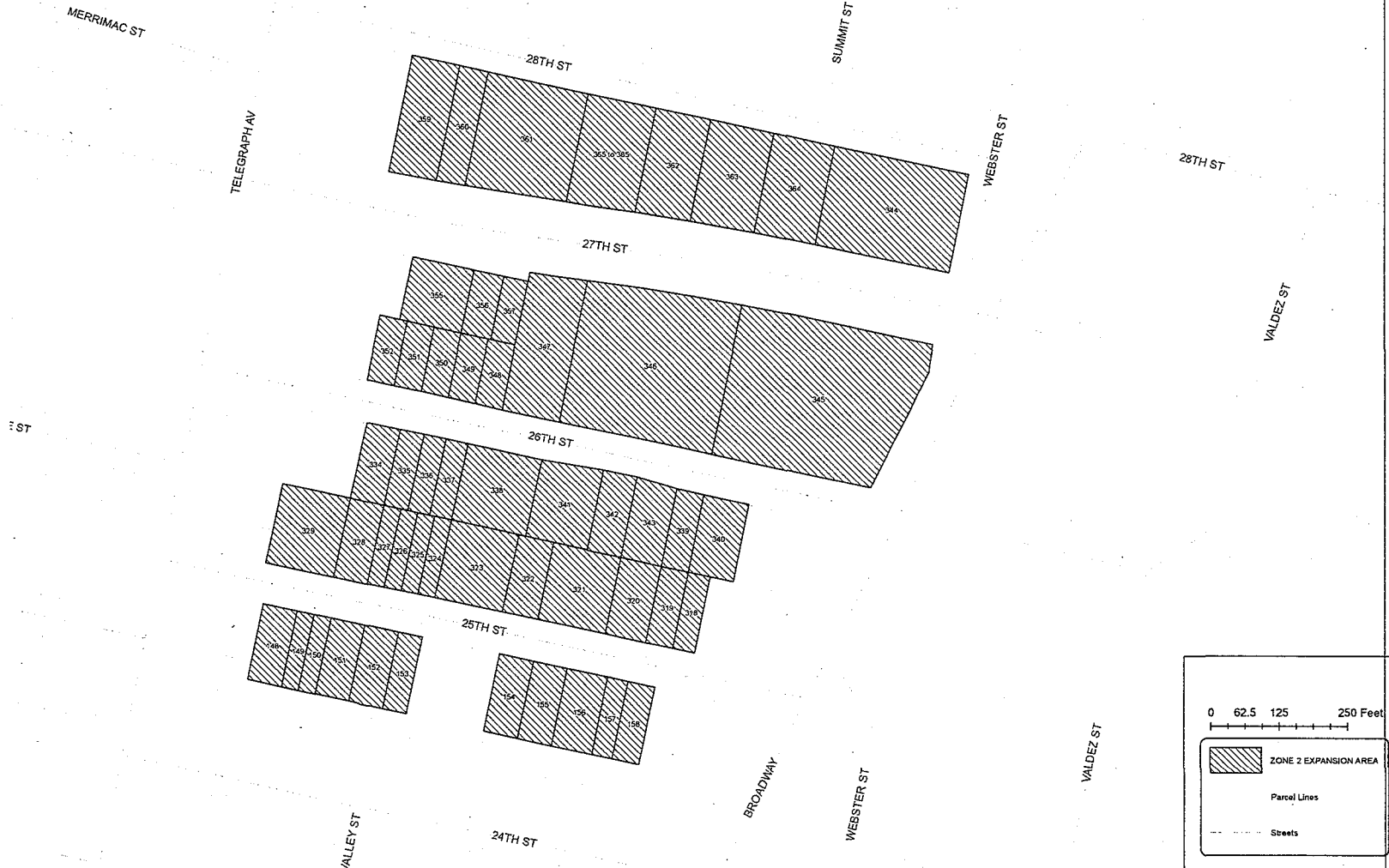
APN	Assessment ID	Zone
009-0682-001-01	314	1
009-0682-031-04	317	1



# BOUNDARIES OF KOREATOWN/NORTHGATE COMMUNITY BENEFIT DISTRICT 2017

CITY OF OAKLAND  
COUNTY OF ALAMEDA  
STATE OF CALIFORNIA

APH	Assessment ID	Zone
005-0674-024-00	148	2
006-0674-025-00	149	2
006-0674-026-00	150	2
006-0674-027-00	151	2
006-0674-028-00	152	2
006-0674-029-00	153	2
006-0674-030-00	154	2
006-0674-031-00	155	2
006-0674-032-00	156	2
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006-0674-034-00	158	2
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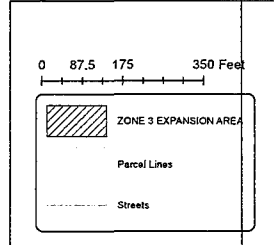
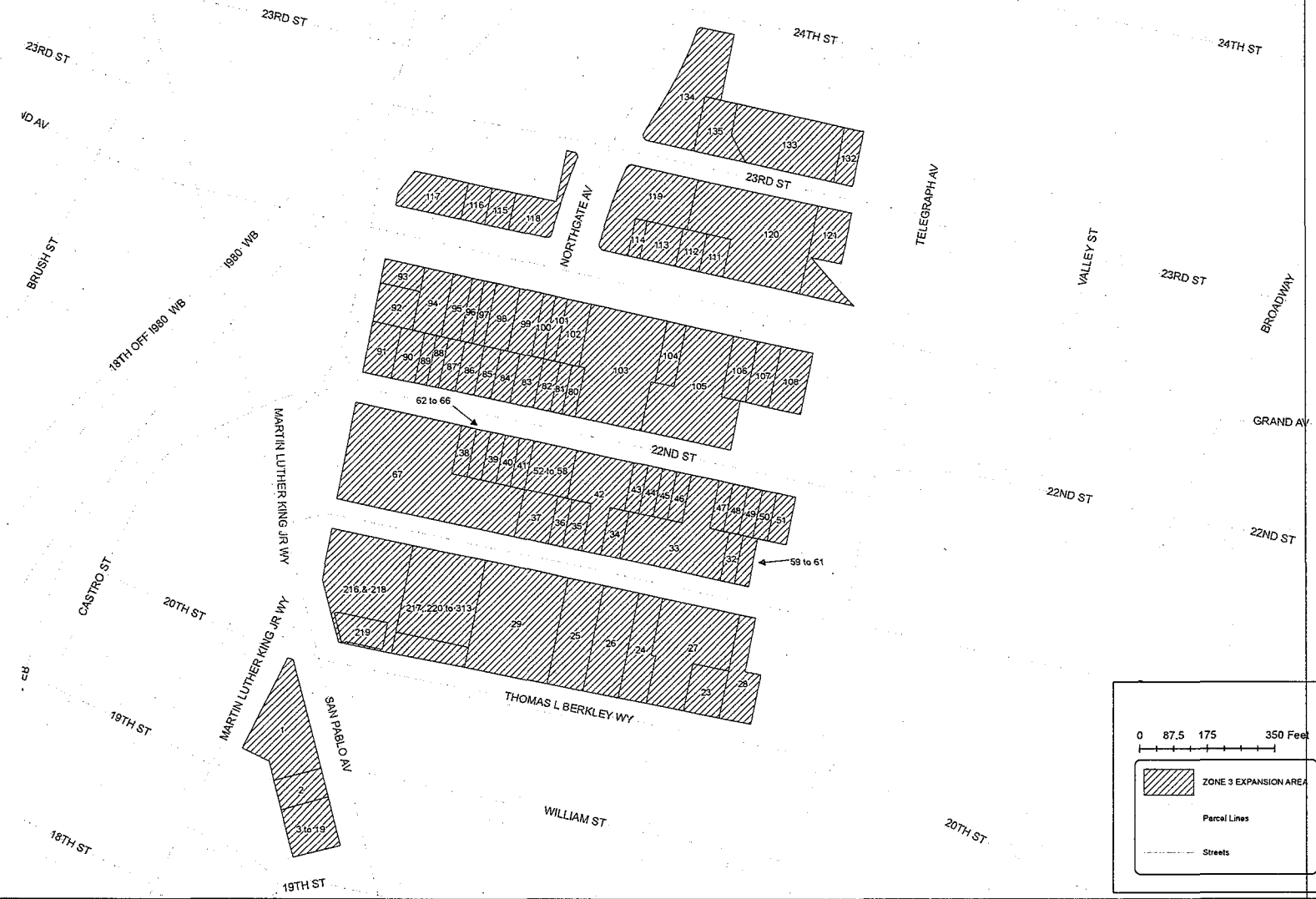




# BOUNDARIES OF KOREATOWN/NORTHGATE COMMUNITY BENEFIT DISTRICT 2017

CITY OF OAKLAND  
COUNTY OF ALAMEDA  
STATE OF CALIFORNIA

APN	Assessment ID	Area	APN	Assessment ID	Area
001-000-000-001	133	3	001-000-000-001	133	3
001-000-000-002	133	3	001-000-000-002	133	3
001-000-000-003	133	3	001-000-000-003	133	3
001-000-000-004	133	3	001-000-000-004	133	3
001-000-000-005	133	3	001-000-000-005	133	3
001-000-000-006	133	3	001-000-000-006	133	3
001-000-000-007	133	3	001-000-000-007	133	3
001-000-000-008	133	3	001-000-000-008	133	3
001-000-000-009	133	3	001-000-000-009	133	3
001-000-000-010	133	3	001-000-000-010	133	3
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001-000-000-055	133	3	001-000-000-055	133	3
001-000-000-056	133	3	001-000-000-056	133	3
001-000-000-057	133	3	001-000-000-057	133	3
001-000-000-058	133	3	001-000-000-058	133	3
001-000-000-059	133	3	001-000-000-059	133	3
001-000-000-060	133	3	001-000-000-060	133	3
001-000-000-061	133	3	001-000-000-061	133	3
001-000-000-062	133	3	001-000-000-062	133	3
001-000-000-063	133	3	001-000-000-063	133	3
001-000-000-064	133	3	001-000-000-064	133	3
001-000-000-065	133	3	001-000-000-065	133	3
001-000-000-066	133	3	001-000-000-066	133	3
001-000-000-067	133	3	001-000-000-067	133	3
001-000-000-068	133	3	001-000-000-068	133	3
001-000-000-069	133	3	001-000-000-069	133	3
001-000-000-070	133	3	001-000-000-070	133	3
001-000-000-071	133	3	001-000-000-071	133	3
001-000-000-072	133	3	001-000-000-072	133	3
001-000-000-073	133	3	001-000-000-073	133	3
001-000-000-074	133	3	001-000-000-074	133	3
001-000-000-075	133	3	001-000-000-075	133	3
001-000-000-076	133	3	001-000-000-076	133	3
001-000-000-077	133	3	001-000-000-077	133	3
001-000-000-078	133	3	001-000-000-078	133	3
001-000-000-079	133	3	001-000-000-079	133	3
001-000-000-080	133	3	001-000-000-080	133	3
001-000-000-081	133	3	001-000-000-081	133	3
001-000-000-082	133	3	001-000-000-082	133	3
001-000-000-083	133	3	001-000-000-083	133	3
001-000-000-084	133	3	001-000-000-084	133	3
001-000-000-085	133	3	001-000-000-085	133	3
001-000-000-086	133	3	001-000-000-086	133	3
001-000-000-087	133	3	001-000-000-087	133	3
001-000-000-088	133	3	001-000-000-088	133	3
001-000-000-089	133	3	001-000-000-089	133	3
001-000-000-090	133	3	001-000-000-090	133	3
001-000-000-091	133	3	001-000-000-091	133	3
001-000-000-092	133	3	001-000-000-092	133	3
001-000-000-093	133	3	001-000-000-093	133	3
001-000-000-094	133	3	001-000-000-094	133	3
001-000-000-095	133	3	001-000-000-095	133	3
001-000-000-096	133	3	001-000-000-096	133	3
001-000-000-097	133	3	001-000-000-097	133	3
001-000-000-098	133	3	001-000-000-098	133	3
001-000-000-099	133	3	001-000-000-099	133	3
001-000-000-100	133	3	001-000-000-100	133	3



## 8. ASSESSMENT ROLL

The assessment roll is a listing of the assessment apportioned to each lot or parcel, as shown on the last equalized roll of the Assessor. The following table summarizes the assessments within each Benefit Zone of the 2017 CBD:

Category	Total Special Benefit Points	Total Assessment
<b>Zone 1 Parcels</b>		
Non-Residential Property	3,308.91	\$324,481.39
Residential Property	775.70	76,067.41
Non-Profit/Public Property	155.21	15,220.35
Undeveloped Property	20.19	1,979.89
<b>Total Zone 1 Parcels</b>	<b>4,260.01</b>	<b>\$417,749.04</b>
<b>Zone 2 Parcels</b>		
Non-Residential Property	682.35	\$66,913.24
Residential Property	137.60	13,493.46
Non-Profit/Public Property	66.00	6,472.15
Undeveloped Property	5.07	497.18
<b>Total Zone 2 Parcels</b>	<b>891.02</b>	<b>\$87,376.03</b>
<b>Zone 3 Parcels</b>		
Non-Residential Property	587.70	\$57,631.58
Residential Property	429.61	42,128.81
Non-Profit/Public Property	228.93	22,449.55
Undeveloped Property	8.91	873.74
<b>Total Zone 3 Parcels</b>	<b>1,255.15</b>	<b>\$123,083.68</b>
<b>Total Assessment</b>	<b>6,406.18</b>	<b>\$628,208.75</b>

The following table summarizes the assessments for each property type within the 2017 CBD

Category	Total Special Benefit Points	Total Assessment
Non-Residential Property	4,578.96	\$449,026.21
Residential Property	1,342.91	131,689.68
Non-Profit/Public Property	450.14	44,142.05
Undeveloped Property	34.17	3,350.81
<b>Total Assessment</b>	<b>6,406.18</b>	<b>\$628,208.75</b>

**KOREATOWN/NORTHGATE COMMUNITY BENEFIT DISTRICT 2017  
FY 2017/18 ASSESMENT ROLL**

APH	Area	Site	Classification	Front Footage	Building Area	(B) Linear Factor	(C) Building Factor	(D) Total Benefit Points	(A) Total Spoolal Benefit Points	Assesment
003-0041-001-01	Zone 3	1955 SAN PABLO AVE	Non-Profit/Public Property	444.92	60,238	17.797	15.060	0.800	26.290	\$2,578.07
003-0041-004-00	Zone 3	1917 SAN PABLO AVE	Non-Residential	60.00	10,093	2.400	2.523	4.000	19.690	1,930.86
003-0041-011-00	Zone 3	1901 SAN PABLO AVE	Non-Residential	6.25	1,207	0.250	0.302	4.000	2.210	216.72
003-0041-012-00	Zone 3	1905 SAN PABLO AVE	Non-Residential	6.25	962	0.250	0.241	4.000	1.960	192.20
003-0041-013-00	Zone 3	1907 SAN PABLO AVE	Non-Residential	6.25	998	0.250	0.250	4.000	2.000	196.13
003-0041-014-00	Zone 3	1911 SAN PABLO AVE	Non-Residential	6.25	1,006	0.250	0.252	4.000	2.010	197.11
003-0041-015-00	Zone 3	1913 SAN PABLO AVE	Non-Residential	6.25	1,068	0.250	0.267	4.000	2.070	202.99
003-0041-016-00	Zone 3	1915 SAN PABLO AVE	Non-Residential	6.25	1,068	0.250	0.267	4.000	2.070	202.99
003-0041-017-00	Zone 3	1909 SAN PABLO AVE #A	Residential	6.25	686	0.250	0.172	3.260	1.370	134.35
003-0041-018-00	Zone 3	1909 SAN PABLO AVE #B	Residential	6.25	829	0.250	0.207	3.260	1.490	146.11
003-0041-019-00	Zone 3	1909 SAN PABLO AVE #C	Residential	6.25	544	0.250	0.136	3.260	1.260	123.56
003-0041-020-00	Zone 3	1909 SAN PABLO AVE #D	Residential	6.25	506	0.250	0.127	3.260	1.230	120.62
003-0041-021-00	Zone 3	1909 SAN PABLO AVE #E	Residential	6.25	465	0.250	0.116	3.260	1.190	116.69
003-0041-022-00	Zone 3	1909 SAN PABLO AVE #F	Residential	6.25	633	0.250	0.158	3.260	1.330	130.42
003-0041-023-00	Zone 3	1909 SAN PABLO AVE #G	Residential	6.25	647	0.250	0.162	3.260	1.340	131.40
003-0041-024-00	Zone 3	1909 SAN PABLO AVE #H	Residential	6.25	490	0.250	0.123	3.260	1.210	118.66
003-0041-025-00	Zone 3	1909 SAN PABLO AVE #I	Residential	6.25	515	0.250	0.129	3.260	1.230	120.62
003-0041-026-00	Zone 3	1909 SAN PABLO AVE #J	Residential	6.25	499	0.250	0.125	3.260	1.220	119.64
003-0041-027-00	Zone 3	1909 SAN PABLO AVE	Common Area	-	-	-	-	-	-	-
008-0645-001-02	Zone 1	2025 TELEGRAPH AVE	Non-Residential	245.50	7,158	8.820	1.790	4.906	58.960	5,585.66
008-0645-004-00	Zone 1	2015 TELEGRAPH AVE	Non-Residential	50.00	-	2.000	-	4.906	9.810	962.00
008-0645-005-00	Zone 1	2003 TELEGRAPH AVE	Non-Residential	152.67	3,860	6.107	0.965	4.906	34.690	3,401.80
008-0645-007-01	Zone 3	528 THOMAS L BERKLEY WAY	Residential	79.34	21,469	3.174	5.367	3.260	27.840	2,730.07
008-0645-009-01	Zone 3	548 THOMAS L BERKLEY WAY	Non-Profit/Public Property	107.88	13,388	4.315	3.347	0.600	6.130	601.13
008-0645-027-02	Zone 3	21ST ST	Non-Profit/Public Property	150.00	-	6.000	-	0.600	4.800	470.70
008-0645-028-05	Zone 3	556 THOMAS L BERKLEY WAY	Non-Residential	148.43	25,777	5.937	6.444	4.000	49.530	4,857.06
008-0645-033-01	Zone 3	525 21ST ST	Non-Residential	240.48	15,400	9.619	3.850	4.000	53.880	5,283.63
008-0645-035-00	Zone 3	520 THOMAS L BERKLEY WAY	Non-Residential	104.96	13,083	4.198	3.271	4.000	29.890	2,930.12
008-0645-036-01	Zone 3	THOMAS L BERKLEY WA	Non-Profit/Public Property	346.19	7,574	13.848	1.894	0.800	12.950	1,234.61
008-0647-001-00	Zone 1	2125 TELEGRAPH AVE	Non-Profit/Public Property	176.01	-	7.040	-	0.982	6.910	677.61
008-0647-002-00	Zone 1	2101 TELEGRAPH AVE	Non-Profit/Public Property	284.13	61,824	11.365	15.456	0.982	26.340	2,582.98
008-0647-004-00	Zone 3	526 21ST ST	Residential	30.00	2,810	1.200	0.703	3.260	6.200	607.99
008-0647-009-02	Zone 3	540 21ST ST	Non-Profit/Public Property	268.00	82,900	10.720	20.725	0.800	25.160	2,467.26
008-0647-011-00	Zone 3	562 21ST ST	Undeveloped	40.00	-	1.600	-	0.550	0.880	86.30
008-0647-013-00	Zone 3	570 21ST ST	Residential	40.00	2,883	1.600	0.721	3.260	7.570	742.34
008-0647-014-00	Zone 3	600 21ST ST	Residential	30.00	2,487	1.200	0.622	3.260	5.940	582.49
008-0647-015-00	Zone 3	610 21ST ST	Undeveloped	70.00	-	2.800	-	0.550	1.540	151.02
008-0647-022-00	Zone 3	627 22ND ST	Residential	29.58	3,941	1.183	0.985	3.260	7.070	693.30
008-0647-024-00	Zone 3	613 22ND ST	Residential	31.55	1,295	1.262	0.324	3.260	5.170	506.99
008-0647-025-00	Zone 3	611 22ND ST	Residential	30.00	2,465	1.200	0.616	3.260	5.920	580.53
008-0647-026-00	Zone 3	603 22ND ST	Residential	30.00	2,320	1.200	0.580	3.260	5.800	568.76
008-0647-028-04	Zone 3	585 22ND ST	Undeveloped	120.00	-	4.800	-	0.550	2.490	258.89
008-0647-030-00	Zone 3	567 22ND ST	Residential	30.00	1,942	1.200	0.486	3.260	5.640	538.37
008-0647-031-00	Zone 3	561 22ND ST	Residential	30.00	2,376	1.200	0.594	3.260	5.850	573.67
008-0647-032-00	Zone 3	557 22ND ST	Undeveloped	30.00	-	1.200	-	0.550	0.660	64.72
008-0647-033-00	Zone 3	551 22ND ST	Residential	31.00	2,241	1.240	0.560	3.260	5.870	575.63
008-0647-036-00	Zone 3	537 22ND ST	Residential	29.00	2,406	1.160	0.602	3.260	5.740	562.88
008-0647-037-00	Zone 3	533 22ND ST	Residential	32.00	2,474	1.280	0.619	3.260	6.190	607.01
008-0647-038-00	Zone 3	529 22ND ST	Residential	30.00	2,458	1.200	0.615	3.260	5.920	580.53
008-0647-039-00	Zone 3	525 22ND ST	Residential	30.00	2,718	1.200	0.680	3.260	6.130	601.13
008-0647-040-00	Zone 3	517 22ND ST	Residential	40.00	5,476	1.600	1.369	3.260	9.680	949.25
008-0647-041-00	Zone 3	589 22ND ST	Residential	15.00	1,246	0.600	0.312	3.260	2.970	291.25
008-0647-042-00	Zone 3	591 22ND ST	Residential	15.00	1,342	0.600	0.336	3.260	3.050	299.09
008-0647-043-00	Zone 3	593 22ND ST	Residential	15.00	1,291	0.600	0.323	3.260	3.010	295.17
008-0647-044-00	Zone 3	595 22ND ST	Residential	15.00	1,386	0.600	0.347	3.260	3.090	303.01
008-0647-045-00	Zone 3	597 22ND ST	Residential	15.00	1,246	0.600	0.312	3.260	2.970	291.25
008-0647-046-00	Zone 3	599 22ND ST	Residential	15.00	1,342	0.600	0.336	3.260	3.050	299.09
008-0647-047-00	Zone 3	22ND ST	Common Area	-	-	-	-	-	-	-
008-0647-048-00	Zone 3	522 21ST ST	Residential	15.00	1,360	0.600	0.340	3.260	3.060	300.07
008-0647-049-00	Zone 3	522 21ST ST	Residential	15.00	1,364	0.600	0.341	3.260	3.070	301.05
008-0647-050-00	Zone 3	522 21ST ST	Common Area	-	-	-	-	-	-	-
008-0647-052-00	Zone 3	619 22ND ST	Residential	7.33	867	0.293	0.217	3.260	1.660	162.78
008-0647-053-00	Zone 3	619 22ND ST	Residential	7.33	701	0.293	0.175	3.260	1.530	150.04
008-0647-054-00	Zone 3	619 22ND ST	Residential	7.33	818	0.293	0.205	3.260	1.620	158.86
008-0647-055-00	Zone 3	619 22ND ST	Residential	7.33	741	0.293	0.185	3.260	1.560	152.98
008-0647-056-00	Zone 3	619 22ND ST	Common Area	-	-	-	-	-	-	-
008-0647-057-00	Zone 3	635 22ND ST	Non-Profit/Public Property	595.56	117,770	23.822	29.443	0.600	42.610	4,178.48
008-0648-011-03	Zone 1	495 22ND ST	Non-Residential	272.60	2,115	10.904	0.529	4.906	56.090	5,500.35
008-0648-016-03	Zone 1	2100 TELEGRAPH AVE	Non-Profit/Public Property	630.00	72,065	25.200	18.016	0.982	42.440	4,161.79
008-0649-001-01	Zone 1	2040 TELEGRAPH AVE	Non-Residential	209.52	3,403	8.381	0.851	4.906	45.290	4,441.27
008-0649-001-02	Zone 1	2022 TELEGRAPH AVE	Non-Residential	19.00	1,635	0.760	0.409	4.906	5.790	561.90
008-0649-010-00	Zone 1	2016 TELEGRAPH AVE	Non-Profit/Public Property	200.55	-	8.022	-	0.982	7.800	772.74
008-0658-001-00	Zone 1	491 23RD ST	Residential	90.01	9,440	3.600	2.360	3.993	23.600	2,333.90
008-0658-006-02	Zone 1	2250 TELEGRAPH AVE	Undeveloped	213.27	-	8.531	-	0.674	5.750	563.86
008-0658-007-00	Zone 1	2270 TELEGRAPH AVE	Non-Residential	37.00	2,405	1.480	0.601	4.906	10.210	1,001.22
008-0658-008-00	Zone 1	2272 TELEGRAPH AVE	Non-Residential	25.00	3,400	1.000	0.850	4.906	9.080	890.41
008-0658-009-01	Zone 1	2200 TELEGRAPH AVE	Non-Residential	375.49	616	15.020	0.154	4.906	74.440	7,299.80
008-0659-002-01	Zone 1	2225 TELEGRAPH AVE	Non-Residential	252.57	1,731	10.103	0.433	4.906	51.690	5,068.87
008-0659-003-02	Zone 1	2201 TELEGRAPH AVE	Non-Profit/Public Property	350.81	50,752	14.032	12.688	0.982	26.240	2,573.17
008-0659-011-00	Zone 3	588 22ND ST	Residential	27.00	2,533	1.080	0.633	3.260	5.590	548.17
008-0659-012-00	Zone 3	592 22ND ST	Residential	25.00	2,540	1.000	0.635	3.260	5.330	522.68
008-0659-013-00	Zone 3	596 22ND ST	Non-Profit/Public Property	35.00	-	1.400	-	0.800	1.120	109.83
008-0659-014-00	Zone 3	600 22ND ST	Residential	50.00	6,132	2.000	1.533	3.260	11.520	1,129.88
008-0659-015-00	Zone 3	614 22ND ST	Residential	40.00	2,026	1.600	0.507	3.260	8.870	873.69
008-0659-016-00	Zone 3	618 22ND ST	Residential	35.00	2,787	1.400	0.697	3.260	8.840	870.75
008-0659-017-00	Zone 3	622 22ND ST	Residential	40.00	2,014	1.600	0.504	3.260	8.860	872.71
008-0659-018-00	Zone 3	626 22ND ST	Undeveloped	35.00	-	1.400	-	0.550	0.770	75.51
008-0659-019-00	Zone 3	630 22ND ST	Residential	25.00	1,055	1.000	0.264	3.260	4.120	404.02
008-0659-020-00	Zone 3	634 22ND ST	Residential	25.00	1,177	1.000	0.284	3.260	4.220	413.83
008										

**KOREATOWN/NORTHGATE COMMUNITY BENEFIT DISTRICT 2017  
FY 2017/18 ASSESMENT ROLL**

APN	Area	Sits	Classification	Front Footage	Building Area	(B) Linear Factor	(C) Building Factor	(D) Total Benefit Points	(A) Total Special Benefit Points	Assessment
008-0660-002-00	Zone 1	2269 TELEGRAPH AVE	Non-Profit/Public Property	55.71	17,052	2.228	4.263	0.982	6.370	624.66
008-0660-003-05	Zone 1	2251 TELEGRAPH AVE	Undeveloped	148.05	-	5.922	-	0.674	3.990	391.27
008-0660-008-02	Zone 3	550 W GRAND AVE	Non-Residential	50.00	2,002	2.000	0.501	4.000	10.000	980.63
008-0660-009-02	Zone 3	556 W GRAND AVE	Non-Residential	50.00	1,960	2.000	0.490	4.000	9.960	976.71
008-0660-012-03	Zone 3	568 W GRAND AVE	Non-Residential	75.00	5,475	3.000	1.369	4.000	17.480	1,714.14
008-0660-014-04	Zone 3	572 W GRAND AVE	Non-Residential	25.00	1,925	1.000	0.481	4.000	5.930	581.51
008-0660-021-03	Zone 3	626 W GRAND AVE	Non-Residential	50.00	2,541	2.000	0.635	4.000	10.540	1,033.58
008-0660-023-03	Zone 3	632 W GRAND AVE	Non-Residential	50.00	3,080	2.000	0.770	4.000	11.080	1,086.54
008-0660-024-03	Zone 3	640 W GRAND AVE	Non-Residential	136.67	2,262	5.487	0.566	4.000	24.130	2,366.26
008-0660-038-03	Zone 3	600 W GRAND AVE	Non-Residential	288.87	3,969	11,555	0.992	4.000	50.190	4,921.78
008-0660-043-02	Zone 3	557 23RD ST	Non-Residential	385.65	5,432	15,426	1.358	4.000	67.140	6,583.94
008-0660-052-03	Zone 3	W GRAND AVE	Non-Profit/Public Property	417.00	-	16.680	-	0.800	13.340	1,308.16
008-0660-052-04	Zone 3	517 23RD ST	Non-Residential	183.90	3,056	7.356	0.764	4.000	32.480	3,165.08
008-0660-055-00	Zone 1	2273 TELEGRAPH AVE	Non-Residential	35.23	5,023	1.409	1.256	4.906	13.070	1,281.68
008-0660-056-00	Zone 1	2273 TELEGRAPH AVE	Residential	35.23	1,544	1.409	0.386	3.993	7.170	703.11
008-0660-057-00	Zone 1	2273 TELEGRAPH AVE	Residential	35.23	657	1.409	0.164	3.993	6.280	615.84
008-0660-058-00	Zone 1	2273 TELEGRAPH AVE	Residential	35.23	853	1.409	0.213	3.993	6.480	635.45
008-0660-059-00	Zone 1	2273 TELEGRAPH AVE	Common Area	-	-	-	-	-	-	-
008-0664-001-00	Zone 1	TELEGRAPH AVE	Undeveloped	136.00	-	5.440	-	0.674	3.670	359.89
008-0664-002-00	Zone 1	2331 TELEGRAPH AVE	Non-Residential	32.50	3,132	1.300	0.783	4.906	10.220	1,002.20
008-0664-004-01	Zone 1	2321 TELEGRAPH AVE	Undeveloped	65.37	-	2.615	-	0.674	1.760	172.59
008-0664-005-00	Zone 1	2315 TELEGRAPH AVE	Residential	36.78	4,997	1.471	1.249	3.993	10.860	1,064.96
008-0664-006-00	Zone 1	2305 TELEGRAPH AVE	Non-Residential	184.76	7,605	7.391	1.901	4.906	45.590	4,470.69
008-0664-007-00	Zone 3	514 23RD ST	Residential	40.00	2,866	1.600	0.722	3.260	7.570	742.34
008-0664-010-03	Zone 3	540 23RD ST	Non-Profit/Public Property	186.01	32,630	7.440	8.158	0.800	12.480	1,223.83
008-0664-048-00	Zone 3	NORTHGATE AVE	Non-Profit/Public Property	437.89	-	17.516	-	0.800	14.010	1,373.86
008-0664-049-00	Zone 3	552 23RD ST	Non-Profit/Public Property	107.99	-	4.320	-	0.800	3.460	339.30
008-0665-001-01	Zone 1	2370 TELEGRAPH AVE	Non-Residential	291.60	11,607	11,664	2.902	4.906	71.460	7,007.58
008-0665-012-00	Zone 1	2308 TELEGRAPH AVE	Non-Residential	148.31	11,683	5.932	2.921	4.906	43.430	4,258.87
008-0665-013-00	Zone 1	2318 TELEGRAPH AVE	Non-Residential	30.00	1,800	1.200	0.450	4.906	8.100	794.31
008-0665-014-00	Zone 1	TELEGRAPH AVE	Non-Residential	28.00	625	1.120	0.156	4.906	6.280	613.87
008-0665-015-01	Zone 1	2328 TELEGRAPH AVE	Non-Residential	58.00	12,530	2.320	3.133	4.906	26.750	2,623.18
008-0665-016-03	Zone 1	2330 TELEGRAPH AVE	Non-Residential	62.00	4,011	2.480	1.003	4.906	17.090	1,675.90
008-0665-017-00	Zone 1	2342 TELEGRAPH AVE	Residential	33.00	4,944	1.320	1.236	3.993	10.210	1,001.22
008-0665-018-00	Zone 1	2354 TELEGRAPH AVE	Non-Residential	50.00	2,808	2.000	0.702	4.906	13.260	1,300.31
008-0674-019-00	Zone 1	2408 TELEGRAPH AVE	Non-Residential	149.74	8,686	5.990	2.172	4.906	40.040	3,926.44
008-0674-020-00	Zone 1	2416 TELEGRAPH AVE	Non-Residential	50.25	7,694	2.010	1.924	4.906	19.300	1,892.61
008-0674-021-00	Zone 1	2426 TELEGRAPH AVE	Non-Residential	50.00	3,169	2.000	0.792	4.906	13.700	1,343.46
008-0674-022-01	Zone 1	2434 TELEGRAPH AVE	Non-Residential	191.35	10,901	7,654	2.725	4.906	50.620	4,993.36
008-0674-024-00	Zone 2	489 25TH ST	Non-Residential	50.00	6,000	2.000	1.500	4.154	14.540	1,425.83
008-0674-025-00	Zone 2	483 25TH ST	Non-Residential	25.00	2,075	1.000	0.519	4.154	6.310	618.78
008-0674-026-00	Zone 2	481 25TH ST	Non-Residential	25.00	2,975	1.000	0.744	4.154	7.240	709.98
008-0674-027-00	Zone 2	477 25TH ST	Non-Residential	50.00	5,950	2.000	1.488	4.154	14.490	1,420.93
008-0674-028-00	Zone 2	471 25TH ST	Non-Residential	50.00	9,750	2.000	2.438	4.154	18.430	1,807.30
008-0674-029-00	Zone 2	469 25TH ST	Non-Residential	35.00	4,046	1.400	1.012	4.154	10.020	982.59
008-0674-034-00	Zone 2	447 25TH ST	Residential	50.00	7,366	2.000	1.842	3.337	12.620	1,257.17
008-0674-035-00	Zone 2	443 25TH ST	Non-Residential	50.00	5,950	2.000	1.488	4.154	14.490	1,420.93
008-0674-036-00	Zone 2	437 25TH ST	Non-Residential	60.00	7,021	2.400	1.755	4.154	17.260	1,692.57
008-0674-037-00	Zone 2	433 25TH ST	Undeveloped	30.00	-	1.200	-	0.569	0.880	66.68
008-0674-038-00	Zone 2	427 25TH ST	Undeveloped	40.00	-	1.600	-	0.569	0.910	89.24
008-0675-001-00	Zone 1	2447 TELEGRAPH AVE	Non-Residential	150.00	13,746	6.000	3.437	4.906	46.300	4,540.31
008-0675-002-00	Zone 1	2435 TELEGRAPH AVE	Non-Residential	50.00	4,500	2.000	1.125	4.906	15.330	1,503.30
008-0675-003-00	Zone 1	2409 TELEGRAPH AVE	Non-Residential	70.00	5,458	2.800	1.364	4.906	20.430	2,003.43
008-0676-001-00	Zone 1	509 SYCAMORE ST	Non-Residential	150.00	13,500	6.000	3.375	4.906	45.990	4,508.91
008-0676-002-01	Zone 1	2525 TELEGRAPH AVE	Non-Residential	40.00	3,600	1.600	0.900	4.906	12.260	1,202.25
008-0676-002-02	Zone 1	2519 TELEGRAPH AVE	Non-Residential	50.00	3,620	2.000	0.905	4.906	14.260	1,397.40
008-0676-003-00	Zone 1	2505 TELEGRAPH AVE	Non-Profit/Public Property	161.79	9,580	6.472	2.395	0.982	8.710	854.13
008-0688-001-00	Zone 1	2421 TELEGRAPH AVE	Non-Residential	4.96	1,131	0.283	0.283	4.906	2.360	231.43
008-0688-002-00	Zone 1	2421 TELEGRAPH AVE	Non-Residential	4.96	1,015	0.198	0.254	4.906	2.220	217.70
008-0688-003-00	Zone 1	2421 TELEGRAPH AVE	Non-Residential	4.96	948	0.198	0.237	4.906	2.140	206.85
008-0688-004-00	Zone 1	2421 TELEGRAPH AVE	Non-Residential	4.96	1,397	0.198	0.349	4.906	2.690	263.79
008-0688-005-00	Zone 1	TELEGRAPH AVE	Common Area	-	-	-	-	-	-	-
008-0689-001-00	Zone 1	2407 TELEGRAPH AVE #201	Residential	4.96	903	0.198	0.226	3.993	1.690	165.73
008-0689-002-00	Zone 1	2407 TELEGRAPH AVE #202	Residential	4.96	672	0.198	0.168	3.993	1.460	143.17
008-0689-003-00	Zone 1	2407 TELEGRAPH AVE #203	Residential	4.96	899	0.198	0.225	3.993	1.690	165.73
008-0689-004-00	Zone 1	2407 TELEGRAPH AVE #204	Residential	4.96	943	0.198	0.236	3.993	1.730	169.85
008-0689-005-00	Zone 1	2407 TELEGRAPH AVE #205	Residential	4.96	846	0.198	0.212	3.993	1.640	160.82
008-0689-006-00	Zone 1	2407 TELEGRAPH AVE #206	Residential	4.96	599	0.198	0.150	3.993	1.390	136.31
008-0690-001-00	Zone 1	2407 TELEGRAPH AVE #301	Residential	4.96	897	0.198	0.224	3.993	1.690	165.73
008-0690-002-00	Zone 1	2407 TELEGRAPH AVE #302	Residential	4.96	649	0.198	0.162	3.993	1.440	141.21
008-0690-003-00	Zone 1	2407 TELEGRAPH AVE #303	Residential	4.96	931	0.198	0.233	3.993	1.720	168.67
008-0690-004-00	Zone 1	2407 TELEGRAPH AVE #304	Residential	4.96	944	0.198	0.236	3.993	1.730	169.65
008-0690-005-00	Zone 1	2407 TELEGRAPH AVE #305	Residential	4.96	846	0.198	0.212	3.993	1.640	160.82
008-0690-006-00	Zone 1	2407 TELEGRAPH AVE #306	Residential	4.96	843	0.198	0.211	3.993	1.630	159.84
008-0690-007-00	Zone 1	2407 TELEGRAPH AVE #307	Residential	4.96	897	0.198	0.224	3.993	1.690	165.73
008-0690-008-00	Zone 1	2407 TELEGRAPH AVE #308	Residential	4.96	838	0.198	0.210	3.993	1.630	159.84
008-0690-009-00	Zone 1	2407 TELEGRAPH AVE #309	Residential	4.96	715	0.198	0.179	3.993	1.510	148.08
008-0690-010-00	Zone 1	2407 TELEGRAPH AVE #310	Residential	4.96	628	0.198	0.157	3.993	1.420	138.25
008-0690-011-00	Zone 1	2407 TELEGRAPH AVE #311	Residential	4.96	534	0.198	0.134	3.993	1.330	130.42
008-0690-012-00	Zone 1	2407 TELEGRAPH AVE #312	Residential	4.96	646	0.198	0.162	3.993	1.440	141.21
008-0690-013-00	Zone 1	2407 TELEGRAPH AVE #313	Residential	4.96	627	0.198	0.157	3.993	1.420	138.25
008-0691-001-00	Zone 1	2407 TELEGRAPH AVE #401	Residential	4.96	897	0.198	0.224	3.993	1.690	165.73
008-0691-002-00	Zone 1	2407 TELEGRAPH AVE #402	Residential	4.96	849	0.198	0.162	3.993	1.440	141.21
008-0691-003-00	Zone 1	2407 TELEGRAPH AVE #403	Residential	4.96	931	0.198	0.233	3.993	1.720	168.67
008-0691-004-00	Zone 1	2407 TELEGRAPH AVE #404	Residential	4.96	944	0.198	0.236	3.993	1.730	169.65
008-0691-005-00	Zone 1	2407 TELEGRAPH AVE #405	Residential	4.96	846	0.198	0.212	3.993	1.640	160.82
008-0691-006-00	Zone 1	2407 TELEGRAPH AVE #406	Residential	4.96	843	0.198	0.211	3.993	1.630	159.84
008-0691-007-00	Zone 1	2407 TELEGRAPH AVE #407	Residential	4.96	897	0.198	0.224	3.993	1.690	165.73
008-0691-008-00	Zone 1	2407 TELEGRAPH AVE #408	Residential	4.96	838	0.198	0.210	3.993	1.630	159.84
008-0691-009-00	Zone 1	2407 TELEGRAPH AVE #409	Residential	4.96	715	0.198	0.179	3.993	1.510	148.08
008-0691-010-00	Zone 1	2407 TELEGRAPH AVE #410	Residential	4.96	628	0.198	0.157	3.993	1.420	138.25
008-0691-011-00	Zone 1	2407 TELEGRAPH AVE #411	Residential	4.96	534	0.198	0.134	3.993	1.330	130.42
008-0691-012-00	Zone 1	2407 TELEGRAPH AVE #412	Residential	4.96	646	0.198	0.162	3.993	1.440	141.21
008-0691-013-00	Zone 1	2407 TELEGRAPH AVE #413	Residential	4.96	627	0.198	0.157	3.993	1.420	138.25
008-0692-001-00	Zone 1	2407 TELEGRAPH AVE #501	Residential	4.96	852	0.198	0.213	3.993	1.640	160.82
008-0692-002-00	Zone 1	2407 TELEGRAPH AVE #502	Residential	4.96	604	0.198	0.151	3.993	1.400	137.29
008-0692-003-00	Zone 1	2407 TELEGRAPH AVE #503	Residential	4.96	931	0.198	0.233	3.993	1.720	168.67
008-0692-004-00	Zone 1									



**KOREATOWN/NORTHGATE COMMUNITY BENEFIT DISTRICT 2017  
FY 2017/18 ASSESMENT ROLL**

APH	Area	Site	Classification	Front Footage	Building Area	(B) Linear Factor	(C) Building Factor	(D) Total Benefit Points	(A) Total Special Benefit Points	Assessment
009-0683-013-00	Zone 2	472 25TH ST	Undeveloped	25.00	-	1.000	-	0.569	0.570	55.90
009-0683-014-00	Zone 2	474 25TH ST	Undeveloped	25.00	-	1.000	-	0.569	0.570	55.90
009-0683-015-00	Zone 2	478 25TH ST	Non-Residential	25.00	4,686	1.000	1.172	4.154	9.020	884.53
009-0683-016-00	Zone 2	482 25TH ST	Non-Residential	50.00	5,900	2.000	1.475	4.154	14.440	1,416.03
009-0683-017-00	Zone 2	488 25TH ST	Non-Residential	100.00	23,732	4.000	5.933	4.154	41.260	4,046.08
009-0683-018-00	Zone 1	498 25TH ST	Residential	145.50	1,600	5.820	0.400	3.993	24.840	2,435.88
009-0683-019-00	Zone 1	2518 TELEGRAPH AVE	Non-Residential	47.50	4,606	1.900	1.152	4.906	14.970	1,468.00
009-0683-020-00	Zone 1	2532 TELEGRAPH AVE	Non-Residential	47.50	4,722	1.900	1.181	4.906	15.110	1,481.73
009-0683-021-01	Zone 1	2538 TELEGRAPH AVE	Non-Residential	288.74	17,764	11.550	4.441	4.906	78.450	7,693.04
009-0683-024-00	Zone 2	437 26TH ST	Undeveloped	50.00	-	2.000	-	0.569	1.140	111.79
009-0683-025-00	Zone 2	431 26TH ST	Non-Residential	35.00	3,250	1.400	0.813	4.154	9.190	901.20
009-0683-026-00	Zone 2	427 26TH ST	Residential	32.50	2,511	1.300	0.628	3.337	6.430	630.54
009-0683-027-00	Zone 2	421 26TH ST	Residential	32.50	2,511	1.300	0.628	3.337	6.430	630.54
009-0683-028-01	Zone 2	411 26TH ST	Non-Residential	110.00	9,800	4.400	2.450	4.154	28.450	2,789.89
009-0683-034-00	Zone 2	375 26TH ST	Non-Residential	40.00	4,746	1.600	1.187	4.154	11.580	1,135.57
009-0683-035-00	Zone 2	367 26TH ST	Non-Residential	66.68	7,911	2.667	1.978	4.154	19.290	1,891.63
009-0683-038-00	Zone 2	401 26TH ST	Non-Residential	90.12	10,620	3.605	2.655	4.154	26.000	2,549.64
009-0683-040-01	Zone 2	385 26TH ST	Non-Residential	50.00	2,820	2.000	0.705	4.154	11.240	1,102.23
009-0683-041-00	Zone 2	379 26TH ST	Non-Residential	60.28	7,110	2.411	1.778	4.154	17.400	1,706.29
009-0684-001-00	Zone 2	2735 WEBSTER ST	Non-Residential	396.69	37,660	15.867	9.415	4.154	105.020	10,298.57
009-0684-003-02	Zone 2	2619 BROADWAY	Non-Profit/Public Property	518.05	39,421	20.722	9.855	0.839	25.650	2,515.31
009-0684-004-08	Zone 2	401 27TH ST	Non-Residential	453.20	28,800	18.128	7.200	4.154	105.210	10,317.20
009-0684-005-01	Zone 2	404 26TH ST	Non-Profit/Public Property	169.24	8,688	6.770	0.839	0.839	7.500	735.47
009-0684-006-00	Zone 2	416 26TH ST	Non-Residential	40.00	4,000	1.600	1.000	4.154	10.800	1,059.08
009-0684-007-01	Zone 2	420 26TH ST	Residential	40.00	3,466	1.600	0.867	3.337	8.230	807.06
009-0684-007-02	Zone 2	426 26TH ST	Residential	40.00	4,532	1.600	1.133	3.337	9.120	894.33
009-0684-008-00	Zone 2	434 26TH ST	Residential	40.00	2,532	1.600	0.633	3.337	7.450	730.57
009-0684-009-00	Zone 2	438 26TH ST	Residential	40.00	2,869	1.600	0.717	3.337	7.730	758.03
009-0684-011-00	Zone 1	2600 TELEGRAPH AVE	Non-Residential	277.46	7,513	11.098	1.878	4.906	63.660	6,242.69
009-0684-012-01	Zone 1	2630 TELEGRAPH AVE	Non-Residential	326.49	2,731	13.060	0.683	4.906	67.420	6,611.40
009-0684-017-01	Zone 2	485 27TH ST	Non-Residential	91.00	1,280	3.640	0.320	4.154	16.450	1,613.14
009-0684-018-00	Zone 2	473 27TH ST	Residential	44.00	1,744	1.760	0.436	3.337	7.330	718.80
009-0684-019-00	Zone 2	471 27TH ST	Residential	36.00	2,896	1.440	0.724	3.337	7.220	708.01
009-0684-029-04	Zone 1	2710 TELEGRAPH AVE	Non-Residential	492.05	20,060	19.682	5.015	4.906	121.160	11,881.30
009-0684-030-01	Zone 2	451 28TH ST	Non-Residential	140.02	6,100	5.601	1.525	4.154	29.600	2,902.66
009-0684-031-01	Zone 2	443 28TH ST	Residential	85.03	7,745	3.401	1.936	3.337	17.810	1,746.50
009-0684-032-01	Zone 2	470 27TH ST	Non-Profit/Public Property	296.15	40,932	11.846	10.233	0.839	18.520	1,816.13
009-0684-035-02	Zone 2	415 28TH ST	Non-Profit/Public Property	162.10	8,536	6.484	2.134	0.839	7.230	708.99
009-0684-036-03	Zone 2	411 28TH ST	Non-Profit/Public Property	188.04	3,761	7.522	0.940	0.839	7.100	696.25
009-0684-037-01	Zone 2	403 28TH ST	Non-Residential	181.01	2,303	7.240	0.576	4.154	32.470	3,184.10
009-0684-038-00	Zone 2	425 28TH ST #101A	Residential	10.09	1,126	0.404	0.282	3.337	2.290	224.56
009-0684-039-00	Zone 2	425 28TH ST #101B	Residential	10.09	1,375	0.404	0.344	3.337	2.490	244.18
009-0684-040-00	Zone 2	425 28TH ST #102A	Residential	10.09	997	0.404	0.249	3.337	2.180	213.78
009-0684-041-00	Zone 2	426 27TH ST #102B	Residential	10.09	1,685	0.404	0.421	3.337	2.750	269.67
009-0684-042-00	Zone 2	425 28TH ST #103A	Residential	10.09	1,152	0.404	0.288	3.337	2.310	226.53
009-0684-043-00	Zone 2	425 28TH ST #103B	Residential	10.09	1,312	0.404	0.328	3.337	2.440	239.27
009-0684-044-00	Zone 2	425 28TH ST #104A	Residential	10.09	956	0.404	0.239	3.337	2.140	209.85
009-0684-045-00	Zone 2	426 27TH ST #104B	Residential	10.09	1,293	0.404	0.323	3.337	2.430	239.29
009-0684-046-00	Zone 2	426 27TH ST #105B	Residential	10.09	1,270	0.404	0.318	3.337	2.410	236.33
009-0684-047-00	Zone 2	425 28TH ST #201A	Residential	10.09	1,210	0.404	0.303	3.337	2.360	231.43
009-0684-048-00	Zone 2	425 28TH ST #201B	Residential	10.09	1,275	0.404	0.319	3.337	2.410	236.33
009-0684-049-00	Zone 2	425 28TH ST #202A	Residential	10.09	912	0.404	0.228	3.337	2.110	206.91
009-0684-050-00	Zone 2	425 28TH ST #202B	Residential	10.09	1,265	0.404	0.316	3.337	2.400	235.35
009-0684-051-00	Zone 2	425 28TH ST #203A	Residential	10.09	1,375	0.404	0.344	3.337	2.490	244.18
009-0684-052-00	Zone 2	426 27TH ST #203B	Residential	10.09	1,248	0.404	0.312	3.337	2.390	234.37
009-0684-053-00	Zone 2	425 28TH ST #204A	Residential	10.09	1,050	0.404	0.263	3.337	2.220	217.70
009-0684-054-00	Zone 2	425 28TH ST #204B	Residential	10.09	1,322	0.404	0.331	3.337	2.450	240.25
009-0684-055-00	Zone 2	425 28TH ST #205A	Residential	10.09	968	0.404	0.242	3.337	2.150	210.84
009-0684-056-00	Zone 2	425 28TH ST #205B	Residential	10.09	1,240	0.404	0.310	3.337	2.380	233.39
009-0684-057-00	Zone 2	425 28TH ST #206A	Residential	10.09	1,060	0.404	0.265	3.337	2.230	218.68
009-0684-058-00	Zone 2	425 28TH ST	Common Area	-	-	-	-	-	-	-
009-0688-014-03	Zone 1	2800 TELEGRAPH AVE	Non-Residential	245.02	2,524	9.801	0.631	4.906	51.180	5,018.86
009-0688-015-00	Zone 1	2850 TELEGRAPH AVE	Non-Residential	121.47	9,346	4.859	2.337	4.906	35.300	3,461.62
009-0688-016-00	Zone 1	2864 TELEGRAPH AVE	Non-Profit/Public Property	45.00	3,964	1.800	0.991	0.982	2.740	268.69
009-0688-017-00	Zone 1	2870 TELEGRAPH AVE	Non-Residential	50.00	3,751	2.000	0.938	4.906	14.410	1,413.09
009-0688-018-00	Zone 1	2878 TELEGRAPH AVE	Non-Residential	183.62	9,484	7.345	2.371	4.906	47.670	4,674.66
009-0689-001-00	Zone 1	2719 TELEGRAPH AVE	Non-Residential	160.29	6,150	6.412	1.538	4.906	39.000	3,824.45
009-0689-002-03	Zone 1	2701 TELEGRAPH AVE	Non-Residential	134.78	2,605	5.391	0.651	4.906	29.640	2,906.59
009-0690-001-00	Zone 1	2781 TELEGRAPH AVE	Non-Residential	160.49	4,095	6.420	1.024	4.906	36.520	3,581.26
009-0690-002-00	Zone 1	2775 TELEGRAPH AVE	Non-Residential	46.03	4,050	1.841	1.013	4.906	14.000	1,372.88
009-0690-005-01	Zone 1	2757 TELEGRAPH AVE	Non-Residential	301.50	10,112	12.060	2.528	4.906	71.570	7,018.36
009-0697-003-00	Zone 1	2821 TELEGRAPH AVE	Non-Residential	43.19	7,436	1.727	1.859	4.906	17.600	1,725.91
009-0697-004-00	Zone 1	2811 TELEGRAPH AVE	Non-Residential	214.07	4,950	8.583	1.238	4.906	48.980	4,714.87
009-0697-044-01	Zone 1	525 29TH ST	Non-Profit/Public Property	266.48	12,257	10.659	3.064	0.982	13.480	1,321.89
009-0697-049-00	Zone 1	2831 TELEGRAPH AVE	Non-Residential	73.52	7,414	2.941	1.854	4.906	23.520	2,306.44
009-0698-032-00	Zone 1	2935 TELEGRAPH AVE	Residential	755.21	280,000	30.208	70.000	3.993	400.130	39,237.92
009-0699-012-01	Zone 1	2914 TELEGRAPH AVE	Non-Residential	198.66	10,857	7.866	2.714	4.906	51.910	5,090.45
009-0699-013-00	Zone 1	2920 TELEGRAPH AVE	Undeveloped	45.00	-	1.800	-	0.674	1.210	118.66
009-0699-014-00	Zone 1	2928 TELEGRAPH AVE	Non-Residential	45.00	2,784	1.800	0.696	4.906	12.250	1,201.27
009-0699-015-00	Zone 1	2934 TELEGRAPH AVE	Non-Residential	30.00	5,220	1.200	1.305	4.906	12.290	1,205.19
009-0699-016-00	Zone 1	2940 TELEGRAPH AVE	Residential	30.00	2,784	1.200	0.696	3.993	7.570	742.34
009-0699-017-00	Zone 1	2948 TELEGRAPH AVE	Residential	28.50	2,846	1.140	0.712	3.993	7.390	724.69
009-0699-018-00	Zone 1	2950 TELEGRAPH AVE	Non-Residential	28.37	2,984	1.135	0.746	4.906	9.230	905.12
009-0699-019-00	Zone 1	2958 TELEGRAPH AVE	Non-Residential	38.50	3,386	1.540	0.847	4.906	11.710	1,148.32
009-0699-039-00	Zone 1	491 30TH ST #101	Non-Residential	32.05	1,729	1.282	0.432	4.906	8.410	824.71
009-0699-040-00	Zone 1	491 30TH ST #102	Non-Residential	32.05	1,729	1.282	0.432	4.906	8.410	824.71
009-0699-041-00	Zone 1	491 30TH ST #103	Non-Residential	32.05	1,729	1.282	0.432	4.906	8.410	824.71
009-0699-042-00	Zone 1	491 30TH ST #201	Non-Residential	32.05	1,729	1.282	0.432	4.906	8.410	824.71
009-0699-043-00	Zone 1	491 30TH ST #202	Non-Residential	32.05	1,729	1.282	0.432	4.906	8.410	824.71
009-0699-044-00	Zone 1	491 30TH ST	Common Area	-	-	-	-	-	-	-
009-0708-001-02	Zone 1	515 31ST ST	Non-Profit/Public Property	276.61	13,177	11.064	3.294	0.982	14.100	1,382.69
009-0708-002-00	Zone 1	3031 TELEGRAPH AVE	Non-Residential	45.00	7,197	1.800	1.792	4.906	17.620	1,727.87
009-0708-003-00	Zone 1	3027 TELEGRAPH AVE	Residential	40.00	11,646	1.600	2.912	3.993	18.010	1,766.11
009-0708-004-00	Zone 1	3007 TELEGRAPH AVE	Non-Residential	257.90	10,843	10.716	2.711	4.906	65.670	6,459.40
009-0715-001-00	Zone 1	3147 TELEGRAPH AVE	Non-Residential	139.48	5,794	5.579	1.449	4.906	34.480	3,381.21
009-0715-002-00	Zone 1	3145 TELEGRAPH AVE								

**KOREATOWN/NORTHGATE COMMUNITY BENEFIT DISTRICT 2017  
FY 2017/18 ASSESMENT ROLL**

APH	Area	Site	Classification	Front Footage	Building Area	(B) Linear Factor	(C) Building Factor	(D) Total Benefit Points	(A) Total Special Benefit Points	Assessment
009-0726-004-00	Zone 1	3315 TELEGRAPH AVE	Residential	224.70	22,102	8.988	5.526	3.993	57.950	5,682.75
009-0736-017-01	Zone 1	3407 ELM ST	Non-Residential	404.82	13,377	16.193	3.344	4.906	95.650	9,399.33
009-0737-051-00	Zone 1	3425 TELEGRAPH AVE	Residential	48.43	5,498	1.937	1.375	3.993	13.220	1,296.39
009-0737-052-00	Zone 1	3401 TELEGRAPH AVE	Non-Residential	318.90	21,606	12.756	5.402	4.906	89.080	8,735.45
009-0746-002-01	Zone 1	494 HAWTHORNE AVE	Non-Residential	198.86	4,050	7.694	1.013	4.906	44.190	4,333.40
009-0746-004-00	Zone 1	3300 TELEGRAPH AVE	Non-Residential	59.97	2,016	2.399	0.504	4.906	14.240	1,396.42
009-0746-006-01	Zone 1	3330 TELEGRAPH AVE	Non-Residential	276.16	9,716	11.047	2.429	4.906	66.110	6,462.94
009-0746-025-00	Zone 1	3200 TELEGRAPH AVE	Non-Residential	417.03	14,836	16.681	3.709	4.906	100.040	9,810.22
009-0746-026-00	Zone 1	3100 TELEGRAPH AVE	Non-Residential	271.33	54,829	10.653	13.707	4.906	120.490	11,815.60
009-0746-027-00	Zone 1	450 30TH ST	Non-Residential	383.78	3,337	15.351	0.834	4.906	79.410	7,767.18
009-0746-044-00	Zone 1	3240 TELEGRAPH AVE	Non-Residential	9.00	3,623	0.360	0.906	4.906	6.210	608.97
009-0746-045-00	Zone 1	3240 TELEGRAPH AVE	Residential	9.00	2,801	0.360	0.700	3.993	4.230	414.81
009-0746-046-00	Zone 1	3240 TELEGRAPH AVE	Residential	9.00	621	0.360	0.155	3.993	2.060	202.01
009-0746-047-00	Zone 1	3242 TELEGRAPH AVE	Non-Residential	9.00	882	0.360	0.221	4.906	2.850	279.48
009-0746-048-00	Zone 1	3244 TELEGRAPH AVE	Non-Residential	9.00	817	0.360	0.204	4.906	2.770	271.63
009-0746-049-00	Zone 1	3248 TELEGRAPH AVE	Non-Residential	9.00	1,256	0.360	0.314	4.906	3.310	324.59
009-0746-050-00	Zone 1	3240 TELEGRAPH AVE	Common Area	-	-	-	-	-	-	-
<b>TOTALS</b>				<b>30,811</b>	<b>2,841,831</b>	<b>1,220,448</b>	<b>710.483</b>	<b>1,841.187</b>	<b>6,408.180</b>	<b>\$628,208.76</b>

## 9. REFERENCES

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**Exhibit B**

(to the Resolution of Intention to Form the Koreatown/Northgate CBD 2017)

**CITY OF OAKLAND  
KOREATOWN/NORTHGATE COMMUNITY BENEFIT DISTRICT 2017  
PROPERTY OWNER BALLOT**

This ballot is for the property owners of the parcel(s) identified below by Assessment Parcel Numbers (APN), which parcel(s) is/are located within the proposed Koreatown/Northgate Community Benefit District 2017 (hereinafter "Koreatown/Northgate CBD 2017") in the City of Oakland. Please advise the City of Oakland as soon as possible at (510) 238-6176, if the information set forth below is incorrect.

This ballot may be used to express either support for, or opposition to, the proposed Koreatown/Northgate CBD 2017 assessment. In order to be counted, this ballot must be completed, signed, and dated below by an owner of the identified parcel(s) or by an authorized representative of the owner. The ballot must be returned to the City Clerk of Oakland either by mail or in person to: Office of the City Clerk, Oakland City Hall, One Frank H. Ogawa Plaza, First Floor, Oakland, CA, 94612, Attn: Koreatown/Northgate CBD 2017. If a majority (as weighted by assessment amount) of ballots received oppose the Koreatown/Northgate CBD 2017 assessment, the Koreatown/Northgate CBD 2017 will not be established and the Koreatown/Northgate CBD 2017 assessment will not be levied.

Mail Delivery: If by mail, fold and insert the ballot in the enclosed pre-addressed envelope, seal the envelope, add postage, and deposit in the U.S. mail.

Personal Delivery: If in person, fold and insert the ballot in the enclosed pre-addressed envelope, seal the envelope provided, and deliver to the City Clerk's office (address shown above) or deliver to the City Clerk at the public hearing on the Koreatown/Northgate CBD 2017.

The assessment shall not be imposed if the ballots submitted in opposition to the assessment exceed the ballots submitted in favor of the assessment, with the ballots weighted according to the proportional financial obligation of the affected property.

**IN ORDER TO BE COUNTED, THIS BALLOT MUST BE RECEIVED BY THE CITY CLERK PRIOR TO THE CLOSE OF THE PUBLIC INPUT PORTION OF THE PUBLIC HEARING ON THE KOREATOWN/NORTHGATE COMMUNITY BENEFIT DISTRICT 2017, WHICH IS SCHEDULED FOR JULY 18, 2017, AT 6:30 PM IN THE CITY COUNCIL CHAMBERS, OAKLAND CITY HALL, 1 FRANK OGAWA PLAZA, OAKLAND, CALIFORNIA 94612. To cast this ballot, check the appropriate box below (either yes or no), sign the ballot at the bottom, and return either this entire page or the portion below this line.**

**BALLOT**

*Please mark in the box below to cast your vote:*

**YES**, I am in favor of the formation of the district and the proposed assessments on the parcel(s) identified on this ballot.

**NO**, I oppose the formation of the district and the proposed assessment on the parcel(s) identified on this ballot.

**Owner** **APN** **Assessment**

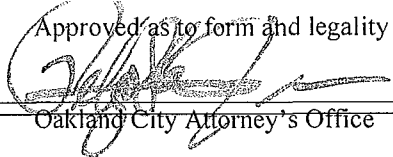
Total Koreatown/Northgate Community Benefit District 2017 Assessment Amount (Votes Eligible)

\$ \_\_\_\_\_

\_\_\_\_\_  
NAME (PRINTED)

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE



FILED

OFFICE OF THE CITY CLERK  
OAKLAND

2017 APR 27 PM 12:49

OAKLAND CITY COUNCIL

RESOLUTION NO. \_\_\_\_\_ C.M.S.

**RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR (1) TO SIGN THE BALLOT IN FAVOR OF THE FORMATION OF THE KOREATOWN/NORTHGATE COMMUNITY BENEFIT DISTRICT 2017 ("KCBD 2017") AND (2) TO PAY A CUMULATIVE FISCAL YEAR 2017-2018 FAIR SHARE ASSESSMENT IN AN APPROXIMATE AMOUNT OF \$4,897.26 FOR TWO (2) CITY-OWNED PROPERTIES ON WHICH ASSESSMENTS ARE TO BE LEVIED (2100 TELEGRAPH AVENUE - APN 008-0648-016-03 AND 404 26<sup>TH</sup> - STREET APN 009-0684-005-01) IF THE KCBD 2017 IS ESTABLISHED**

WHEREAS, the City Council approved an Oakland Business Improvement Management District Ordinance (Ord. 12190, 1999) delineating procedures and policies for the formation of a property assessment district within the City of Oakland; and

WHEREAS, the City Council approved a Neighborhood Business Improvement District Program pursuant to Oakland City Council Resolution No. 75323, dated November 9, 1999, to provide technical and financial assistance to stakeholder groups of business owners in the City to assist in the formation of such districts; and

WHEREAS, the City has adopted a policy encouraging the formation of Business Improvement Districts; and

WHEREAS, pursuant to the requirements of the Oakland Business Management District Ordinance stakeholders in the Koreatown/Northgate district (generally Telegraph Avenue from 20<sup>th</sup> Street to 35<sup>th</sup> Street) have circulated a Petition to form the Koreatown/Northgate Community Benefit District 2017 (hereinafter "District") to undertake the Management District Plan for the Koreatown/Northgate Community Benefit District 2017 (hereinafter "Plan"); and

WHEREAS, if the Petition in support of formation of the District is signed by more than 30 percent of the weighted value of the assessments that would be imposed on properties within the proposed District, then the City may adopt a Resolution of Intention and cause ballots to be distributed to all property owners within the boundaries of the proposed District; through such ballots, votes in favor of or against the formation of the proposed District may be cast by the affected property owners, and such ballots will be tabulated at a public hearing, and

WHEREAS, concurrently with this proposed resolution, the Council is considering the passage of a Resolution of Intention to form the District; and

**WHEREAS**, the proposed District includes two (2) City-owned properties on which assessments are to be levied (2100 Telegraph Avenue - APN 008-0648-016-03 and 404 26<sup>th</sup> - Street APN 009-0684-005-01) which gives the City the right to sign the ballots in support of District formation (the "Ballots"); and

**WHEREAS**, this resolution will authorize the City Administrator to sign the Ballots on behalf of the City of Oakland; and

**WHEREAS**, if the District is established, the assessments will take place on a yearly basis for the ten-year life of the District; and

**WHEREAS**, if the District is established, the cumulative maximum total assessment amount over the ten-year life of the district for the two (2) City-owned properties (2100 Telegraph Avenue - APN 008-0648-016-03 and 404 26<sup>th</sup> - Street APN 009-0684-005-01) is approximately \$61,597.21; and

**WHEREAS**, funds to pay the FY 2017-2018 assessment have been budgeted to the General Purpose Fund (1010)/Citywide Activities Organization (90591)/Taxes and Assessments Account (53511)/ Business Improvement District Project (1000147)/IP50; and.

**WHEREAS**, these assessments are to be made in accordance with the provisions of Proposition 218 and the Oakland Business Improvement Management District policy referenced above; now therefore be it

**RESOLVED**, that the City Council hereby authorizes the City Administrator (1) to execute the ballots in favor of the formation of the Koreatown/Northgate Community Benefit District 2017 and (2) to pay the FY 2017-2018 assessment for the two (2) City-owned properties on which assessments are to be levied (2100 Telegraph Avenue - APN 008-0648-016-03 and 404 26<sup>th</sup> - Street APN 009-0684-005-01) in a cumulative amount of approximately \$4,897.26.

IN COUNCIL, OAKLAND, CALIFORNIA, \_\_\_\_\_, 2017.

**PASSED BY THE FOLLOWING VOTE:**

AYES- BROOKS, GALLO, GIBSON MCELHANEY, KALB, KAPLAN, REID, SCHAAF and PRESIDENT KERNIGHAN

NOES-

ABSENT-

ABSTENTION-

ATTEST:

\_\_\_\_\_  
LATONDA SIMMONS  
City Clerk and Clerk of the Council  
of the City of Oakland, California

2017 APR 27 PM 12:49

**OAKLAND REDEVELOPMENT  
SUCCESSOR AGENCY**

RESOLUTION No. - \_\_\_\_\_

**RESOLUTION AUTHORIZING THE AGENCY ADMINISTRATOR (1) TO SIGN THE BALLOT IN FAVOR OF THE FORMATION OF THE KOREATOWN/NORTHGATE COMMUNITY BENEFIT DISTRICT 2017 ("KCBD 2017"); AND (2) TO PAY A CUMULATIVE FISCAL YEAR 2017-2018 FAIR SHARE ASSESSMENT IN AN APPROXIMATE AMOUNT OF \$772.74 FOR ONE OAKLAND REDEVELOPMENT SUCCESSOR AGENCY-OWNED PROPERTY (2016 TELEGRAPH AVENUE APN 008-0649-010-00) IF THE KCBD 2017 IS ESTABLISHED**

**WHEREAS**, the Oakland City Council approved an Oakland Business Improvement Management District Ordinance (Ord. 12190, 1999) delineating procedures and policies for the formation of a property assessment district within the City of Oakland; and

**WHEREAS**, the Oakland City Council approved a Neighborhood Business Improvement District Program pursuant to Oakland City Council Resolution No. 75323, dated November 9, 1999, to provide technical and financial assistance to stakeholder groups of business owners in the City to assist in the formation of such districts; and

**WHEREAS**, the City of Oakland has adopted a policy encouraging the formation of Business Improvement Districts; and

**WHEREAS**, pursuant to the requirements of the Oakland Business Management District Ordinance stakeholders in the Koreatown/Northgate district have circulated a Petition to form the Koreatown/Northgate Community Benefit District 2017 (hereinafter "District") to undertake the Management District Plan for the Koreatown/Northgate Community Benefit District 2017 (hereinafter "Plan"); and

**WHEREAS**, if the Petition in support of formation of the District is signed by more than 30 percent of the weighted value of the assessments that would be imposed on properties within the proposed District, then the Oakland City Council may adopt a Resolution of Intention and cause ballots to be distributed to all property owners within the boundaries of the proposed District; through such ballots, votes in favor of or against the formation of the proposed District may be cast by the affected property owners, and such ballots will be tabulated at a public hearing, and

**WHEREAS**, concurrently with this proposed resolution, the Oakland City Council is considering the passage of a Resolution of Intention to form the District; and

**WHEREAS**, the proposed District includes one (1) Successor Agency-owned property on which assessments are to be levied (2016 Telegraph Avenue APN 008-0649-010-00) which gives the Successor Agency the right to sign the ballot in support of District formation (the "Ballot"); and

**WHEREAS**, this resolution will authorize the Agency Administrator to sign the Ballot on behalf of the Successor Agency; and

**WHEREAS**, if the District is established, the assessments will take place on a yearly basis for the ten-year life of the District; and

**WHEREAS**, if the District is established, the cumulative maximum total assessment amount over the ten-year life of the district for the one (1) Successor Agency-owned property (2016 Telegraph Avenue - APN 008-0649-010-00) is approximately \$772.74; and

**WHEREAS**, funds to pay the FY 2017-2018 assessment have been budgeted to the Central District Projects Fund (5610)/Central District Redevelopment organization (85245)/Taxes and Assessments (53511)/Telegraph Plaza Project (1000169)/SC13; and

**WHEREAS**, these assessments are to be made in accordance with the provisions of Proposition 218 and the Oakland Business Improvement Management District policy referenced above; now therefore be it

**RESOLVED**, that the Oakland Redevelopment Successor Agency hereby authorizes the Agency Administrator (1) to execute the ballot in favor of the formation of the Koreatown/Northgate Community Benefit District 2017 and (2) to pay the FY 2017-2018 assessment for the one (1) Successor Agency-owned property on which assessments are to be levied (2016 Telegraph Avenue APN 008-0649-010-00) in a cumulative amount of approximately \$772.74.

IN SUCCESSOR AGENCY, OAKLAND, CALIFORNIA, \_\_\_\_\_, 2017.

**PASSED BY THE FOLLOWING VOTE:**

AYES- BROOKS, CAMPBELL WASHINGTON, GALLO, GIBSON MCELHANEY,  
GUILLEN, KALB, KAPLAN and PRESIDENT REID

NOES-

ABSTENTIONS-

ATTEST: \_\_\_\_\_

LATONDA SIMMONS  
Secretary of the Oakland  
Redevelopment Successor Agency