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OFFICE OF THE CITY CLERK  
OAKLAND

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APPROVED AS TO FORM AND LEGALITY

  
CITY ATTORNEY'S OFFICE

AS AMENDED AT THE JULY 26, 2021 CITY COUNCIL MEETING

## OAKLAND CITY COUNCIL

RESOLUTION NO. 88781 C.M.S.

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**RESOLUTION MAKING A DETERMINATION REGARDING ANY PROTESTS RECEIVED FOR THE CHINATOWN COMMUNITY BENEFIT BUSINESS IMPROVEMENT DISTRICT 2021 ("CHINATOWN BID 2021"), APPROVING THE CHINATOWN BID 2021 MANAGEMENT PLAN, APPROVING THE ASSESSMENTS FOR CHINATOWN BID 2021, DIRECTING RECORDING OF THE PROPOSED ASSESSMENT DISTRICT BOUNDARY DESCRIPTION, ESTABLISHING THE CHINATOWN COMMUNITY BENEFIT BUSINESS IMPROVEMENT DISTRICT 2021, AND APPOINTING THE ADVISORY BOARD FOR THE CHINATOWN BID 2021**

**WHEREAS**, the City Council of the City of Oakland enacted the City of Oakland Business Improvement District Ordinance (Chapter 4.48, Ordinance 12190, 1999) establishing the procedures for the formation of Business Improvement 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 Downtown district have duly petitioned to form the Chinatown Community Benefit Business Improvement District 2021 ("Chinatown BID 2021") under the BIMD Ordinance and have proposed the Management Plan for the operation of the District ("Chinatown BID Plan as Amended July 20, 2021") (*Exhibit A*); and

**WHEREAS**, the Chinatown BID 2021 Plan as Amended July 20, 2021 contains a detailed engineer's report prepared by a registered professional engineer recognized by the State of California; and

**WHEREAS**, the Chinatown BID 2021 Plan as Amended July 20, 2021 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 Chinatown BID 2021 Plan as Amended July 20, 2021 was prepared in accord with the provisions of the BIMD Ordinance overseeing the formation of the Chinatown BID 2021 as referenced above, and has been filed with the City Clerk for proceedings in formation of this District; and

**WHEREAS**, the Chinatown BID 2021 Plan as Amended July 20, 2021, incorporated by this reference, provides for cleaning, security, marketing and promotional activities, and improvements of particular benefit to the properties located within the Chinatown BID 2021 (as more specifically identified in the Chinatown BID 2021 Plan as Amended July 20, 2021 attached hereto); and

**WHEREAS**, the Chinatown BID 2021 includes the following sixteen (16) City-owned properties upon which approximately \$104,781.38 of fiscal year 2021-2022 assessments are to be levied: 163 9th Street APN 001-0177-001-00; 822 Alice Street APN 001-0179-001-01; Alice Street APN 001-0179-001-02; 640 Harrison Street APN 001-0183-001-00; Franklin Street APN 002-0060-004-00; Franklin Street APN 002-0060-005-00; Franklin Street APN 002-0060-006-00; 250 10th Street APN 002-0071-001-00; 125 14th Street APN 002-0089-001-00; Oak Street APN 002-0091-001-00; 52 9th Street APN 002-0093-006-01; 1220 Harrison Street APN 002-0100-002-00; 1220 Harrison Street APN 002-0100-003-00; 1220 Harrison Street APN 002-0100-005-00; 1220 Harrison Street APN 002-0100-011-00; 1000 Oak Street APN 018-0450-004-00; and

**WHEREAS**, the City Council of the City of Oakland adopted on June 1, 2021 a Resolution of Intention to form the Chinatown Community Benefit Business Improvement District 2021 (Resolution No. 88666 C.M.S.) with the title of the Resolution of Intention as follows:

**RESOLUTION:**

- 1) **DECLARING AN INTENTION TO FORM THE CHINATOWN COMMUNITY BENEFIT BUSINESS IMPROVEMENT DISTRICT 2021 ("CHINATOWN BID 2021"); AND**
- 2) **GRANTING PRELIMINARY APPROVAL OF THE CHINATOWN BID 2021 MANAGEMENT PLAN; AND**
- 3) **DIRECTING FILING OF THE PROPOSED CHINATOWN BID 2021 ASSESSMENT DISTRICT BOUNDARY DESCRIPTION WITH THE CITY CLERK; AND**
- 4) **DIRECTING DISTRIBUTION OF A BALLOT TO ALL AFFECTED PROPERTY OWNERS IN THE PROPOSED CHINATOWN BID 2021 TO DETERMINE WHETHER A MAJORITY PROTEST EXISTS; AND**
- 5) **SCHEDULING A PUBLIC HEARING FOR JULY 20, 2021.**

; and

**WHEREAS**, Notice was given to all interested parties that a Public Hearing would be held at 1:00 p.m. on July 20, 2021, at City Hall, One Frank H. Ogawa Plaza, Oakland California, or via teleconference as required by State or County emergency health orders, in the City

Council Chambers, to hear all public comments, protests, count the returned ballots as to the formation of the Chinatown BID 2021, appoint the Advisory Board for the Chinatown BID 2021, and take final action as to the formation of the Chinatown BID 2021; and

**WHEREAS,** 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 Chinatown BID 2021; and

**WHEREAS,** On or before June 5, 2021, the following documents were mailed to each affected property owner in the proposed Chinatown BID 2021 and to each local Chamber of Commerce and business organization known to be located with the proposed boundaries of Chinatown BID 2021: 1) the Resolution of Intention to form the Chinatown BID 2021; 2) notice of the public hearing to take place at 1:00 p.m. on July 20, 2021 or as soon thereafter as the matter can be heard; 3) a ballot to vote on formation of the Chinatown BID 2021; 4) and instructions on procedures for completion and return of ballots; and

**WHEREAS,** At the July 20, 2021 hearing the testimony of all interested persons for or against the establishment of the Chinatown BID 2021, the boundaries of the Chinatown BID 2021, or the furnishing of the specified types of improvements or activities was heard; now, therefore, be it

**RESOLVED:** That the City Council finds that a majority protest does not exist within the meaning of Oakland Municipal Code section 4.48.070.G because the ballots submitted in favor of the assessment exceed the ballots submitted in opposition to the assessment; and be it

**FURTHER RESOLVED:** That the City Council of the City of Oakland finds that the Management Plan for the Chinatown Community Benefit Business Improvement District 2021 as Amended July 20, 2021 has been prepared in compliance with Chapter 4.48 of the Oakland Municipal Code, the laws of the State of California and the California Constitution with regard to the formation of Business Improvement Districts; and be it

**FURTHER RESOLVED:** That the Plan for the Chinatown BID 2021, is approved and the assessments for the first year shall be as provided for in the Chinatown BID 2021 Plan as Amended July 20, 2021 (*Exhibit A*) and in the assessment roll contained in Section VII of *Exhibit A as Amended July 20, 2021* to the Chinatown BID 2021 Plan as Amended July 20, 2021 (*Exhibit A*) and are incorporated herein by this reference; and be it

**FURTHER RESOLVED:** That the Chinatown Business Improvement District 2021 is hereby established pursuant to Chapter 4.48 of the Oakland Municipal Code with the boundaries as specified in the Chinatown BID 2021 Plan as Amended July 20, 2021 on file in the office of the City Clerk, a copy of which is attached hereto as *Exhibit A*; and be it

**FURTHER RESOLVED:** That the name of the Business Improvement District shall be the Chinatown Community Benefit Business Improvement District 2021; and be it

**FURTHER RESOLVED:** That 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 properties within the Chinatown BID 2021 and the time period for which the proposed improvements are to be made are those specified in Sections IV and V of the Chinatown BID

2021 Plan as Amended July 20, 2021 on file in the office of the City Clerk and attached hereto (*Exhibit A*); and be it

**FURTHER RESOLVED:** That the improvements and activities to be provided in the Chinatown BID 2021 will be funded by the levy of annual assessments to pay for all improvements and activities within the area; and be it

**FURTHER RESOLVED:** That the revenue from the levy of assessments within the Chinatown BID 2021 shall not be used to provide improvements or activities outside the district or for any purpose other than the purposes specified in the Chinatown BID 2021 Plan as Amended July 20, 2021, including modifications, if any, by the City Council at the hearing concerning the establishment of the district as specified in this Resolution; and be it

**FURTHER RESOLVED:** That the boundaries of the Chinatown BID 2021 and of each separate benefit zone within the district are delineated in Section IV of the Chinatown BID 2021 Plan as Amended July 20, 2021, including a map outlining each affected lot, which is on file in the office of the City Clerk and a copy of which is attached hereto (*Exhibit A*); and be it

**FURTHER RESOLVED:** That the proposed method and basis of levying the assessments to be levied against each property in the Chinatown BID 2021 is based on lot square footage, building square footage, linear frontage, and land use of each parcel located within the Chinatown BID 2021, and the assessments proposed for each property are contained in Section VII of *Exhibit A* as Amended July 20, 2021 to the Chinatown BID 2021 Plan as Amended July 20, 2021; and be it

**FURTHER RESOLVED:** That the assessments for the entire Chinatown BID 2021 equal One Million Three Hundred Nine Thousand Eight Hundred Thirty-Seven dollars (\$1,309,837) for the first year of the Chinatown Community Benefit Business Improvement District 2021 and the amount chargeable to each parcel are as shown in Section VII of *Exhibit A* as Amended July 20, 2021 to the Chinatown BID 2021 Plan as Amended July 20, 2021, on file in the office of the City Clerk and attached hereto as *Exhibit A*; and be it

**FURTHER RESOLVED:** That the Chinatown BID 2021 shall be in existence for a period of ten (10) years during which a maximum five percent (5%) increase per year, beginning in year two, in the amount of the assessment on each property shall be allowable with City Council approval, as provided for in the Chinatown BID 2021 Plan as Amended July 20, 2021; and be it

**FURTHER RESOLVED:** The assessment shall be attached to the property and collected with the annual county property taxes, and in certain cases, as specified in the Chinatown BID 2021 Plan as Amended July 20, 2021, through a special municipal billing; and be it

**FURTHER RESOLVED:** That the City Council finds, determines and declares that the Chinatown BID 2021 and each parcel therein is benefited by the improvements, maintenance, and activities funded by the assessment to be levied, including all expenses incurred incidentally thereto, upon the lots and parcels of real property in proportion to the estimated benefits to be

derived as specified in the Chinatown BID 2021 Plan as Amended July 20, 2021, and the engineer's report as Amended July 20, 2021 included therein; and be it

**FURTHER RESOLVED:** That the City Clerk shall record a notice and map describing the assessment district pursuant to California Streets and Highways Code Division 4.5 (commencing with Section 3100); and be it

**FURTHER RESOLVED:** That properties in the Chinatown BID 2021 shall be subject to any amendments to Chapter 4.48 of the Oakland Municipal Code (Oakland Business Improvement District Ordinance); and be it

**FURTHER RESOLVED:** The City Administrator is hereby authorized to enter into a contract with any nonprofit corporation comprised of the assessee themselves and designated by affected property owners to conduct or contract for the cleaning, security, marketing and promotions, or other activities and improvements for the Chinatown BID 2021 as provided for in Chapter 4.48 of the Oakland Municipal Code (Oakland Business Improvement District Ordinance); and be it

**FURTHER RESOLVED:** That the Board of Directors for the above designated non-profit corporation shall serve as the Advisory Board for the Chinatown BID 2021 until further notice by the Oakland City Council as provided for in Chapter 4.48 of the Oakland Municipal Code (Oakland Business Improvement District Ordinance); and be it

**FURTHER RESOLVED:** That the Advisory Board for the Chinatown BID 2021 shall also have at least one member who is a business licensee within the Chinatown BID 2021 who is not also a property owner within the Chinatown BID 2021, and one member who is a community-serving nonprofit organization within the Chinatown BID 2021.

3084280v3

IN COUNCIL, OAKLAND, CALIFORNIA,

PASSED BY THE FOLLOWING VOTE: **JUL 26 2021**

AYES - FIFE, GALLO, KALB, KAPLAN, REID, TAYLOR, THAO AND  
PRESIDENT FORTUNATO BAS 

NOES - 

ABSENT - 

ABSTENTION - 

ATTEST:



ASHA REED  
City Clerk and Clerk of the Council of the  
City of Oakland, California

AS AMENDED AT THE JULY 26, 2021 CITY COUNCIL MEETING

**OAKLAND CITY COUNCIL**

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**WHEREAS**, the City Council of the City of Oakland enacted the City of Oakland Business Improvement District Ordinance (Chapter 4.48, Ordinance 12190, 1999) establishing the procedures for the formation of Business Improvement 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 Downtown district have duly petitioned to form the Chinatown Community Benefit Business Improvement District 2021 ("Chinatown BID 2021") under the BIMD Ordinance and have proposed the Management Plan for the operation of the District ("Chinatown BID Plan as Amended July 20, 2021") (*Exhibit A*); and

**WHEREAS**, the Chinatown BID 2021 Plan as Amended July 20, 2021 contains a detailed engineer's report prepared by a registered professional engineer recognized by the State of California; and

**WHEREAS**, the Chinatown BID 2021 Plan as Amended July 20, 2021 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

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**WHEREAS**, the Chinatown BID 2021 Plan as Amended July 20, 2021, incorporated by this reference, provides for cleaning, security, marketing and promotional activities, and improvements of particular benefit to the properties located within the Chinatown BID 2021 (as more specifically identified in the Chinatown BID 2021 Plan as Amended July 20, 2021 attached hereto); and

**WHEREAS**, the Chinatown BID 2021 includes the following sixteen (16) City-owned properties upon which approximately \$104,781.38 of fiscal year 2021-2022 assessments are to be levied: 163 9th Street APN 001-0177-001-00; 822 Alice Street APN 001-0179-001-01; Alice Street APN 001-0179-001-02; 640 Harrison Street APN 001-0183-001-00; Franklin Street APN 002-0060-004-00; Franklin Street APN 002-0060-005-00; Franklin Street APN 002-0060-006-00; 250 10th Street APN 002-0071-001-00; 125 14th Street APN 002-0089-001-00; Oak Street APN 002-0091-001-00; 52 9th Street APN 002-0093-006-01; 1220 Harrison Street APN 002-0100-002-00; 1220 Harrison Street APN 002-0100-003-00; 1220 Harrison Street APN 002-0100-005-00; 1220 Harrison Street APN 002-0100-011-00; 1000 Oak Street APN 018-0450-004-00; and

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- 3) **DIRECTING FILING OF THE PROPOSED CHINATOWN BID 2021 ASSESSMENT DISTRICT BOUNDARY DESCRIPTION WITH THE CITY CLERK; AND**
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**WHEREAS**, Notice was given to all interested parties that a Public Hearing would be held at 1:00 p.m. on July 20, 2021, at City Hall, One Frank H. Ogawa Plaza, Oakland California, or via teleconference as required by State or County emergency health orders, in the City

Council Chambers, to hear all public comments, protests, count the returned ballots as to the formation of the Chinatown BID 2021, appoint the Advisory Board for the Chinatown BID 2021, and take final action as to the formation of the Chinatown BID 2021; and

**WHEREAS,** 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 Chinatown BID 2021; and

**WHEREAS,** On or before June 5, 2021, the following documents were mailed to each affected property owner in the proposed Chinatown BID 2021 and to each local Chamber of Commerce and business organization known to be located with the proposed boundaries of Chinatown BID 2021: 1) the Resolution of Intention to form the Chinatown BID 2021; 2) notice of the public hearing to take place at 1:00 p.m. on July 20, 2021 or as soon thereafter as the matter can be heard; 3) a ballot to vote on formation of the Chinatown BID 2021; 4) and instructions on procedures for completion and return of ballots; and

**WHEREAS,** At the July 20, 2021 hearing the testimony of all interested persons for or against the establishment of the Chinatown BID 2021, the boundaries of the Chinatown BID 2021, or the furnishing of the specified types of improvements or activities was heard; now, therefore, be it

**RESOLVED:** That the City Council finds that a majority protest does not exist within the meaning of Oakland Municipal Code section 4.48.070.G because the ballots submitted in favor of the assessment exceed the ballots submitted in opposition to the assessment; and be it

**FURTHER RESOLVED:** That the City Council of the City of Oakland finds that the Management Plan for the Chinatown Community Benefit Business Improvement District 2021 as Amended July 20, 2021 has been prepared in compliance with Chapter 4.48 of the Oakland Municipal Code, the laws of the State of California and the California Constitution with regard to the formation of Business Improvement Districts; and be it

**FURTHER RESOLVED:** That the Plan for the Chinatown BID 2021, is approved and the assessments for the first year shall be as provided for in the Chinatown BID 2021 Plan as Amended July 20, 2021 (*Exhibit A*) and in the assessment roll contained in Section VII of *Exhibit A as Amended July 20, 2021* to the Chinatown BID 2021 Plan as Amended July 20, 2021 (*Exhibit A*) and are incorporated herein by this reference; and be it

**FURTHER RESOLVED:** That the Chinatown Business Improvement District 2021 is hereby established pursuant to Chapter 4.48 of the Oakland Municipal Code with the boundaries as specified in the Chinatown BID 2021 Plan as Amended July 20, 2021 on file in the office of the City Clerk, a copy of which is attached hereto as *Exhibit A*; and be it

**FURTHER RESOLVED:** That the name of the Business Improvement District shall be the Chinatown Community Benefit Business Improvement District 2021; and be it

**FURTHER RESOLVED:** That 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 properties within the Chinatown BID 2021 and the time period for which the proposed improvements are to be made are those specified in Sections IV and V of the Chinatown BID

2021 Plan as Amended July 20, 2021 on file in the office of the City Clerk and attached hereto (*Exhibit A*); and be it

**FURTHER RESOLVED:** That the improvements and activities to be provided in the Chinatown BID 2021 will be funded by the levy of annual assessments to pay for all improvements and activities within the area; and be it

**FURTHER RESOLVED:** That the revenue from the levy of assessments within the Chinatown BID 2021 shall not be used to provide improvements or activities outside the district or for any purpose other than the purposes specified in the Chinatown BID 2021 Plan as Amended July 20, 2021, including modifications, if any, by the City Council at the hearing concerning the establishment of the district as specified in this Resolution; and be it

**FURTHER RESOLVED:** That the boundaries of the Chinatown BID 2021 and of each separate benefit zone within the district are delineated in Section IV of the Chinatown BID 2021 Plan as Amended July 20, 2021, including a map outlining each affected lot, which is on file in the office of the City Clerk and a copy of which is attached hereto (*Exhibit A*); and be it

**FURTHER RESOLVED:** That the proposed method and basis of levying the assessments to be levied against each property in the Chinatown BID 2021 is based on lot square footage, building square footage, linear frontage, and land use of each parcel located within the Chinatown BID 2021, and the assessments proposed for each property are contained in Section VII of *Exhibit A* as Amended July 20, 2021 to the Chinatown BID 2021 Plan as Amended July 20, 2021; and be it

**FURTHER RESOLVED:** That the assessments for the entire Chinatown BID 2021 equal One Million Three Hundred Nine Thousand Eight Hundred Thirty-Seven dollars (\$1,309,837) for the first year of the Chinatown Community Benefit Business Improvement District 2021 and the amount chargeable to each parcel are as shown in Section VII of *Exhibit A* as Amended July 20, 2021 to the Chinatown BID 2021 Plan as Amended July 20, 2021, on file in the office of the City Clerk and attached hereto as *Exhibit A*; and be it

**FURTHER RESOLVED:** That the Chinatown BID 2021 shall be in existence for a period of ten (10) years during which a maximum five percent (5%) increase per year, beginning in year two, in the amount of the assessment on each property shall be allowable with City Council approval, as provided for in the Chinatown BID 2021 Plan as Amended July 20, 2021; and be it

**FURTHER RESOLVED:** The assessment shall be attached to the property and collected with the annual county property taxes, and in certain cases, as specified in the Chinatown BID 2021 Plan as Amended July 20, 2021, through a special municipal billing; and be it

**FURTHER RESOLVED:** That the City Council finds, determines and declares that the Chinatown BID 2021 and each parcel therein is benefited by the improvements, maintenance, and activities funded by the assessment to be levied, including all expenses incurred incidentally thereto, upon the lots and parcels of real property in proportion to the estimated benefits to be

derived as specified in the Chinatown BID 2021 Plan as Amended July 20, 2021, and the engineer's report as Amended July 20, 2021 included therein; and be it

**FURTHER RESOLVED:** That the City Clerk shall record a notice and map describing the assessment district pursuant to California Streets and Highways Code Division 4.5 (commencing with Section 3100); and be it

**FURTHER RESOLVED:** That properties in the Chinatown BID 2021 shall be subject to any amendments to Chapter 4.48 of the Oakland Municipal Code (Oakland Business Improvement District Ordinance); and be it

**FURTHER RESOLVED:** The City Administrator is hereby authorized to enter into a contract with any nonprofit corporation comprised of the assessees themselves and designated by affected property owners to conduct or contract for the cleaning, security, marketing and promotions, or other activities and improvements for the Chinatown BID 2021 as provided for in Chapter 4.48 of the Oakland Municipal Code (Oakland Business Improvement District Ordinance); and be it

**FURTHER RESOLVED:** That the Board of Directors for the above designated non-profit corporation shall serve as the Advisory Board for the Chinatown BID 2021 until further notice by the Oakland City Council as provided for in Chapter 4.48 of the Oakland Municipal Code (Oakland Business Improvement District Ordinance); and be it

**FURTHER RESOLVED:** That the Advisory Board for the Chinatown BID 2021 shall also have at least one member who is a business licensee within the Chinatown BID 2021 who is not also a property owner within the Chinatown BID 2021, and one member who is a community-serving nonprofit organization within the Chinatown BID 2021.

3084280v3

IN COUNCIL, OAKLAND, CALIFORNIA,

PASSED BY THE FOLLOWING VOTE:

AYES - FIFE, GALLO, KALB, KAPLAN, REID, TAYLOR, THAO AND  
PRESIDENT FORTUNATO BAS

NOES -

ABSENT -

ABSTENTION -

ATTEST:

ASHA REED  
City Clerk and Clerk of the Council of the  
City of Oakland, California

# ATTACHMENT 1

## THE OAKLAND CHINATOWN COMMUNITY BENEFIT DISTRICT

# ASSESSMENT ENGINEER'S REPORT

*Being established pursuant to the City of Oakland's  
Business Improvement Management District Ordinance of 1999  
# 12190, Under Municipal Code Chapter 4.48*

*Prepared by  
Edward V. Henning  
California Registered Professional Engineer # 26549  
Edward Henning & Associates*

**July 23, 2021**

**v 4.0**

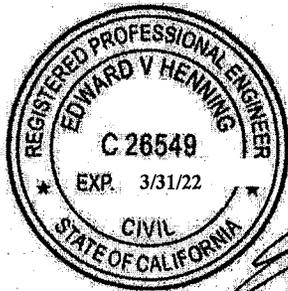
OAKLAND CHINATOWN CBD – ASSESSMENT ENGINEER’S REPORT

**ASSESSMENT ENGINEER’S REPORT**

To Whom It May Concern:

I hereby certify to the best of my professional knowledge and experience that each of the identified benefiting properties located within the proposed Oakland Chinatown Community Benefit District ("OCTCBD") being established for a ten (10) year term will receive a special benefit over and above the benefits conferred on the public at large and that the amount of the proposed assessment is proportional to, and no greater than the benefits conferred on each respective property.

*Prepared by Edward V. Henning, California Registered Professional Engineer # 26549*



A handwritten signature in black ink that reads "Edward V. Henning".

RPE #26549 July 23 2021

Edward V. Henning

Date

***(NOT VALID WITHOUT SIGNATURE AND CERTIFICATION SEAL HERE)***

**Introduction**

This report serves as the “detailed engineer’s report” required by Section 4(b) of Article XIII D of the California Constitution (Proposition 218) to support the benefit property assessments to be levied within the proposed OCTCBD in the City of Oakland, California being established for a ten (10) year term. The discussion and analysis contained within this Report constitutes the required “nexus” of rationale between assessment amounts levied and special benefits derived by real properties within the proposed OCTCBD.

## OAKLAND CHINATOWN CBD – ASSESSMENT ENGINEER’S REPORT

### **Background**

The OCTCBD is a property-based benefit assessment type district being established for a ten (10) year term pursuant to the Business Improvement Management District Ordinance of 1999 # 12190 (the “Ordinance”), Under Municipal Code Chapter 4.48 of the Oakland City Code relating to the establishment of Business Improvement Districts. The Ordinance was modeled after Section 36600 et seq. of the California Streets and Highways Code (as amended), also known as the Property and Business Improvement District Law of 1994 (the “Act”). Due to the benefit assessment nature of assessments levied within a community benefit district (“CBD”), district program costs are to be distributed amongst all identified benefiting properties based on the proportional amount of special program benefit each property is expected to derive from the assessments levied. Within the Ordinance and the Act, frequent references are made to the concept of relative “benefit” received from CBD programs and activities versus amount of assessment paid. Only those properties expected to derive special benefits from CBD funded programs and activities may be assessed and only in an amount proportional to the relative special benefits expected to be received.

### **Supplemental Article XIID Section 4(b) California Constitution Proposition 218 Procedures and Requirements**

Proposition 218, approved by the voters of California in November of 1996, adds a supplemental array of procedures and requirements to be carried out prior to levying a property-based assessment like the OCTCBD. These requirements are in addition to requirements imposed by State and local assessment enabling laws. These requirements were “chaptered” into law as Article XIID Section 4(b) of the California Constitution.

Since Article XIID provisions will affect all subsequent calculations to be made in the final assessment formula for the OCTCBD, these supplemental requirements will be taken into account. The key provisions of Article XIID along with a description of how the OCTCBD complies with each of these provisions are delineated below.

(Note: All section references below pertain to Article XIII D of the California Constitution):

## OAKLAND CHINATOWN CBD – ASSESSMENT ENGINEER’S REPORT

**Finding 1. From Section 4(a): “Identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed”**

### **Boundaries**

The proposed OCTCBD consists of approximately 52 square blocks consisting of 1,116 parcels (1073 assessed) owned by 858 property owners, including parcels owned by the City of Oakland. See the OCTCBD map in Appendix 2 of this Report.

The OCTCBD is generally bounded by:

- *On the south:* bounded by the 880 freeway from Fallon Street on the east to Franklin Street on the west.
- *On the north:* in general, the northern boundary is represented by the parcels on both sides of 13<sup>th</sup> Street from Webster Street on the west up to Lakeside Drive on the east.
- *On the west:* Due to the inclusion of Chinatown properties in the 2018 renewal of the Downtown Community Benefit District, the western boundary include parcels on both sides of Franklin Street from the 880 to 8<sup>th</sup> Street, and then the parcels on the east side of Franklin between 8<sup>th</sup> Street northward to 11<sup>th</sup> Street, and does not include the parcels between 11<sup>th</sup> and 12<sup>th</sup> Street fronting on Franklin but the remainder of the parcels between 11<sup>th</sup> and 13<sup>th</sup> Street jogging northward which will be seen on the maps provided in this Report;
- *On the east:* parcels on the west side of Fallon Street from the 880 freeway to 10<sup>th</sup> Street, and then including both the Oakland Museum and Kaiser Convention Center sites, continuing on the west side of 14<sup>th</sup> Street up to both sides of 14<sup>th</sup> Street and Lakeside Drive.

### **Benefit Zones**

The OCTCBD consists of two benefit zones.

### **OCTCBD Boundary Rationale**

The OCTCBD boundaries are comprised of parcels that showcase an array of high-quality restaurants, retailers, office buildings, market rate and affordable housing units, hotels, transit centers, family association buildings, single family residential units, parks, public buildings, the Oakland Museum, the Kaiser Convention Center.

### **Northern Boundary**

The northern boundary of the District is defined by the parcels beginning at parcel 001-057-007 and running eastward to the intersection of 13<sup>th</sup> and Webster Streets and then proceeding north to include all of the parcels on both sides of 13<sup>th</sup> Street from parcels 001-063-001 and parcel 001-065-15-36 running eastward on both sides of 13<sup>th</sup> Street including the full block parcels between 13<sup>th</sup> and 14<sup>th</sup> Streets, all of the way to the intersection of 13<sup>th</sup> Street and Lakeside Drive, to parcel 001-091-001.

The OCTCBD will only provide services to the individual assessed parcels within the boundaries; services will not be provided to parcels that are not assessed. No OCTCBD programs and services will be provided north of the northern OCTCBD boundary.

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### **Western Boundary**

Due to the inclusion of parcels along the Chinatown side of Broadway into the 2018 Downtown Oakland CBD, the parcel boundary on the west side is a bit fragmented. The western boundary commences at parcel 001-234-005 running mid-block (not including the Orchid Condominium) up to 7<sup>th</sup> Street. The boundary then crosses northward on 7<sup>th</sup> to include parcels 001-234-008, 001-234-004-001. The western boundary continues east to the intersection of Franklin Street and 8<sup>th</sup> Street, then running up Franklin to include all of the parcels on the east side of Franklin up to the intersection of 11<sup>th</sup> and Franklin Streets. The western boundary then excludes all of the parcels on the east and west side of the street, facing on to Franklin Street ending at parcel 001-057-007.

The OCTCBD will only provide services to the individual assessed parcels within the boundaries; services will not be provided to parcels that are not assessed. No OCTCBD programs and services will be provided west of the western OCTCBD boundary.

### **Southern Boundary**

The southern boundary of the OCTCBD includes all of the parcels on the north side of 6<sup>th</sup> Street between parcel 001-234-005 on the west up to parcel 001-167-009 on the east.

The OCTCBD will only provide services to the individual assessed parcels within the boundaries; services will not be provided to parcels that are not assessed. No OCTCBD programs and services will be provided south of the southern OCTCBD boundary.

### **Eastern Boundary**

The eastern boundary of the CBD begins at the parcel at the intersection of Fallon and 6<sup>th</sup> Street, parcel number 001-167-009 and continues northward on the west side of Fallon Street up to the intersection of 10<sup>th</sup> Street and Fallon Street. (Does not include any frontage around Laney College). The eastern boundary then continues eastward to include the east side of the Kaiser Convention Center and stops at their 10<sup>th</sup> Street parcel eastern boundary. The eastern boundary then picks up north of the Oakland Museum at the intersection of Lakeside Drive and 12<sup>th</sup> Street next to the County Administration Center. The eastern boundary then continues northward up 14<sup>th</sup> street and ends at the intersection of 14<sup>th</sup> Street and Lakeside Drive including parcel 001-631-008.

The OCTCBD will only provide services to the individual assessed parcels within the boundaries; services will not be provided to parcels that are not assessed. No OCTCBD programs and services will be provided east of the eastern OCTCBD boundary.

All identified parcels within the above-described boundaries shall be assessed to fund supplemental special benefit programs, services and improvements as outlined in the Plan and in this Assessment Engineer’s Report. All OCTCBD funded services, programs and improvements provided within the above described boundaries shall confer special benefit to identified assessed parcels inside the OCTCBD boundaries and none will be provided outside of the OCTCBD. Each assessed parcel within the OCTCBD will proportionately specially benefit from the OCTCBD funded civil sidewalks, district identity & placemaking, administration and contingency as described in more detail under “Work Plan”, beginning on page 13 of this Report. These services, programs and improvements are intended to improve commerce, employment, rents and commercial/residential occupancy rates of parcels and businesses within the OCTCBD by reducing crime, litter and debris and professionally marketing goods and services available within the OCTCBD, all considered necessary in a competitive properly managed business district. All

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OCTCBD funded services programs and improvements are considered supplemental, above normal base level services provided by the City of Oakland and are only provided for the special benefit of assessed parcels within the boundaries of the OCTCBD.

A list of all parcels included in the proposed OCTCBD is shown as Appendix 1, attached to this Report with their respective Alameda County assessor parcel number. The boundary of the proposed OCTCBD and parcels within it are shown on the map of the OCTCBD attached as Appendix 2 to this Report.

**Finding 2. From Section 4(a): “Separate general benefits (if any) from the special benefits conferred on parcel(s). Only special benefits are assessable. “**

**QUANTITATIVE BENEFIT ANALYSIS**

As stipulated in Article XIID Section 4(b) of the California Constitution, assessment district programs and activities confer a combination of general and special benefits, but the only program benefits that can be assessed are those that provide special benefit to the assessed properties. For the purposes of this analysis, a “general benefit” is hereby defined as: “A benefit to properties in the area and in the surrounding community or benefit to the public in general resulting from the improvement, activity, or service to be provided by the assessment levied”. “Special benefit” as defined by the California State Constitution means a distinct benefit over and above general benefits conferred on real property located in the district.

The property uses within the boundaries of the OCTCBD that will receive special benefits from OCTCBD funded programs and services are currently an array of high-quality restaurants, retailers, office buildings, market rate and affordable housing units, hotels, transit centers, family association buildings, single family residential units, parks, public buildings, the Oakland Museum and the Kaiser Convention Center. No parcels within the OCTCBD are zoned solely residential. Services, programs and improvements provided and funded by the OCTCBD are primarily designed to provide special benefits as described below to identified assessed parcels and the array of land uses within the boundaries of the OCTCBD.

The proposed OCTCBD programs, improvements and services and Year 1 – 2022 budget allocation are as follows:

**Year 1 – 2022 OCTCBD Special Benefit Cost Allocations (Assessment Revenue Only)**

BENEFIT ZONE	CIVIL SIDEWALKS	DISTRICT IDENTITY & PLACEMAKING	ADMINISTRATION	CONTINGENCY	TOTAL	%
%	65.9879%	13.9480%	15.0084%	5.0558%	100%	
1	\$632,704.34	\$133,736.02	\$143,903.09	\$48,475.80	\$958,819.50	78.2082%
2	\$176,295.66	\$37,263.98	\$40,096.91	\$13,507.22	\$267,163.52	21.7918%
TOTAL	\$809,000.00	\$171,000.00	\$184,000.00	\$61,983.02	\$1,225,983.02	100.00%

Assessed commercial parcels as well as commercial portions of mixed-use parcels are conferred proportionate special benefits from all OCTCBD funded programs, services and improvements which are intended to attract more customers, users, visitors, employees, tenants and investors. For these parcels,

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OCTCBD programs, services and improvements are designed to increase business volumes, sales transactions, commercial occupancies and rental income. These programs, services and improvements are designed to improve commerce, security and aesthetic appeal for patrons, visitors and employees of these parcels within the OCTCBD by reducing crime, litter and debris and professionally marketing the array of goods and services available within the OCTCBD, all considered necessary in a competitive properly managed business district.

For non-profit owned and occupied parcels and facilities within the OCTCBD, it is the opinion of this Assessment Engineer that each of these parcels specially benefit, but differently than commercial type parcels, from OCTCBD funded programs and services from cleaner and safer facilities for their employees, students, visitors, vendors and other users of these non-profit locations and facilities.

For residential parcels and residential portions of mixed use parcels within the OCTCBD (all located on commercial zoned parcels), it is the opinion of this Assessment Engineer that each of these parcels and uses specially benefit, but differently than commercial type parcels, from OCTCBD funded programs and services from the civil sidewalks, district identity & placemaking, administration and contingency programs designed to improve the cleanliness, security, marketability and livability of these parcels and residential units on them. The proportionate special benefits conferred on all residential parcels and units shall be considered in proportion to those conferred on commercial parcels within the OCTCBD. For these parcels, OCTCBD programs, services and improvements are designed to increase residential rental occupancies and income. These programs, services and improvements are designed to improve security and aesthetic appeal for tenants, visitors and landlords of these parcels within the OCTCBD by reducing crime, litter and debris and professionally marketing the availability of residential rental units within the OCTCBD and the nearby array of goods, services and activities, all considered necessary in a competitive properly managed contemporary mixed-use business district.

These benefits are particular and distinct to each and every identified and assessed parcel within the OCTCBD and are not provided to non-assessed parcels outside of the OCTCBD. These programs, services and improvements will only be provided to each individual assessed parcel within the OCTCBD boundaries and, in turn, confer proportionate "special benefits" to each assessed parcel.

In the case of the OCTCBD, the very nature of the purpose of this CBD is to fund supplemental programs, services and improvements to assessed parcels within the OCTCBD boundaries above and beyond what is being currently funded either via normal tax supported methods or other funding sources. All benefits derived from the assessments to be levied on assessed parcels within the OCTCBD are for services, programs and improvements directly and specially benefiting each individual assessed parcel within the OCTCBD. No OCTCBD funded services, activities or programs will be provided outside of the OCTCBD boundaries.

While every attempt is made to provide OCTCBD services and programs to confer special benefits only to those identified assessed parcels within the OCTCBD, the California State Constitution was amended via Proposition 218 to stipulate that general benefits exist, either by design or unintentional, in all assessment districts and that a portion of the program costs must be considered attributable to general benefits and assigned a value. General benefits cannot be funded by assessment revenues. General benefits might be conferred on parcels within the OCTCBD, or "spillover" onto parcels surrounding the OCTCBD, or to the public at large who might be passing through the OCTCBD with no intention of transacting business within the OCTCBD or interest in the OCTCBD itself.

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Empirical assessment engineering analysis throughout California has found that general benefits within a given business improvement district tend to range from 2-6% of the total costs. There are three methods that have been used by this Engineer for determining general and special benefit values within assessment districts:

- (1) The parcel by parcel allocation method
- (2) The program/activity line item allocation method, and
- (3) The composite district overlay determinant method.

A majority of CBDs in California for which this Assessment Engineer has provided assessment engineering services since the enactment of Proposition 218, (Article XIID Section 4(b) of the California Constitution) have used Method #3, the composite district overlay determinant method which will be used for the OCTCBD. This method of computing the value of general benefit involves a composite of three distinct types of general benefit – general benefit to assessed parcels within the OCTCBD, general benefit to the public at large within the OCTCBD and general benefit to parcels outside the OCTCBD.

### General Benefit – Assessed Parcels within the OCTCBD

OCTCBD funded programs are narrowly designed and carefully implemented to specially benefit the assessed OCTCBD parcels and are only provided for the special benefit to each and every assessed parcel within the OCTCBD. It is the opinion of this Engineer, based on over 30 years of professional assessment engineering experience, that nearly 100% of benefits conferred on assessed parcels within the OCTCBD are distinct and special but in the case of the OCTCBD, it is projected that there are 0.25% general benefits conferred on these assessed parcels. This high ratio of special benefits to general benefits is because the OCTCBD funded programs and services are specially geared to the unique needs of each assessed parcel within the OCTCBD and are directed specially only to these assessed parcels within the OCTCBD. This concept is further reinforced by the proportionality of special benefits conferred on each assessed parcel within the OCTCBD as determined by the special benefit assessment formula as it is applied to the unique and varying property characteristics of each assessed parcel. The computed 0.25% general benefit value on assessed parcels within the OCTCBD equates to \$3,065 or (.25% x \$1,225,983).

### General Benefits – Outside Parcels

While OCTCBD programs and services will not be provided directly to parcels outside the OCTCBD boundaries, it is reasonable to conclude that OCTCBD services may confer an indirect general benefit on parcels adjacent to the OCTCBD boundaries. An inventory of the OCTCBD boundaries finds that the OCTCBD is immediately surrounded by 52 parcels. Of these 52 parcels, 40 are commercial zoned parcels with commercial uses, 8 are residentially zoned parcels with residential uses and 5 are publicly owned parcels with public uses.

The 52 parcels directly outside the OCTCBD boundaries can reasonably be assumed to receive some indirect general benefit as a result of OCTCBD funded programs, services and improvements. Based on over 30 years of assessment engineering experience, it is the opinion of this Engineer that a benefit factor of 1.0 be attributed to the 1,116 parcels within the OCTCBD, a benefit factor of 0.05 be attributed to general benefits conferred on the 40 non-OCTCBD commercial parcels and uses located adjacent to or across the street from assessed parcels within the OCTCBD, a benefit factor of 0.01 be attributed to general benefits conferred on the 8 non-OCTCBD residential parcels and uses located adjacent to or across the street from assessed parcels within the OCTCBD and, a benefit factor of 0.01 be attributed to general

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benefits conferred on the 5 non-OCTCBD publicly owned parcels and uses located adjacent to or across the street from assessed parcels within the OCTCBD. The cumulative dollar value of this general benefit type equates to \$2,340 (\$2,197 + \$55 + \$88) as delineated in the following Table:

Parcel Type	Quantity	Benefit Factor	Benefit Units	Benefit Percent	Benefit Value
Parcels within CTCBD	1116	1.000	1,116.00	99.8095%	\$1,225,983
Commercial parcels outside of CTCBD	40	0.050	2.00	0.1789%	\$2,197
Public parcels outside of CTCBD	5	0.010	0.05	0.0045%	\$55
Residential use parcels outside of CTCBD	8	0.010	0.08	0.0072%	\$88
TOTAL			1,118.13	100.00%	\$1,228,323

General Benefit - Public At Large

While the OCTCBD funded programs are narrowly designed and carefully implemented to specially benefit the assessed OCTCBD parcels and are only provided for the special benefit to each and every assessed parcel within the OCTCBD, these programs also provide general benefits to the public at large within the OCTCBD.

For CBD type activities, assessment Engineering experience in California has found that generally over 95% of people moving about within CBD boundaries are engaged in business related to assessed parcels and businesses contained on them within a CBD, while the public at large “just passing through” is typically 5% or less.

Based on experience curves and the nature of the proposed OCTCBD funded programs and over 30 years of assessment engineering experience, it is the opinion of this Engineer that districtwide general benefit factors for each of the OCTCBD funded special benefit program element costs that most likely provide a general benefit to the public at large are as shown in the Table below. These factors are applied to each program element costs in order to compute the dollar and percent value of districtwide general benefits to the public at large. The total dollar value of this general benefit type, public at large, equates to \$17,955 as delineated in the following Table:

	A	B	C	E
Program Element	Dollar Allocation	General Benefit Percent	General Benefit Factor	General Benefit Value (A x C)
CIVIL SIDEWALKS	\$809,000	2.00%	0.020	\$16,180
DISTRICT IDENTITY & PLACEMAKING	\$171,000	0.50%	0.005	\$855
ADMINISTRATION	\$184,000	0.50%	0.005	\$920
CONTINGENCY	<u>\$61,983</u>	0.50%	0.005	<u>\$310</u>
TOTAL	\$1,225,983			\$17,955

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Composite General Benefit

Based on the general benefit values delineated in the three sections above, the total value of districtwide general benefits conferred on assessed parcels within the OCTCBD, on parcels outside the OCTCBD, and on the public at large, equates to \$23,360 (\$3,065 + \$17,955 + \$2,340) or 1.8698%. For the purposes of this analysis, the districtwide general benefit factor of 1.8698% will be rounded up to 2% or \$25,020. This leaves a value of 98% assigned to special benefit related costs. The districtwide general benefit value of \$25,020 when added to the special benefit value of \$1,225,983 (Year 1 – 2022 assessments) equates to a total Year 1 – 2022 program cost of \$1,251,003. Remaining costs that are attributed to districtwide general benefits, will need to be derived from other non-assessment sources.

The program special benefit related cost allocations of the OCTCBD assessment revenues for Year 1 (2022) are shown in the Table on page 17 of this Report. The projected program special benefit related cost allocations of the OCTCBD assessment revenues for the 10-year OCTCBD term, assuming a 5% maximum annual assessment rate increase, are shown in the Table on page 18 of this Report.

A breakdown of projected special and districtwide general benefits for each year of the 10-year term, assuming a 5% maximum annual assessment rate increase is shown in the following Table:

**10-Year Special + Districtwide General Benefits**

(Assumes 5% max rate increase per year)

YR	ZONE	PROGRAM CATEGORY	SPECIAL BENEFITS	GENERAL BENEFITS	TOTAL BENEFITS	% OF TOTAL
YR 1 - 2022	1	CIVIL SIDEWALKS	\$632,704	\$12,913	\$645,617	65.9879%
		DISTRICT IDENTITY & PLACEMAKING	\$133,736	\$2,729	\$136,465	13.9480%
		ADMINISTRATION	\$143,903	\$2,937	\$146,840	15.0084%
		CONTINGENCY	\$48,476	\$989	\$49,465	5.0558%
		SUBTOTAL	\$958,819	\$19,568	\$978,387	100%
	2	CIVIL SIDEWALKS	\$176,296	\$3,598	\$179,894	65.9879%
		DISTRICT IDENTITY & PLACEMAKING	\$37,264	\$760	\$38,024	13.9480%
		ADMINISTRATION	\$40,097	\$818	\$40,915	15.0084%
		CONTINGENCY	\$13,507	\$276	\$13,783	5.0558%
		SUBTOTAL	\$267,164	\$5,452	\$272,616	100%
	1&2	CIVIL SIDEWALKS	\$809,000	\$16,511	\$825,511	65.9879%
		DISTRICT IDENTITY & PLACEMAKING	\$171,000	\$3,489	\$174,489	13.9480%
		ADMINISTRATION	\$184,000	\$3,755	\$187,755	15.0084%
		CONTINGENCY	\$61,983	\$1,265	\$63,248	5.0558%
		<b>TOTAL YEAR 1 - 2022</b>	<b>\$1,225,983</b>	<b>\$25,020</b>	<b>\$1,251,003</b>	<b>100%</b>
YR 2 - 2023	1	CIVIL SIDEWALKS	\$664,339	\$13,559	\$677,898	65.9879%
		DISTRICT IDENTITY & PLACEMAKING	\$140,423	\$2,865	\$143,288	13.9480%
		ADMINISTRATION	\$151,098	\$3,084	\$154,182	15.0084%
		CONTINGENCY	\$50,900	\$1,038	\$51,938	5.0558%
		SUBTOTAL	\$1,006,760	\$20,546	\$1,027,306	100%

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	2	CIVIL SIDEWALKS	\$185,111	\$3,778	\$188,889	65.9879%
		DISTRICT IDENTITY & PLACEMAKING	\$39,127	\$798	\$39,925	13.9480%
		ADMINISTRATION	\$42,102	\$859	\$42,961	15.0084%
		CONTINGENCY	\$14,182	\$290	\$14,472	5.0558%
		SUBTOTAL	\$280,522	\$5,725	\$286,247	100%
	1&2	CIVIL SIDEWALKS	\$849,450	\$17,337	\$866,787	65.9879%
		DISTRICT IDENTITY & PLACEMAKING	\$179,550	\$3,663	\$183,213	13.9480%
		ADMINISTRATION	\$193,200	\$3,943	\$197,143	15.0084%
		CONTINGENCY	\$65,082	\$1,328	\$66,410	5.0558%
		<b>TOTAL YEAR 2 - 2023</b>	<b>\$1,287,282</b>	<b>\$26,271</b>	<b>\$1,313,553</b>	<b>100%</b>
<b>YR</b>	<b>ZONE</b>	<b>PROGRAM CATEGORY</b>	<b>SPECIAL BENEFITS</b>	<b>GENERAL BENEFITS</b>	<b>TOTAL BENEFITS</b>	<b>% OF TOTAL</b>
YR 3 - 2024	1	CIVIL SIDEWALKS	\$697,556	\$14,237	\$711,793	65.9879%
		DISTRICT IDENTITY & PLACEMAKING	\$147,444	\$3,008	\$150,452	13.9480%
		ADMINISTRATION	\$158,653	\$3,238	\$161,891	15.0084%
		CONTINGENCY	\$53,445	\$1,090	\$54,535	5.0558%
		SUBTOTAL	\$1,057,098	\$21,573	\$1,078,671	100%
	2	CIVIL SIDEWALKS	\$194,367	\$3,967	\$198,334	65.9879%
		DISTRICT IDENTITY & PLACEMAKING	\$41,083	\$838	\$41,921	13.9480%
		ADMINISTRATION	\$44,207	\$902	\$45,109	15.0084%
		CONTINGENCY	\$14,891	\$305	\$15,196	5.0558%
		SUBTOTAL	\$294,548	\$6,012	\$300,560	100%
	1&2	CIVIL SIDEWALKS	\$891,923	\$18,204	\$910,127	65.9879%
		DISTRICT IDENTITY & PLACEMAKING	\$188,527	\$3,846	\$192,373	13.9480%
		ADMINISTRATION	\$202,860	\$4,140	\$207,000	15.0084%
		CONTINGENCY	\$68,336	\$1,395	\$69,731	5.0558%
		<b>TOTAL YEAR 3 - 2024</b>	<b>\$1,351,646</b>	<b>\$27,585</b>	<b>\$1,379,231</b>	<b>100%</b>
<b>YR</b>	<b>ZONE</b>	<b>PROGRAM CATEGORY</b>	<b>SPECIAL BENEFITS</b>	<b>GENERAL BENEFITS</b>	<b>TOTAL BENEFITS</b>	<b>% OF TOTAL</b>
YR 4 - 2025	1	CIVIL SIDEWALKS	\$732,434	\$14,949	\$747,383	65.9879%
		DISTRICT IDENTITY & PLACEMAKING	\$154,816	\$3,158	\$157,974	13.9480%
		ADMINISTRATION	\$166,586	\$3,400	\$169,986	15.0084%
		CONTINGENCY	\$56,117	\$1,145	\$57,262	5.0558%
		SUBTOTAL	\$1,109,953	\$22,652	\$1,132,605	100%
	2	CIVIL SIDEWALKS	\$204,085	\$4,165	\$208,250	65.9879%
		DISTRICT IDENTITY & PLACEMAKING	\$43,137	\$880	\$44,017	13.9480%
		ADMINISTRATION	\$46,417	\$947	\$47,364	15.0084%
		CONTINGENCY	\$15,636	\$320	\$15,956	5.0558%
		SUBTOTAL	\$309,275	\$6,312	\$315,587	100%
	1&2	CIVIL SIDEWALKS	\$936,519	\$19,114	\$955,633	65.9879%
		DISTRICT IDENTITY & PLACEMAKING	\$197,953	\$4,038	\$201,991	13.9480%
		ADMINISTRATION	\$213,003	\$4,347	\$217,350	15.0084%
		CONTINGENCY	\$71,753	\$1,465	\$73,218	5.0558%
		<b>TOTAL YEAR 4 - 2025</b>	<b>\$1,419,228</b>	<b>\$28,964</b>	<b>\$1,448,192</b>	<b>100%</b>

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YR	ZONE	PROGRAM CATEGORY	SPECIAL BENEFITS	GENERAL BENEFITS	TOTAL BENEFITS	% OF TOTAL
YR 5 - 2026	1	CIVIL SIDEWALKS	\$769,056	\$15,696	\$784,752	65.9879%
		DISTRICT IDENTITY & PLACEMAKING	\$162,557	\$3,316	\$165,873	13.9480%
		ADMINISTRATION	\$174,915	\$3,570	\$178,485	15.0084%
		CONTINGENCY	\$58,923	\$1,202	\$60,125	5.0558%
		SUBTOTAL	\$1,165,451	\$23,784	\$1,189,235	100%
	2	CIVIL SIDEWALKS	\$214,289	\$4,373	\$218,662	65.9879%
		DISTRICT IDENTITY & PLACEMAKING	\$45,294	\$924	\$46,218	13.9480%
		ADMINISTRATION	\$48,738	\$994	\$49,732	15.0084%
		CONTINGENCY	\$16,418	\$336	\$16,754	5.0558%
		SUBTOTAL	\$324,739	\$6,627	\$331,366	100%
	1&2	CIVIL SIDEWALKS	\$983,345	\$20,069	\$1,003,414	65.9879%
		DISTRICT IDENTITY & PLACEMAKING	\$207,851	\$4,240	\$212,091	13.9480%
		ADMINISTRATION	\$223,653	\$4,564	\$228,217	15.0084%
		CONTINGENCY	\$75,341	\$1,538	\$76,879	5.0558%
		<b>TOTAL YEAR 5 - 2026</b>	<b>\$1,490,190</b>	<b>\$30,411</b>	<b>\$1,520,601</b>	<b>100%</b>
	YR 6 - 2027	1	CIVIL SIDEWALKS	\$807,509	\$16,481	\$823,990
DISTRICT IDENTITY & PLACEMAKING			\$170,685	\$3,482	\$174,167	13.9480%
ADMINISTRATION			\$183,661	\$3,749	\$187,410	15.0084%
CONTINGENCY			\$61,869	\$1,262	\$63,131	5.0558%
SUBTOTAL			\$1,223,724	\$24,974	\$1,248,698	100%
2		CIVIL SIDEWALKS	\$225,003	\$4,592	\$229,595	65.9879%
		DISTRICT IDENTITY & PLACEMAKING	\$47,559	\$970	\$48,529	13.9480%
		ADMINISTRATION	\$51,175	\$1,044	\$52,219	15.0084%
		CONTINGENCY	\$17,239	\$353	\$17,592	5.0558%
		SUBTOTAL	\$340,976	\$6,959	\$347,935	100%
1&2		CIVIL SIDEWALKS	\$1,032,512	\$21,073	\$1,053,585	65.9879%
		DISTRICT IDENTITY & PLACEMAKING	\$218,244	\$4,452	\$222,696	13.9480%
		ADMINISTRATION	\$234,836	\$4,793	\$239,629	15.0084%
		CONTINGENCY	\$79,108	\$1,615	\$80,723	5.0558%
		<b>TOTAL YEAR 6 - 2027</b>	<b>\$1,564,700</b>	<b>\$31,933</b>	<b>\$1,596,633</b>	<b>100%</b>
YR 7 - 2028		1	CIVIL SIDEWALKS	\$847,884	\$17,305	\$865,189
	DISTRICT IDENTITY & PLACEMAKING		\$179,219	\$3,656	\$182,875	13.9480%
	ADMINISTRATION		\$192,844	\$3,936	\$196,780	15.0084%
	CONTINGENCY		\$64,962	\$1,325	\$66,287	5.0558%
	SUBTOTAL		\$1,284,909	\$26,222	\$1,311,131	100%
	2	CIVIL SIDEWALKS	\$236,253	\$4,822	\$241,075	65.9879%
		DISTRICT IDENTITY & PLACEMAKING	\$49,937	\$1,019	\$50,956	13.9480%
		ADMINISTRATION	\$53,734	\$1,096	\$54,830	15.0084%

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		CONTINGENCY	\$18,101	\$371	\$18,472	5.0558%
		SUBTOTAL	\$358,025	\$7,308	\$365,333	100%
	1&2	CIVIL SIDEWALKS	\$1,084,137	\$22,127	\$1,106,264	65.9879%
		DISTRICT IDENTITY & PLACEMAKING	\$229,156	\$4,675	\$233,831	13.9480%
		ADMINISTRATION	\$246,578	\$5,032	\$251,610	15.0084%
		CONTINGENCY	\$83,063	\$1,696	\$84,759	5.0558%
		<b>TOTAL YEAR 7 - 2028</b>	<b>\$1,642,934</b>	<b>\$33,530</b>	<b>\$1,676,464</b>	<b>100%</b>
<b>YR</b>	<b>ZONE</b>	<b>PROGRAM CATEGORY</b>	<b>SPECIAL BENEFITS</b>	<b>GENERAL BENEFITS</b>	<b>TOTAL BENEFITS</b>	<b>% OF TOTAL</b>
YR 8 - 2029	1	CIVIL SIDEWALKS	\$890,278	\$18,170	\$908,448	65.9879%
		DISTRICT IDENTITY & PLACEMAKING	\$188,180	\$3,839	\$192,019	13.9480%
		ADMINISTRATION	\$202,486	\$4,133	\$206,619	15.0084%
		CONTINGENCY	\$68,210	\$1,391	\$69,601	5.0558%
		SUBTOTAL	\$1,349,154	\$27,533	\$1,376,687	100%
	2	CIVIL SIDEWALKS	\$248,066	\$5,063	\$253,129	65.9879%
		DISTRICT IDENTITY & PLACEMAKING	\$52,434	\$1,070	\$53,504	13.9480%
		ADMINISTRATION	\$56,421	\$1,151	\$57,572	15.0084%
		CONTINGENCY	\$19,006	\$390	\$19,396	5.0558%
		SUBTOTAL	\$375,927	\$7,674	\$383,601	100%
	1&2	CIVIL SIDEWALKS	\$1,138,344	\$23,233	\$1,161,577	65.9879%
		DISTRICT IDENTITY & PLACEMAKING	\$240,614	\$4,909	\$245,523	13.9480%
		ADMINISTRATION	\$258,907	\$5,284	\$264,191	15.0084%
		CONTINGENCY	\$87,216	\$1,781	\$88,997	5.0558%
		<b>TOTAL YEAR 8 - 2029</b>	<b>\$1,725,081</b>	<b>\$35,207</b>	<b>\$1,760,288</b>	<b>100%</b>
<b>YR</b>	<b>ZONE</b>	<b>PROGRAM CATEGORY</b>	<b>SPECIAL BENEFITS</b>	<b>GENERAL BENEFITS</b>	<b>TOTAL BENEFITS</b>	<b>% OF TOTAL</b>
YR 9 - 2030	1	CIVIL SIDEWALKS	\$934,792	\$19,079	\$953,871	65.9879%
		DISTRICT IDENTITY & PLACEMAKING	\$197,589	\$4,031	\$201,620	13.9480%
		ADMINISTRATION	\$212,610	\$4,340	\$216,950	15.0084%
		CONTINGENCY	\$71,621	\$1,461	\$73,082	5.0558%
		SUBTOTAL	\$1,416,612	\$28,911	\$1,445,523	100%
	2	CIVIL SIDEWALKS	\$260,469	\$5,316	\$265,785	65.9879%
		DISTRICT IDENTITY & PLACEMAKING	\$55,056	\$1,124	\$56,180	13.9480%
		ADMINISTRATION	\$59,242	\$1,209	\$60,451	15.0084%
		CONTINGENCY	\$19,956	\$410	\$20,366	5.0558%
		SUBTOTAL	\$394,723	\$8,059	\$402,782	100%
	1&2	CIVIL SIDEWALKS	\$1,195,261	\$24,395	\$1,219,656	65.9879%
		DISTRICT IDENTITY & PLACEMAKING	\$252,645	\$5,155	\$257,800	13.9480%
		ADMINISTRATION	\$271,852	\$5,549	\$277,401	15.0084%
		CONTINGENCY	\$91,577	\$1,871	\$93,448	5.0558%
		<b>TOTAL YEAR 9 - 2030</b>	<b>\$1,811,335</b>	<b>\$36,970</b>	<b>\$1,848,305</b>	<b>100%</b>
<b>YR</b>	<b>ZONE</b>	<b>PROGRAM CATEGORY</b>	<b>SPECIAL BENEFITS</b>	<b>GENERAL BENEFITS</b>	<b>TOTAL BENEFITS</b>	<b>% OF TOTAL</b>
YR 10 - 2031	1	CIVIL SIDEWALKS	\$981,532	\$20,033	\$1,001,565	65.9879%

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		DISTRICT IDENTITY & PLACEMAKING	\$207,468	\$4,233	\$211,701	13.9480%
		ADMINISTRATION	\$223,241	\$4,557	\$227,798	15.0084%
		CONTINGENCY	\$75,202	\$1,534	\$76,736	5.0558%
		SUBTOTAL	\$1,487,443	\$30,357	\$1,517,800	100%
	2	CIVIL SIDEWALKS	\$273,492	\$5,582	\$279,074	65.9879%
		DISTRICT IDENTITY & PLACEMAKING	\$57,809	\$1,180	\$58,989	13.9480%
		ADMINISTRATION	\$62,204	\$1,269	\$63,473	15.0084%
		CONTINGENCY	\$20,954	\$431	\$21,385	5.0558%
		SUBTOTAL	\$414,459	\$8,462	\$422,921	100%
	1&2	CIVIL SIDEWALKS	\$1,255,024	\$25,615	\$1,280,639	65.9879%
		DISTRICT IDENTITY & PLACEMAKING	\$265,277	\$5,413	\$270,690	13.9480%
		ADMINISTRATION	\$285,445	\$5,826	\$291,271	15.0084%
		CONTINGENCY	\$96,156	\$1,965	\$98,121	5.0558%
		<b>TOTAL YEAR 10 - 2031</b>	<b>\$1,901,902</b>	<b>\$38,819</b>	<b>\$1,940,721</b>	<b>100%</b>

### OCTCBD WORK PLAN

#### Overview

The Programs and activities to be funded by the OCTCBD include civil sidewalks, district identity & placemaking, administration and contingency. The property uses within the boundaries of the OCTCBD that will receive special benefits from OCTCBD funded programs, services and improvements are currently an array of high-quality restaurants, retailers, office buildings, market rate and affordable housing units, hotels, transit centers, family association buildings, single family residential units, parks, public buildings, the Oakland Museum and the Kaiser Convention Center. Services, programs and improvements provided and funded by the OCTCBD are primarily designed to provide special benefits as described below to identified assessed parcels within the boundaries of the OCTCBD. The varying programmed service levels in each benefit zone are delineated within each work plan element description.

These special benefits are particular and distinct to each and every identified assessed parcel within the OCTCBD and are not provided to non-assessed parcels outside of the OCTCBD. These programs, services and improvements will only be provided to each individual assessed parcel within the OCTCBD boundaries and, in turn, confer proportionate "special benefits" to each assessed parcel.

The very nature of the purpose of the OCTCBD is to fund supplemental programs, services and improvements to assessed parcels within the OCTCBD boundaries above and beyond the base line services provided by the City of Oakland. The City of Oakland does not provide these supplemental programs and services. All benefits derived from the assessments to be levied on assessed parcels within the OCTCBD are for services, programs and improvements directly benefiting each individual assessed parcel within the OCTCBD. No OCTCBD funded services, activities or programs will be provided outside of the OCTCBD boundaries.

The program special benefit cost allocations of the OCTCBD assessment revenues for Year 1 (2022) are shown in the Table on page 17 of this Report. The projected program special benefit cost allocations of the OCTCBD assessment revenues for the 10-year OCTCBD term, assuming a 5% maximum annual assessment rate increase, are shown in the Table on page 18 of this Report.

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### **WORK PLAN DETAILS**

The services to be provided by the OCTCBD (i.e. civil sidewalks, district identity & placemaking, administration and contingency) are all designed to contribute to the cohesive commercial, residential and cultural arts fabric to ensure economic success and vitality of the OCTCBD. The assessed parcels in the OCTCBD will specially benefit from the OCTCBD programs in the form of increasing commerce and improving economic success and vitality through meeting the OCTCBD Goals: to improve security, cleanliness, beautification, landscaping, livability and to attract and retain businesses and services, generate more pedestrian and visitor traffic and to increase commerce and improve the economic viability of each individual assessed parcel.

Assessed commercial parcels as well as commercial portions of mixed-use parcels are conferred proportionate special benefits from all OCTCBD funded programs, services and improvements which are intended to attract more customers, users, visitors, employees, tenants and investors. For these parcels, OCTCBD programs, services and improvements are designed to increase business volumes, sales transactions, commercial occupancies and rental income. These programs, services and improvements are designed to improve commerce, security and aesthetic appeal for patrons, visitors and employees of these parcels within the OCTCBD by reducing crime, litter and debris and professionally marketing the array of goods and services available within the OCTCBD, all considered necessary in a competitive properly managed business district.

For non-profit owned and occupied parcels and facilities within the OCTCBD, each of these parcels specially benefit, but differently than commercial type parcels, from OCTCBD funded programs and services, especially clean and safe to improve the cleanliness, security, and aesthetic appeal for their employees, students, patrons, visitors, vendors and other users of these non-profit locations and facilities; and special project programs designed to promote cultural activities and partnerships in support of district identity.

For residential parcels and residential portions of mixed-use parcels within the OCTCBD (all located on commercial zoned parcels), each of these parcels and uses specially benefit, but differently than commercial type parcels, from OCTCBD funded programs and services from the civil sidewalks, district identity & placemaking, administration and contingency programs designed to improve the cleanliness, security, marketability and livability of these parcels and residential units on them. The special benefits conferred on all residential parcels and units is proportionate to those conferred on commercial parcels within the OCTCBD. For these parcels, OCTCBD programs, services and improvements are designed to increase residential rental occupancies and rental income. These programs, services and improvements are designed to improve security and aesthetic appeal for tenants, visitors and landlords of these parcels within the OCTCBD by reducing crime, litter and debris and professionally marketing the availability of residential rental units within the OCTCBD and the nearby array of goods, services and activities, all considered necessary in a competitive properly managed contemporary mixed-use business district.

These benefits are particular and distinct to each and every identified and assessed parcel within the OCTCBD and are not provided to non-assessed parcels outside of the OCTCBD. These programs, services and improvements will only be provided to each individual assessed parcel within the OCTCBD boundaries and, in turn, confer proportionate "special benefits" to each assessed parcel.

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The following programs, services and improvements are proposed by the OCTCBD to specially benefit each and every individually assessed parcel within the OCTCBD boundaries. OCTCBD services, programs and improvements will not be provided to parcels outside the OCTCBD boundary. Assessment funds generated in each benefit zone shall only be used to provide services which specially benefit individual assessed parcels within that benefit zone.

**Civil Sidewalks**                      \$809,000                      66%

Examples of this category of special benefit services and costs may include, but are not limited to:

- Funding and implementation of the Chinatown Ambassador Program:
  - Increase neighborhood vibrancy through beautification and relationship building with merchants, workers and residents, including but not limited to:
  - Provide safe passage to and from destinations within Chinatown by providing escorts, directions/wayfinding, and general assistance
  - Address non-criminal complaints and de-escalate when possible (loud noises, illegal dumping, etc.). Otherwise, contact medical and emergency services.
  - Conduct wellness checks of individuals in need, provide linkages and referrals to social services.
  - Provide local workforce development opportunities
  - Foster multiracial and intergenerational relationships to deepen and widen investment, care, and connection to Chinatown
  - Engage, integrate, and manage volunteers who want to be trained in beautification, safety strolling, de-escalation, data collection, and relationship building with local residents and merchants.
- Regular sidewalk and gutter sweeping
- Regular sidewalk steam cleaning
- Beautification of the district
- Enhanced trash emptying (over and above city services)
- Timely graffiti removal, within 72 hours as necessary
- Maintenance of existing/ new public spaces that are not park of the City of Oakland Park responsibilities
- Installation of and maintenance of hanging plants, planting flowers throughout the district
- Personnel to manage the in-house or contracted maintenance and/or security teams.

Civil Sidewalk services will only be provided for identified and assessed parcels and their businesses and residences located within the OCTCBD boundaries.

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### **District Identity & Placemaking**      \$171,000      14%

Examples of this category of special benefit services and costs may include, but are not limited to:

- Web site development and updating
- Social media, hiring of a bilingual public relations firm
- Enhancing the current Chamber holiday and seasonal decorations
- Branding of the OCTCBD properties so a positive image is promoted to the public including the development of a new logo
- Enhancement to the current Chamber Banner programs
- Public art displays
- Public space design and improvements
- Personnel to manage the in-house or contracted public relations, web site maintenance or social media contractors

The District Identity & Placemaking component will be provided only within the OCTCBD boundaries and for the special benefit of identified and assessed parcels within the OCTCBD.

### **Administration**      \$184,000      15%

Administration is key to the proper expenditure of OCTCBD assessment funds, advocacy for economic and public investment, and administration of OCTCBD programs and activities that are intended to provide consistent and effective services for the appeal of assessed properties within the OCTCBD which may in turn, increase business volumes, occupancies and rental income for each parcel and business within the OCTCBD.

Examples of this category of special benefit services and costs may include, but is not limited to:

- Staff and administrative costs, contracted or in-house
- Directors and Officers and General Liability Insurance
- Office related expenses
- Rent
- Financial reporting and accounting
- Legal work

Administration will only be provided for identified and assessed parcels and their businesses and residences located within the OCTCBD boundaries.

### **Contingency**      \$61,983      5%

Examples of this category of special benefit services and costs include, but is not limited to:

- Delinquencies,
- City/County fees,
- Reserves

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Contingency funds will only be expended for identified and assessed parcels and their businesses and residences located within the OCTCBD boundaries.

In summary, all OCTCBD funded services, programs and improvements described above confer special benefits to identified assessed parcels inside the OCTCBD boundaries and none will be provided outside of the OCTCBD. Each assessed parcel within the OCTCBD will proportionately specially benefit from civil sidewalks, district identity & placemaking, administration and contingency. These services, programs and improvements are intended to improve commerce, employment, rents and occupancy rates of assessed parcels within the OCTCBD by deterring crime, reducing litter, installing physical improvements and professionally marketing goods, services and spaces available within the OCTCBD, all necessary in a competitive properly managed contemporary business district. All OCTCBD funded services programs and improvements are considered supplemental, above normal base level services provided by the City of Oakland and are only provided for the special benefit of each and every assessed parcel within the boundaries of the OCTCBD.

**WORK PLAN BUDGET**

Each identified assessed parcel within the OCTCBD will be assessed the full amount of the proportionate special benefit conferred upon it based on the level of OCTCBD funded services provided within each benefit zone. The projected OCTCBD program special benefit (assessments) allocation budget for Year 1 (2022) is shown in the following Table:

**OCTCBD Year 1 (2022) Special Benefit Assessment Budget by Zone**

<b>BENEFIT ZONE</b>	<b>CIVIL SIDEWALKS</b>	<b>DISTRICT IDENTITY &amp; PLACEMAKING</b>	<b>ADMINISTRATION</b>	<b>CONTINGENCY</b>	<b>TOTAL</b>	<b>%</b>
%	65.9879%	13.9480%	15.0084%	5.0558%	100%	
1	\$632,704.34	\$133,736.02	\$143,903.09	\$48,475.80	\$958,819.50	78.2082%
2	\$176,295.66	\$37,263.98	\$40,096.91	\$13,507.22	\$267,163.52	21.7918%
<b>TOTAL</b>	<b>\$809,000.00</b>	<b>\$171,000.00</b>	<b>\$184,000.00</b>	<b>\$61,983.02</b>	<b>\$1,225,983.02</b>	<b>100.00%</b>

In order to carry out the OCTCBD programs outlined in the previous section, a Year 1-2022 assessment budget of \$1,225,983 is projected. Since the OCTCBD is planned for a 10-year term, projected program costs for future years (Years 2-10) are set at the inception of the OCTCBD. While future inflationary and other program cost increases are unknown at this point, a built in maximum increase of 5% per year, commensurate to special benefits conferred on each assessed parcel, is incorporated into the projected program costs and assessment rates for the 10-year OCTCBD term.

Funding carryovers, if any, may be reapportioned the following year for related programs, services and improvements in accordance with The Management District Plan. Detailed annual budgets will be prepared by the Owners’ Association Board and included in the Annual Report for the City Council’s review and approval.

It is recognized that market conditions may cause the cost of providing goods and services to fluctuate from year to year during the 10-year term of the proposed OCTCBD. Accordingly, the Owners’ Association shall have the ability to reallocate any budget line item within the budget categories, based

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on such cost fluctuations subject to the review and approval by the Owners’ Association Board. Such reallocation will be included in the Annual Report for the approval by the City of Oakland City Council pursuant to the Streets and Highways Code Section 36650. Any accrued interest or delinquent payments may be expended in any budget category in accordance with The Management District Plan.

A 10-year projected OCTCBD special benefit budget is shown in the following Table:

**YEAR 1-10 PROJECTED OCTCBD ASSESSMENT BUDGET SUMMARY (Special Benefits)**

(Assumes 5% max rate increase per year)

YEAR	BENEFIT ZONE	CIVIL SIDEWALKS	DISTRICT IDENTITY & PLACEMAKING	ADMINISTRATION	CONTINGENCY	TOTAL
	%	65.9879%	13.9480%	15.0084%	5.0558%	100.00%
1	1	\$632,704	\$133,736	\$143,903	\$48,476	\$958,820
2022	2	\$176,296	\$37,264	\$40,097	\$13,507	\$267,164
	TOTAL	\$809,000	\$171,000	\$184,000	\$61,983	\$1,225,983
2	1	\$664,339	\$140,423	\$151,098	\$50,900	\$1,006,761
2023	2	\$185,111	\$39,127	\$42,102	\$14,182	\$280,522
	TOTAL	\$849,450	\$179,550	\$193,200	\$65,082	\$1,287,283
3	1	\$697,556	\$147,444	\$158,653	\$53,445	\$1,057,099
2024	2	\$194,367	\$41,083	\$44,207	\$14,891	\$294,548
	TOTAL	\$891,923	\$188,527	\$202,860	\$68,336	\$1,351,647
4	1	\$732,434	\$154,816	\$166,586	\$56,117	\$1,109,954
2025	2	\$204,085	\$43,137	\$46,417	\$15,636	\$309,275
	TOTAL	\$936,519	\$197,953	\$213,003	\$71,753	\$1,419,229
5	1	\$769,056	\$162,557	\$174,915	\$58,923	\$1,165,452
2026	2	\$214,289	\$45,294	\$48,738	\$16,418	\$324,739
	TOTAL	\$983,345	\$207,851	\$223,653	\$75,341	\$1,490,191
6	1	\$807,509	\$170,685	\$183,661	\$61,869	\$1,223,725
2027	2	\$225,003	\$47,559	\$51,175	\$17,239	\$340,976
	TOTAL	\$1,032,512	\$218,244	\$234,836	\$79,108	\$1,564,701
7	1	\$847,884	\$179,219	\$192,844	\$64,962	\$1,284,911
2028	2	\$236,253	\$49,937	\$53,734	\$18,101	\$358,025
	TOTAL	\$1,084,137	\$229,156	\$246,578	\$83,063	\$1,642,936
8	1	\$890,278	\$188,180	\$202,486	\$68,210	\$1,349,157
2029	2	\$248,066	\$52,434	\$56,421	\$19,006	\$375,926
	TOTAL	\$1,138,344	\$240,614	\$258,907	\$87,216	\$1,725,083
9	1	\$934,792	\$197,589	\$212,610	\$71,621	\$1,416,615
2030	2	\$260,469	\$55,056	\$59,242	\$19,956	\$394,722
	TOTAL	\$1,195,261	\$252,645	\$271,852	\$91,577	\$1,811,337

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10	1	\$981,532	\$207,468	\$223,241	\$75,202	\$1,487,446
2031	2	\$273,492	\$57,809	\$62,204	\$20,954	\$414,458
	TOTAL	\$1,255,024	\$265,277	\$285,445	\$96,156	\$1,901,904

The OCTCBD assessments may increase for each individual parcel each year during the 10-year effective operating period, but not to exceed 5% per year, commensurate to special benefits received by each assessed parcel, and must be approved by the Owners’ Association Board of Directors, included in the Annual Report and adopted by the City of Oakland City Council. Any accrued interest and delinquent payments will be expended within the budgeted categories. The Owners’ Association Board of the Directors (“Property Owners’ Association of the OCTCBD) shall determine the percentage increase, if any, to the annual assessment, not to exceed 5% per year. The Owners’ Association Executive Director shall communicate the annual increase to the City each year in which the OCTCBD operates at a time determined in the Administration Contract held between the Owners’ Association and the City of Oakland. No bonds are to be issued in conjunction with the proposed OCTCBD.

Pursuant to Section 36671 of the Streets and Highways Code, any funds remaining after the 10th year of operation will be rolled over into the renewal budget or returned to stakeholders in accordance with State Law. OCTCBD assessment funds may be used to pay for costs related to the following OCTCBD renewal term. If the OCTCBD is not renewed or terminated for any reason, unencumbered/unexpended funds will be returned to the property owners in accordance with State Law.

**Finding 3. From Section 4(a): “(Determine) the proportionate special benefit derived by each parcel in relationship to the entirety of the.....cost of public improvement(s) or the maintenance and operation expenses.....or the cost of the property related service being provided.**

Each identified assessed parcel within the OCTCBD will be assessed based on property characteristics unique only to that parcel. Based on the specific needs and corresponding nature of the program activities to be funded by the proposed OCTCBD (i.e. civil sidewalks, district identity & placemaking, administration and contingency), it is the opinion of this Assessment Engineer that the assessment factors on which to base assessment rates relate directly to the proportionate amount of building area, land area and street frontage of each parcel within two benefit zones, except as noted herein.

The calculated assessment rates are applied to the actual measured parameters of each parcel and thereby are proportional to each and every other identified assessed parcel within the OCTCBD as a whole and the Benefit Zone in which it is located. Larger parcels and those with larger buildings and/or street frontages and/or ones located in Zone 1 are projected to impact the demand for services and programs to a greater extent than smaller parcels or smaller buildings and/or street frontages and/or located in Zone 2 and thus, are assigned a greater proportionate degree of assessment program and service costs. The proportionality is further achieved by setting targeted formula component weights for the respective parcel by parcel identified property attributes.

The proportionate special benefit cost for each parcel has been calculated based on proportionate formula components and is listed as an attachment to the Management District Plan and this Report. The individual percentages (i.e. proportionate relationship to the total special benefit related program and activity costs) is computed by dividing the individual parcel assessment by the total special benefit program related costs.

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**Finding 4. From Section 4(a): “No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel.”**

Not only are the proposed program costs reasonable due to the benefit of group purchasing and contracting which would be possible through the proposed OCTCBD, they are also considerably less than other options considered by the OCTCBD Formation Advisory Committee. The actual assessment rates for each parcel within the OCTCBD directly relate to the level of service and, in turn, special benefit to be conferred on each parcel based on the respective building area, land area and street frontage of each parcel within two benefit zones, except as noted herein.

**Finding 5. From Section 4(a): “Parcels.....that are owned or used by any (public) agency shall not be exempt from assessment.....”**

The State Constitution - Article 13D (Proposition 218) states that “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.”

For publicly owned and occupied parcels and facilities within the OCTCBD, it is the opinion of this Assessment Engineer that each of these parcels specially benefit, but differently than commercial type parcels, from OCTCBD funded programs and services from cleaner and safer facilities for their employees, students, visitors, vendors and other users of these non-profit locations and facilities. It is the opinion of this Assessment Engineer that publicly owned and occupied parcels will not specially benefit from District Identity and Placemaking programs and improvements as well as a portion of Administration and Contingency. Thus, publicly owned and occupied parcels will not be assessed for building area, only land area and street frontage. Publicly owned parcels with commercial uses on them will be fully assessed in the same manner as commercial parcels, including building area.

In the opinion of this Assessment Engineer, there is no clear and convincing evidence that publicly owned parcels will not proportionately specially benefit from OCTCBD services, programs and improvements as delineated above; therefore, all publicly owned parcel will be assessed at their respective rates and methodology as delineated in this Report. A list of the 37 publicly owned parcels within the proposed OCTCBD and their respective assessments is shown in the Table below:

**Publicly Owned Parcels**

APN	Legal Owner	Benefit Zone	Site Address	Annual Assessment	Percent
002 -0075-002-01	COUNTY OF ALAMEDA	1	235 12TH ST	\$8,357.45	0.682%
002 -0075-002-02	COUNTY OF ALAMEDA	1	1111 JACKSON ST	\$5,647.20	0.461%
002 -0081-001-00	COUNTY OF ALAMEDA	1	165 13TH ST	\$14,035.55	1.145%
002 -0087-001-00	COUNTY OF ALAMEDA	1	1221 OAK ST	\$14,104.25	1.150%
002 -0087-002-00	COUNTY OF ALAMEDA	1	149 12TH ST	\$1,500.00	0.122%
002 -0087-004-00	COUNTY OF ALAMEDA	1	125 12TH ST	\$4,300.00	0.351%

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002 -0087-008-00	COUNTY OF ALAMEDA	1	130 11TH ST	\$1,012.50	0.083%
002 -0087-009-00	COUNTY OF ALAMEDA	1	140 11TH ST	\$2,500.00	0.204%
002 -0091-002-00	COUNTY OF ALAMEDA	1	1225 FALLON ST	\$13,765.25	1.123%
002 -0631-008-00	COUNTY OF ALAMEDA	1	1401 LAKESIDE DRIVE	\$3,523.10	0.287%
			<b>Total</b>	<b>\$68,745.30</b>	<b>5.607%</b>
001 -0177-001-00	CITY OF OAKLAND	2	163 9TH ST	\$7,809.04	0.637%
001 -0179-001-01	CITY OF OAKLAND	2	822 ALICE ST	\$1,069.92	0.087%
001 -0179-001-02	CITY OF OAKLAND	2	ALICE ST	\$329.92	0.027%
001 -0183-001-00	CITY OF OAKLAND	1	640 HARRISON ST	\$13,528.80	1.104%
002 -0060-004-00	CITY OF OAKLAND	1	FRANKLIN ST	\$0.00	0.000%
002 -0060-005-00	CITY OF OAKLAND	1	FRANKLIN ST	\$0.00	0.000%
002 -0060-006-00	CITY OF OAKLAND	1	FRANKLIN ST	\$0.00	0.000%
002 -0071-001-00	CITY OF OAKLAND	1	250 10TH ST	\$14,053.85	1.146%
002 -0089-001-00	CITY OF OAKLAND	1	125 14TH ST	\$12,465.50	1.017%
002 -0091-001-00	CITY OF OAKLAND	1	OAK ST	\$6,829.65	0.557%
002 -0100-002-00	CITY OF OAKLAND	1	1220 HARRISON ST	\$0.00	0.000%
002 -0100-003-00	CITY OF OAKLAND	1	1220 HARRISON ST	\$0.00	0.000%
002 -0100-005-00	CITY OF OAKLAND	1	1220 HARRISON ST	\$0.00	0.000%
002 -0100-011-00	CITY OF OAKLAND	1	1220 HARRISON ST	\$4,041.10	0.330%
018 -0450-004-00	CITY OF OAKLAND	2	1000 OAK ST	\$43,225.00	3.526%
			<b>Total</b>	<b>\$103,352.78</b>	<b>8.430%</b>
001 -0167-003-00	BART REAL ESTATE DEPT	2	7TH ST	\$2,834.80	0.231%
001 -0169-001-00	BART REAL ESTATE DEPT	2	9TH ST	\$7,809.04	0.637%
001 -0171-001-00	BART REAL ESTATE DEPT	2	MADISON ST	\$7,809.04	0.637%
001 -0171-002-00	BART REAL ESTATE DEPT	2	8TH ST	\$13,134.04	1.071%
			<b>Total</b>	<b>\$31,586.92</b>	<b>2.576%</b>

APN	Legal Owner	Benefit Zone	Site Address	Annual Assessment	Percent
002 -0071-002-00	OAKLAND UNIFIED SCHOOL DISTRICT	1	10TH ST	\$2,000.00	0.163%
002 -0071-003-00	OAKLAND UNIFIED SCHOOL DISTRICT	1	10TH ST	\$1,499.85	0.122%
002 -0071-010-00	OAKLAND UNIFIED SCHOOL DISTRICT	1	9TH ST	\$498.95	0.041%
002 -0071-011-00	OAKLAND UNIFIED SCHOOL DISTRICT	1	9TH ST	\$498.95	0.041%
002 -0071-012-00	OAKLAND UNIFIED SCHOOL DISTRICT	1	HARRISON ST	\$2,396.10	0.195%
002 -0073-001-00	OAKLAND UNIFIED SCHOOL DISTRICT	1	10TH ST	\$14,093.90	1.150%
			<b>Total</b>	<b>\$20,987.75</b>	<b>1.712%</b>
002 -0059-003-01	EAST BAY MUNICIPAL UTILITY DISTRICT	1	11TH ST	\$10,033.70	
			<b>Total</b>	<b>\$10,033.70</b>	<b>0.818%</b>

## OAKLAND CHINATOWN CBD – ASSESSMENT ENGINEER’S REPORT

**Finding 6. From Section 4(b): “All assessments must be supported by a detailed engineer’s report prepared by a registered professional engineer certified by the State of California”.**

This report serves as the “detailed engineer’s report” to support the benefit property assessments proposed to be levied within the proposed OCTCBD.

**Finding 7. From Section 4(c): “The amount of the proposed assessment for each parcel shall be calculated (along with) the total amount thereof chargeable to the entire district, the duration of such payments, the reason for such assessment and the basis upon which the amount of the proposed assessment was calculated.”**

The individual and total parcel assessments attributable to special property benefits are shown in Appendix 1 to the Management District Plan and this Report. The proposed OCTCBD and resultant assessment levies will continue for 10-year and may be renewed again at that time. The reasons for the proposed assessments are outlined in Finding 2 above as well as in the Management District Plan. The calculation basis of the proposed assessment is attributed to building area, land area and street frontage of each OCTCBD assessed parcel within two benefit zones, except as noted herein.

### Assessment Formula Methodology

#### **Step 1. Select “Basic Benefit Unit(s)”**

##### Background - Assessment Formula Development

The method used to determine special benefits derived by each identified assessed property within a CBD begins with the selection of a suitable and tangible basic benefit unit. For property related services, such as those proposed in the OCTCBD, the benefit unit may be measured in linear feet of street frontage or parcel size in square feet or building size in square feet or any combination of these factors. Factor quantities for each parcel are then measured or otherwise ascertained. From these figures, the amount of benefit units to be assigned to each property can be calculated. Special circumstances such as unique geography, land uses, development constraints etc. are carefully reviewed relative to specific programs and improvements to be funded by a CBD in order to determine any levels of different benefit that may apply on a parcel-by-parcel or categorical basis.

Based on the factors described above such as geography and nature of programs and activities proposed, an assessment formula is developed which is derived from a singular or composite basic benefit unit factor or factors. Within the assessment formula, different factors may be assigned different “weights” or percentage of values based on their relationship to programs/services to be funded.

Next, all program and activity costs, including incidental costs, administration and ancillary program costs, are estimated. It is noted, as stipulated in Article XIID Section 4(b) of the California Constitution, and now required of all property-based assessment districts, indirect or general benefit related costs may not be incorporated into the assessment formula and levied on the district properties; only direct or “special” benefits related costs may be used. Indirect or general benefits, if any, must be identified and, if quantifiable, calculated and factored out of the assessment cost basis to produce a “net” cost figure. In addition, Article XIID Section 4(b) of the California Constitution also no longer automatically exempts

## OAKLAND CHINATOWN CBD – ASSESSMENT ENGINEER’S REPORT

publicly owned property from being assessed unless the respective public agency can provide clear and convincing evidence that their property does not specially benefit from the programs and services to be funded by the proposed special assessments. If special benefit is determined to be conferred upon such properties, they must be assessed in proportion to special benefits conferred in a manner similar to privately owned property assessments. (See page 20-21 of this Report for discussion regarding publicly owned parcels within the OCTCBD).

From the estimated net program costs, the value of a basic benefit unit or “basic net unit cost” can be computed by dividing the total amount of estimated net program costs by the total number of benefit units. The amount of assessment for each parcel can be computed at this time by multiplying the Net Unit Cost times the number of Basic Benefit Units per parcel. This is known as “spreading the assessment” or the “assessment spread” in that all costs are allocated proportionally or “spread” amongst all benefitting properties within the CBD.

The method and basis of spreading program costs varies from one CBD to another based on local geographic conditions, types of programs and activities proposed, and size and development complexity of the district. CBDs may require secondary benefit zones to be identified to allow for a tiered assessment formula for variable or “stepped-down” benefits derived.

### OCTCBD Assessment Formula

Based on the specific needs and corresponding nature of the program activities to be funded by the proposed OCTCBD (i.e. civil sidewalks, district identity & placemaking, administration and contingency) it is the opinion of this Assessment Engineer that the assessment factors on which to base assessment rates relate directly to the proportionate amount of building area, land area and street frontage of each parcel within two benefit zones, except as noted herein.

The “Basic Benefit Units” will be expressed as a combined function of gross building square footage (Benefit Unit “A”), land square footage (Benefit Unit “B”), street frontage (Benefit Unit “C”), in the case of residential condo parcels, building square footage (Benefit Unit “D”) and in the case of single family residential parcels (SFR), street frontage (Benefit Unit “E”). Based on the shape of the proposed OCTCBD, as well as the nature of the work program, it is determined that all identified properties will gain a direct and proportionate degree of special benefit based on the respective amount of building area, land area and street frontage within two benefit zones, except as noted herein.

In the opinion of this Assessment Engineer, the targeted weight of Zone 1 revenue to match the projected costs of Zone 1 services, should generate approximately 80% of the total OCTCBD revenue (78.2082% when adjusted for precise parcel measurements and program costs and service levels).

In the opinion of this Assessment Engineer, the targeted weight of Zone B revenue to match the projected costs of Zone B services, should generate approximately 20% of the total OCTCBD revenue (21.7918% when adjusted for precise parcel measurements and program costs and service levels).

Parcel building area, land area and street frontage quantities are a common method of fairly and equitably spreading special benefit costs to the beneficiaries of CBD funded services, programs and improvements. These factors directly relate to the degree of special benefit each assessed parcel will receive from OCTCBD funded activities within each benefit zone.

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Building area (Benefit Unit A & D) is a direct measure of the static utilization of each parcel and its corresponding impact or draw on OCTCBD funded activities. The combined weight of Units A & D is 51.842611%. Unit A will generate 46.40756% of the overall assessment revenue. Unit D will generate 5.435051% of the overall assessment revenue

Land area (Benefit Unit B) is a direct measure of the current and future development capacity of each parcel and its corresponding impact or draw on OCTCBD funded activities. Unit B will generate 30.838879% of the overall assessment revenue.

Street frontage (Benefit Unit C & E) is a direct measure of each parcel’s corresponding impact or draw on OCTCBD funded activities. The combined weight of Units C & E is 17.31851%. Unit C will actually generate 16.725925% of the overall assessment revenue. Unit E will actually generate 0.592585% of the overall assessment revenue.

### **Special Assessment Circumstances**

#### **1. Internal Structured Parking Building Area**

It is the opinion of this Assessment Engineer that building area for private parking within a building shall not be assessed. Public parking, whether internal or external, will be assessed for the building area of such parking as well as the underlying parcel land area and street frontage.

#### **2. Residential Condominiums**

There are 584 residential condominium units within the OCTCBD. It is the opinion of this Assessment Engineer that these residential condominium parcels will proportionately specially benefit from OCTCBD funded programs and activities, but differently than commercial parcels and other residential parcels with multiple units on them. As such, based on the development configuration of such units which are generally multi floor buildings with no direct land or street frontage, the assessments for residential condominiums shall be assessed based solely on the internal building area of each residential condominium unit.

#### **3. Residential Parcels with 1-4 Units**

There are 45 parcels with single family (non-condo) residential (SFR) uses on them within the OCTCBD. In addition there are 56 multi-unit complexes with 2-4 units on them. It is the opinion of this Assessment Engineer that these parcels with 1-4 units (non-condo) on them will proportionately specially benefit from OCTCBD funded programs and activities, but differently than commercial parcels and other residential parcels with 5+ units on them. It is the opinion of this Assessment Engineer that parcels with 1-4 residential (non-condo) units on them shall be assessed only on street frontage and not building nor land area.

#### **4. Multi-Unit Residential (5+ Units)**

In the opinion of this Engineer, parcels with multi-unit residential uses (5+ units) within the proposed OCTCBD, will proportionately specially benefit from OCTCBD funded programs, services and improvements similar to commercial parcels and uses. In the opinion of this Engineer, the level of benefit for the proposed OCTCBD funded programs, services and improvements for multi-unit residential use parcels is the same as the respective zone rates of commercial parcels and uses.

## OAKLAND CHINATOWN CBD – ASSESSMENT ENGINEER’S REPORT

### 5. Non-Profit and Publicly Owned Parcels

In the opinion of this Engineer, non-profit owned parcels, including publicly owned ones, within the proposed OCTCBD, will proportionately specially benefit from OCTCBD funded programs, services and improvements but different than commercial parcels. The reason for this finding is rooted in the fact that commercial parcels and buildings provide the double benefit of directly generating income for the parcel in the form of market driven rents and, in turn, generate income to business owners as a function of retail sales areas, food and other service business space and office space to house revenue generating employees. This double benefit does not hold true for non-profit and publicly owned parcels and facilities. In the opinion of this Engineer, the assessment for non-profit and publicly owned parcels and facilities shall be based on land area and street frontage with no assessment levied on building area. Assessments shall be set at the same respective zone rates as commercial parcels and uses.

### 6. Affordable Multi-Unit Residential Parcels

Legally mandated affordable apartments, whether privately or owned by non-profit entities, will pay 50% of the building square footage costs or \$0.10 per building square foot regardless of the benefit zone location. Those buildings though will be assessed for street frontage and land area but will be assessed \$0.10 per building square foot on the affordable housing apartments. Any commercial properties (unless mandated to be affordable), that are included in the development site, will pay the full building assessment costs based upon their benefit zone. It will be up to the property owners to identify all legally assigned affordable housing building square footage to the district management corporation once the OCTCBD has been established.

### 5. Commercial and Mixed-Use Condominiums

Ground floor commercial condominiums within the OCTCBD shall be assessed based on actual land area covered, condominium building area and direct street frontage for each unit. Because such uses are typically developed as part of a multi-floor mixed-use complex, special methodologies are needed to address the levy of assessments on such land uses as follows:

#### Multi-Floor Commercial Only Condominiums (Upper Floors)

- Building area assessed at respective building area rate

#### Multi-Floor Mixed-Use Condominiums

- Commercial condo (See # 5 above)
- Residential condo (See # 2 above)

### ***Changes to Building and/or Parcel Size***

Any changes in building or parcel size as a result of new construction, demolitions, land adjustments including but not limited to lot splits, consolidations, subdivisions, street dedications, right of way setbacks shall have their assessment adjusted upon final City approval of such building and/or parcel adjustments.

### ***Other Future Development***

Other than future maximum rates and the assessment methodology delineated in this Report, per State Law (Government Code Section 53750), future assessments may increase for any given parcel if such an increase is attributable to events other than an increased rate or revised methodology, such as a change in the density, intensity, or nature of the use of land. Any change in assessment formula methodology or rates

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other than as stipulated in this Plan would require a new Proposition 218 ballot procedure in order to approve any such changes.

**Step 2. Quantify Total Basic Benefit Units**

Considering all identified specially benefiting parcels within the OCTCBD and their respective assessable benefit units, the cumulative quantities by factor and zone are shown in the following Table:

**Year 1 – 2022 - Assessable Benefit Units**

BENEFIT ZONE	BLDG AREA (SQ FT)	LAND AREA (SQ FT)	STREET FRONTAGE (LN FT)	RESID CONDO BLDG AREA (SQ FT)	SFR STREET FRONTAGE (LN FT)	# of PARCELS
1	2,213,079	1,992,114	30,941	310,283	125	860
2	842,220	990,779	16,784	22,881	1,328	256
TOTAL	3,055,299	2,982,893	47,725	333,164	1,453	1116

Considering all identified specially benefiting parcels within the OCTCBD and their respective assessable benefit units, the cumulative assessment revenue by factor and zone are shown in the following Table:

**Year 1 – 2022 - Assessment Revenue**

BENEFIT ZONE	BLDG AREA ASSMT REVENUE	LAND AREA ASSMT REVENUE	STREET FRONTAGE REVENUE	RESID CONDO BLDG AREA REVENUE	SFR STREET FRONTAGE REVENUE	TOTAL REVENUE	%
1	\$442,615.80	\$298,817.10	\$154,705.00	\$62,056.60	\$625.00	\$958,819.50	78.2082%
2	\$126,333.00	\$79,262.32	\$50,352.00	\$4,576.20	\$6,640.00	\$267,163.52	21.7918%
TOTAL	\$568,948.80	\$378,079.42	\$205,057.00	\$66,632.80	\$7,265.00	\$1,225,983.02	100.000%
1	36.102931%	24.373674%	12.618853%	5.061783%	0.050979%	78.2082%	
2	10.304629%	6.465205%	4.107072%	0.373268%	0.541606%	21.7918%	
TOTAL	46.407560%	30.838879%	16.725925%	5.435051%	0.592585%	100.0000%	

**Step 3. Calculate Benefit Units for Each Property.**

The number of Benefit Units for each identified benefiting parcel within the proposed OCTCBD was computed from data extracted from County Assessor records and maps. These data sources delineate current land uses, property areas and dimensions of record for each tax parcel. While it is understood that this data does not represent legal field survey measurements or detailed title search of recorded land subdivision maps or building records, it does provide an acceptable basis for the purpose of calculating property-based assessments. All respective property data being used for assessment computations will be provided to each property owner in the OCTCBD for their review. If a property owner believes there is an error on a parcel’s assessed footages, the OCTCBD may confirm the data with the Alameda County Assessor’s office. If OCTCBD data matches Assessor’s data, the property owner may opt to work with the Assessor’s office to correct the data so that the OCTCBD assessment may be corrected.

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**Step 4. Determine Assessment Formula**

In the opinion of this Engineer, the assessment formula for the proposed OCTCBD is as follows:

$$\begin{aligned}
 \text{Assessment} &= \text{Building Area (Unit A) Sq Ft x Unit A Rate, plus} \\
 &\quad \text{Land Area (Unit B) Sq Ft x Unit B Rate, plus} \\
 &\quad \text{Street Frontage (Unit C) Lin Ft x Unit C Rate} \\
 &\quad \text{or} \\
 &= \text{Residential Condo Building Area (Unit D) Sq Ft x Unit D Rate} \\
 &\quad \text{or} \\
 &= \text{1-4 Unit Street Frontage (Unit E) Lin Ft x Unit E Rate}
 \end{aligned}$$

Assessment Formula Unit Rates

Based on figures from the Assessable Benefit Units Table above, the assessment rates for each factor and zone are shown as calculated in the Table below:

**YEAR 1 –2022 Assessment Rates**

BENEFIT ZONE	BLDG AREA ASSMT RATE (\$/SQ FT)	LAND AREA ASSMT RATE (\$/SQ FT)	STREET FRONTAGE ASSMT RATE (\$/LN FT)	RESID CONDO BLDG AREA ASSMT RATE (\$/SQ FT)	1-4 RESID UNIT STREET FRONTAGE ASSMT RATE (\$/LN FT)
<u>YEAR 1</u>					
1	\$0.200000	\$0.150000	\$5.000000	\$0.200000	\$5.000000
2	\$0.150000	\$0.080000	\$3.000000	\$0.200000	\$5.000000

The complete Year 1 – 2022 assessment roll of all parcels to be assessed by the OCTCBD is included in this Plan as Appendix I.

**Step 5. Estimate Total OCTCBD Costs**

The total projected 10- year OCTCBD special benefit costs for 2022 – 2031 of the are shown in the Table on page 18 of this Report assuming a maximum 5% increase per year.

**Step 6. Separate General Benefits from Special Benefits and Related Costs (Article XIID Section 4(b) of the California Constitution – Proposition 218)**

Total Year 1 special and districtwide general benefit related costs are estimated at \$1,251,003. Districtwide general benefits are factored at 2% of the total benefit value (see Finding 2 of this Report) with special benefits set at 98%. Article XIID Section 4(b) of the California Constitution limits the levy of property assessments to costs attributed to special benefits only. The 2% general benefit value is computed to be \$25,020 with a resultant 98% special benefit limit computed at \$1,225,983. *Based on*

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current property data and land uses, this is the maximum amount of Year 1 (2022) revenue that can be derived from property assessments from the subject District.

All program costs associated with district wide and site/activity specific general benefits will be derived from sources other than OCTCBD assessments.

**Step 7. Calculate “Basic Unit Cost”**

With a YR 1 - 2021 assessment revenue portion of the budget set at \$1,225,983 (special benefit only), the Basic Unit Costs (rates) are shown earlier in Step 4. Since the OCTCBD is proposed to be renewed for a 10-year term, maximum assessments for future years (2023-2031) must be set at the inception of the proposed OCTCBD. An annual inflationary assessment rate increase of up to 5%, commensurate to special benefits received by each assessed parcel, may be imposed for future year assessments, on approval by the OCTCBD Property Owner’s Association. The maximum assessment rates for the 10-year proposed OCTCBD term of 2022-2031 are shown in the Table below. The assessment rates listed constitute the maximum assessment rates that may be imposed for each year of the proposed OCTCBD term (2022-2031).

**OCTCBD – 10-year Maximum Assessment Rates  
(Includes a 5%/Yr. Max Increase)**

BENEFIT ZONE	BLDG AREA ASSMT RATE (\$/SQ FT)	LAND AREA ASSMT RATE (\$/SQ FT)	STREET FRONTAGE ASSMT RATE (\$/LN FT)	RESID CONDO BLDG AREA ASSMT RATE (\$/SQ FT)	1-4 RES UNIT STREET FRONTAGE ASSMT RATE (\$/LN FT)
<u>YEAR 1</u>					
1	\$0.200000	\$0.150000	\$5.000000	\$0.200000	\$5.000000
2	\$0.150000	\$0.080000	\$3.000000	\$0.200000	\$5.000000
<u>YEAR 2</u>					
1	\$0.210000	\$0.157500	\$5.250000	\$0.210000	\$5.250000
2	\$0.157500	\$0.084000	\$3.150000	\$0.210000	\$5.250000
<u>YEAR 3</u>					
1	\$0.220500	\$0.165375	\$5.512500	\$0.220500	\$5.512500
2	\$0.165375	\$0.088200	\$3.307500	\$0.220500	\$5.512500
<u>YEAR 4</u>					
1	\$0.231525	\$0.173644	\$5.788125	\$0.231525	\$5.788125
2	\$0.173644	\$0.092610	\$3.472875	\$0.231525	\$5.788125
<u>YEAR 5</u>					
1	\$0.243101	\$0.182326	\$6.077531	\$0.243101	\$6.077531
2	\$0.182326	\$0.097241	\$3.646519	\$0.243101	\$6.077531
<u>YEAR 6</u>					
1	\$0.255256	\$0.191442	\$6.381408	\$0.255256	\$6.381408
2	\$0.191442	\$0.102103	\$3.828845	\$0.255256	\$6.381408

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<u>YEAR 7</u>					
1	\$0.268019	\$0.201014	\$6.700478	\$0.268019	\$6.700478
2	\$0.201014	\$0.107208	\$4.020287	\$0.268019	\$6.700478
<u>YEAR 8</u>					
1	\$0.281420	\$0.211065	\$7.035502	\$0.281420	\$7.035502
2	\$0.211065	\$0.112568	\$4.221301	\$0.281420	\$7.035502
<u>YEAR 9</u>					
1	\$0.295491	\$0.221618	\$7.387277	\$0.295491	\$7.387277
2	\$0.221618	\$0.118196	\$4.432366	\$0.295491	\$7.387277
<u>YEAR 10</u>					
1	\$0.310266	\$0.232699	\$7.756641	\$0.310266	\$7.756641
2	\$0.232699	\$0.124106	\$4.653984	\$0.310266	\$7.756641

**Step 8. Spread the Assessments**

The resultant assessment spread calculation results for each parcel within the OCTCBD are shown in the Management District and this Report and were determined by applying the OCTCBD assessment formula to each identified benefiting property.

**Miscellaneous OCTCBD Provisions**

**Time and Manner of Collecting Assessments:**

Assessments shall be collected at the same time and in the same manner as ad valorem taxes paid to the County of Alameda (Operation Years 2022-2031). The OCTCBD assessments shall appear as a separate line item on the property tax bills issued by the Alameda County Assessor. The City of Oakland is authorized to collect any assessments not placed on the County tax rolls, or to place assessments, unpaid delinquent assessments, or penalties on the County tax rolls as appropriate to implement the Management District Plan.

**Bonds:**

No bonds are to be issued in conjunction with this proposed OCTCBD.

**Duration**

As allowed by the Ordinance, the OCTCBD will have a ten (10) year operational term from January 1, 2022 to December 31, 2031. The proposed OCTCBD operation is expected to begin services on January 1, 2022. If the OCTCBD is not renewed again at the end of the proposed 10-year term, services will end on December 31, 2031.

# APPENDIX 1

## OCTCBD YR 1 – 2022 ASSESSMENT ROLL

APN	Year 1 Assessment
001-0167-001-00	\$450.00
001-0167-002-00	\$75.00
001-0167-003-00	\$2,834.80
001-0167-004-00	\$75.00
001-0167-005-00	\$1,377.85
001-0167-006-00	\$125.00
001-0167-007-00	\$125.00
001-0167-008-00	\$75.00
001-0167-009-00	\$2,991.40
001-0167-010-00	\$1,866.10
001-0167-011-00	\$75.00
001-0167-012-00	\$215.00
001-0169-001-00	\$7,809.04
001-0169-002-00	\$1,329.10
001-0169-003-00	\$2,050.00
001-0169-004-00	\$747.50
001-0169-005-00	\$1,112.45
001-0169-006-00	\$125.00
001-0169-007-00	\$125.00
001-0169-008-00	\$1,521.70
001-0169-009-00	\$125.00
001-0169-010-00	\$125.00
001-0169-011-00	\$125.00
001-0169-012-00	\$1,073.15
001-0169-013-00	\$75.00
001-0169-014-00	\$125.00
001-0169-015-00	\$75.00
001-0169-016-00	\$75.00
001-0169-017-00	\$575.00
001-0169-018-00	\$87.00
001-0169-019-00	\$145.00
001-0169-020-00	\$90.00
001-0169-021-00	\$111.00
001-0171-001-00	\$7,809.04
001-0171-002-00	\$13,134.04
001-0173-001-00	\$625.00
001-0173-002-00	\$125.00
001-0173-003-00	\$125.00
001-0173-004-00	\$125.00
001-0173-005-00	\$125.00
001-0173-006-00	\$375.00
001-0173-007-00	\$150.00
001-0173-008-00	\$75.00
001-0173-009-00	\$6,086.10
001-0173-010-00	\$550.00
001-0173-012-01	\$2,810.00
001-0173-013-00	\$125.00
001-0173-014-00	\$125.00
001-0173-015-00	\$125.00
001-0175-001-00	\$525.00
001-0175-002-00	\$150.00

001-0175-003-00	\$75.00
001-0175-004-00	\$120.00
001-0175-005-00	\$125.00
001-0175-006-00	\$75.00
001-0175-007-00	\$1,274.50
001-0175-011-00	\$114.00
001-0175-012-00	\$114.00
001-0175-013-00	\$375.00
001-0175-014-00	\$125.00
001-0175-016-00	\$75.00
001-0175-017-00	\$125.00
001-0175-018-00	\$75.00
001-0175-019-00	\$75.00
001-0175-020-00	\$1,575.50
001-0175-021-00	\$150.00
001-0175-023-00	\$246.00
001-0175-024-00	\$166.80
001-0175-025-00	\$123.20
001-0175-026-00	\$123.20
001-0175-027-00	\$181.00
001-0175-028-00	\$181.00
001-0175-029-00	\$123.20
001-0175-030-00	\$123.20
001-0175-031-00	\$181.00
001-0175-032-00	\$166.80
001-0175-033-00	\$123.20
001-0175-034-00	\$123.20
001-0175-035-00	\$181.00
001-0175-036-00	\$181.00
001-0175-037-00	\$123.20
001-0175-038-00	\$123.20
001-0175-039-00	\$181.00
001-0175-040-00	\$240.00
001-0175-041-00	\$211.20
001-0175-042-00	\$181.00
001-0175-043-00	\$181.00
001-0175-044-00	\$123.20
001-0175-045-00	\$123.20
001-0175-046-00	\$181.00
001-0175-049-00	\$123.60
001-0175-050-00	\$278.00
001-0175-051-00	\$282.80
001-0177-001-00	\$7,809.04
001-0177-002-00	\$375.00
001-0177-003-00	\$150.00
001-0177-004-00	\$125.00
001-0177-005-00	\$532.85
001-0177-006-00	\$125.00
001-0177-007-00	\$633.05
001-0177-008-00	\$75.00
001-0177-009-00	\$1,381.70
001-0177-010-00	\$75.00
001-0177-011-00	\$848.90

001-0177-012-00	\$643.25
001-0177-013-00	\$225.00
001-0177-014-01	\$1,525.23
001-0177-014-02	\$75.00
001-0177-015-00	\$125.00
001-0177-016-00	\$125.00
001-0177-017-00	\$125.00
001-0177-018-00	\$125.00
001-0177-019-00	\$125.00
001-0177-020-00	\$1,297.50
001-0177-021-00	\$360.00
001-0179-001-01	\$1,069.92
001-0179-001-02	\$329.92
001-0179-002-00	\$275.00
001-0179-003-00	\$275.00
001-0179-004-00	\$1,895.00
001-0179-005-00	\$2,187.05
001-0179-006-00	\$375.00
001-0179-007-00	\$75.00
001-0179-008-00	\$275.00
001-0179-009-00	\$275.00
001-0179-010-00	\$275.00
001-0179-011-00	\$155.00
001-0179-012-00	\$1,274.48
001-0179-013-00	\$1,484.00
001-0179-014-00	\$114.00
001-0179-015-00	\$550.00
001-0179-016-00	\$75.00
001-0179-017-00	\$2,698.20
001-0179-018-00	\$2,194.95
001-0179-019-00	\$2,088.90
001-0179-020-00	\$75.00
001-0179-021-00	\$125.00
001-0179-022-00	\$125.00
001-0179-023-00	\$500.00
001-0179-024-00	\$125.00
001-0179-025-00	\$75.00
001-0179-026-00	\$125.00
001-0179-027-00	\$125.00
001-0181-001-00	\$300.00
001-0181-002-00	\$125.00
001-0181-003-00	\$75.00
001-0181-004-00	\$75.00
001-0181-005-00	\$125.00
001-0181-006-00	\$75.00
001-0181-007-00	\$1,255.00
001-0181-008-00	\$75.00
001-0181-009-00	\$937.88
001-0181-010-00	\$93.00
001-0181-011-00	\$75.00
001-0181-012-00	\$2,584.55
001-0181-013-00	\$600.65
001-0181-014-00	\$650.00

## OAKLAND CHINATOWN CBD – ASSESSMENT ENGINEER’S REPORT

001 -0181-015-00	\$75.00
001 -0181-016-00	\$75.00
001 -0181-018-00	\$300.00
001 -0181-019-00	\$75.00
001 -0181-021-00	\$75.00
001 -0181-022-00	\$375.00
001 -0183-001-00	\$13,528.80
001 -0185-001-00	\$2,687.50
001 -0185-004-00	\$1,139.00
001 -0185-010-00	\$1,659.05
001 -0185-011-00	\$3,588.35
001 -0185-012-02	\$2,343.75
001 -0185-013-00	\$2,652.25
001 -0185-014-00	\$2,243.60
001 -0185-015-00	\$2,000.00
001 -0185-016-00	\$1,665.20
001 -0185-017-00	\$1,500.00
001 -0185-018-00	\$4,857.50
001 -0185-019-00	\$2,203.90
001 -0185-020-00	\$2,256.00
001 -0185-021-00	\$1,460.60
001 -0185-022-00	\$1,016.80
001 -0185-023-00	\$1,005.20
001 -0185-024-00	\$1,802.40
001 -0185-025-00	\$500.00
001 -0185-026-00	\$2,000.00
001 -0185-027-00	\$5,100.00
001 -0185-029-00	\$65.00
001 -0185-030-00	\$266.80
001 -0185-031-00	\$266.80
001 -0185-032-00	\$266.80
001 -0185-033-00	\$266.80
001 -0187-002-01	\$2,352.05
001 -0187-004-00	\$1,149.60
001 -0187-005-02	\$1,314.65
001 -0187-006-01	\$14,834.00
001 -0187-009-00	\$8,419.30
001 -0187-010-00	\$6,596.65
001 -0187-011-00	\$1,455.00
001 -0187-012-00	\$2,780.00
001 -0187-013-01	\$1,697.50
001 -0187-016-00	\$1,888.20
001 -0187-017-00	\$941.50
001 -0187-018-00	\$4,706.00
001 -0187-019-00	\$2,191.00
001 -0187-020-00	\$1,940.00
001 -0187-021-00	\$500.00
001 -0187-022-00	\$500.00
001 -0187-024-01	\$2,901.50

001 -0187-025-00	\$1,434.85
001 -0187-027-00	\$778.50
001 -0187-028-00	\$676.30
001 -0187-029-00	\$653.20
001 -0187-030-00	\$645.50
001 -0187-031-00	\$410.30
001 -0187-032-00	\$139.60
001 -0187-033-00	\$97.80
001 -0187-034-00	\$129.00
001 -0187-035-00	\$142.00
001 -0187-036-00	\$196.20
001 -0187-037-00	\$152.20
001 -0187-038-00	\$147.00
001 -0187-039-00	\$264.00
001 -0187-040-00	\$136.20
001 -0187-041-00	\$132.60
001 -0187-042-00	\$132.60
001 -0187-043-00	\$166.60
001 -0187-044-00	\$118.60
001 -0187-045-00	\$127.20
001 -0187-046-00	\$127.20
001 -0187-047-00	\$165.80
001 -0187-048-00	\$136.20
001 -0187-049-00	\$132.60
001 -0187-050-00	\$132.60
001 -0187-051-00	\$166.60
001 -0187-052-00	\$118.60
001 -0187-053-00	\$127.20
001 -0187-054-00	\$127.20
001 -0187-055-00	\$165.80
001 -0187-056-00	\$136.20
001 -0187-057-00	\$132.60
001 -0187-058-00	\$132.60
001 -0187-059-00	\$166.60
001 -0187-060-00	\$118.60
001 -0187-061-00	\$132.60
001 -0187-062-00	\$127.20
001 -0187-063-00	\$165.80
001 -0187-065-00	\$341.25
001 -0187-066-00	\$178.60
001 -0187-067-00	\$417.20
001 -0187-068-00	\$174.80
001 -0187-069-00	\$0.00
001 -0187-070-00	\$174.80
001 -0187-071-01	\$190.00
001 -0187-071-02	\$186.00
001 -0187-071-03	\$178.00
001 -0187-072-00	\$561.05
001 -0187-073-00	\$133.20

001 -0187-074-00	\$210.00
001 -0187-075-00	\$0.00
001 -0187-076-00	\$233.10
001 -0187-077-00	\$210.00
001 -0187-078-00	\$349.40
001 -0187-079-00	\$126.60
001 -0187-080-00	\$169.60
001 -0187-081-00	\$0.00
001 -0187-082-00	\$187.60
001 -0187-083-00	\$172.00
001 -0187-084-00	\$0.00
001 -0189-001-00	\$5,500.00
001 -0189-002-00	\$1,275.00
001 -0189-003-00	\$312.50
001 -0189-004-00	\$889.50
001 -0189-005-00	\$1,947.45
001 -0189-006-00	\$781.25
001 -0189-007-00	\$406.25
001 -0189-008-00	\$1,152.85
001 -0189-009-00	\$525.00
001 -0189-010-00	\$933.10
001 -0189-011-00	\$125.00
001 -0189-012-00	\$1,436.45
001 -0189-013-00	\$2,684.00
001 -0189-014-01	\$2,700.00
001 -0189-016-00	\$1,531.25
001 -0189-017-00	\$125.00
001 -0189-018-00	\$1,206.65
001 -0191-007-01	\$25,486.20
001 -0193-001-00	\$5,440.00
001 -0193-002-00	\$970.00
001 -0193-003-00	\$1,502.50
001 -0193-004-00	\$1,793.60
001 -0193-007-00	\$4,607.15
001 -0193-008-00	\$1,306.25
001 -0193-009-00	\$4,741.00
001 -0193-010-00	\$2,250.00
001 -0193-011-00	\$966.40
001 -0193-012-00	\$936.00
001 -0193-013-00	\$2,964.00
001 -0193-014-00	\$1,562.50
001 -0193-016-00	\$1,935.10
001 -0193-017-00	\$2,252.50
001 -0193-018-00	\$4,420.00
001 -0193-019-00	\$1,850.00
001 -0193-020-00	\$1,875.00
001 -0193-021-00	\$2,441.20
001 -0193-022-00	\$3,785.75
001 -0193-023-00	\$3,318.75

## OAKLAND CHINATOWN CBD – ASSESSMENT ENGINEER’S REPORT

001 -0193-024-01	\$2,059.10
001 -0193-024-02	\$1,000.00
001 -0193-025-00	\$1,428.60
001 -0193-026-00	\$1,203.20
001 -0193-027-00	\$420.00
001 -0193-028-00	\$320.00
001 -0193-029-00	\$1,438.25
001 -0193-030-00	\$3,843.75
001 -0193-032-00	\$810.65
001 -0193-033-00	\$865.25
001 -0193-034-00	\$896.60
001 -0193-035-00	\$193.00
001 -0193-036-00	\$13.20
001 -0193-037-00	\$215.80
001 -0193-039-01	\$0.00
001 -0193-040-00	\$60.40
001 -0193-041-00	\$82.80
001 -0193-042-00	\$193.00
001 -0193-043-00	\$0.00
001 -0193-044-00	\$0.00
001 -0193-045-00	\$0.00
001 -0193-046-00	\$0.00
001 -0193-047-00	\$0.00
001 -0193-048-00	\$0.00
001 -0193-049-00	\$149.80
001 -0193-050-00	\$0.00
001 -0193-051-00	\$0.00
001 -0193-052-00	\$0.00
001 -0193-053-00	\$0.00
001 -0193-055-00	\$755.00
001 -0193-056-00	\$755.00
001 -0193-057-00	\$880.00
001 -0193-058-00	\$725.60
001 -0195-004-02	\$980.00
001 -0195-006-00	\$3,437.50
001 -0195-008-00	\$740.00
001 -0195-025-00	\$4,502.50
001 -0195-026-00	\$249.00
001 -0195-027-00	\$193.60
001 -0195-028-00	\$195.40
001 -0195-029-00	\$267.20
001 -0195-030-00	\$759.00
001 -0195-031-00	\$135.60
001 -0195-032-00	\$137.00
001 -0195-033-00	\$140.40
001 -0195-034-00	\$131.60
001 -0195-035-00	\$219.20
001 -0195-036-00	\$147.40
001 -0195-037-00	\$234.20

001 -0195-038-00	\$135.20
001 -0195-039-00	\$137.00
001 -0195-040-00	\$140.40
001 -0195-041-00	\$0.00
001 -0195-042-00	\$221.40
001 -0195-043-00	\$146.40
001 -0195-044-00	\$114.40
001 -0195-045-00	\$150.20
001 -0195-046-00	\$135.20
001 -0195-047-00	\$137.00
001 -0195-048-00	\$140.40
001 -0195-049-00	\$129.60
001 -0195-050-00	\$222.40
001 -0195-051-00	\$147.00
001 -0195-052-00	\$114.00
001 -0195-053-00	\$150.00
001 -0229-001-00	\$4,135.60
001 -0229-003-00	\$138.60
001 -0229-005-00	\$170.00
001 -0229-006-00	\$124.80
001 -0229-007-00	\$137.40
001 -0229-008-00	\$137.40
001 -0229-009-00	\$137.40
001 -0229-010-00	\$133.80
001 -0229-011-00	\$173.40
001 -0229-012-00	\$136.40
001 -0229-013-00	\$136.40
001 -0229-014-00	\$136.40
001 -0229-015-00	\$136.40
001 -0229-016-00	\$136.40
001 -0229-017-00	\$135.80
001 -0229-018-00	\$200.80
001 -0229-019-00	\$170.00
001 -0229-020-00	\$114.40
001 -0229-021-00	\$136.20
001 -0229-022-00	\$136.20
001 -0229-023-00	\$136.20
001 -0229-024-00	\$130.80
001 -0229-025-00	\$173.40
001 -0229-026-00	\$136.40
001 -0229-027-00	\$136.40
001 -0229-028-00	\$136.40
001 -0229-029-00	\$136.40
001 -0229-030-00	\$136.40
001 -0229-031-00	\$135.80
001 -0229-032-00	\$200.80
001 -0229-033-00	\$170.00
001 -0229-034-00	\$114.40
001 -0229-035-00	\$136.20

001 -0229-036-00	\$136.20
001 -0229-037-00	\$136.20
001 -0229-038-00	\$130.80
001 -0229-039-00	\$152.00
001 -0229-040-00	\$136.40
001 -0229-041-00	\$136.40
001 -0229-042-00	\$136.40
001 -0229-043-00	\$136.40
001 -0229-044-00	\$136.40
001 -0229-045-00	\$135.80
001 -0229-046-00	\$200.80
001 -0229-048-00	\$0.00
001 -0229-049-00	\$0.00
001 -0229-050-00	\$0.00
001 -0229-051-00	\$0.00
001 -0229-052-00	\$0.00
001 -0229-053-00	\$0.00
001 -0229-054-00	\$0.00
001 -0229-055-00	\$0.00
001 -0229-056-00	\$0.00
001 -0229-057-00	\$0.00
001 -0229-058-00	\$0.00
001 -0234-002-00	\$1,490.00
001 -0234-003-00	\$500.00
001 -0234-004-00	\$2,000.00
001 -0234-005-00	\$3,000.75
002 -0057-005-00	\$5,021.80
002 -0057-006-00	\$2,633.60
002 -0057-007-00	\$5,196.20
002 -0057-011-00	\$4,800.00
002 -0057-012-00	\$6,228.80
002 -0057-013-00	\$1,990.00
002 -0057-014-00	\$5,505.50
002 -0057-015-00	\$1,062.50
002 -0057-020-00	\$14,318.60
002 -0059-003-01	\$10,033.70
002 -0060-001-00	\$0.00
002 -0060-002-00	\$0.00
002 -0060-003-00	\$0.00
002 -0060-004-00	\$0.00
002 -0060-005-00	\$0.00
002 -0060-006-00	\$0.00
002 -0060-007-00	\$150.00
002 -0060-008-00	\$117.60
002 -0060-009-00	\$173.40
002 -0060-010-00	\$109.40
002 -0060-011-00	\$234.40
002 -0060-012-00	\$119.60
002 -0060-013-00	\$123.60

## OAKLAND CHINATOWN CBD – ASSESSMENT ENGINEER’S REPORT

002 -0060-014-00	\$172.00
002 -0060-015-00	\$123.00
002 -0060-016-00	\$184.40
002 -0060-017-00	\$178.40
002 -0060-018-00	\$117.00
002 -0060-019-00	\$149.40
002 -0060-020-00	\$173.00
002 -0060-021-00	\$177.60
002 -0060-022-00	\$177.60
002 -0060-023-00	\$132.60
002 -0060-024-00	\$120.80
002 -0060-025-00	\$135.20
002 -0060-026-00	\$178.00
002 -0060-027-00	\$133.00
002 -0060-028-00	\$122.40
002 -0060-029-00	\$121.20
002 -0060-030-00	\$226.20
002 -0060-031-00	\$150.00
002 -0060-032-00	\$117.60
002 -0060-033-00	\$173.40
002 -0060-034-00	\$109.40
002 -0060-035-00	\$234.40
002 -0060-036-00	\$119.60
002 -0060-037-00	\$123.60
002 -0060-038-00	\$172.00
002 -0060-039-00	\$123.00
002 -0060-040-00	\$184.40
002 -0060-041-00	\$178.40
002 -0060-042-00	\$117.00
002 -0060-043-00	\$149.40
002 -0060-044-00	\$184.20
002 -0060-045-00	\$173.20
002 -0060-046-00	\$189.00
002 -0060-047-00	\$177.60
002 -0060-048-00	\$136.20
002 -0060-049-00	\$120.80
002 -0060-050-00	\$138.60
002 -0060-051-00	\$178.00
002 -0060-052-00	\$133.00
002 -0060-053-00	\$122.40
002 -0060-054-00	\$121.20
002 -0060-055-00	\$226.20
002 -0060-056-00	\$150.00
002 -0060-057-00	\$175.20
002 -0060-058-00	\$123.00
002 -0060-059-00	\$178.40
002 -0060-060-00	\$167.20
002 -0060-061-00	\$172.00
002 -0060-062-00	\$123.00

002 -0060-063-00	\$184.40
002 -0060-064-00	\$123.00
002 -0060-065-00	\$117.00
002 -0060-066-00	\$123.00
002 -0060-067-00	\$178.40
002 -0060-068-00	\$149.40
002 -0060-069-00	\$184.20
002 -0060-070-00	\$173.20
002 -0060-071-00	\$183.00
002 -0060-072-00	\$174.20
002 -0060-073-00	\$207.40
002 -0060-074-00	\$117.40
002 -0060-075-00	\$206.00
002 -0060-076-00	\$174.40
002 -0060-077-00	\$118.80
002 -0060-078-00	\$117.80
002 -0060-079-00	\$222.80
002 -0060-080-00	\$150.00
002 -0060-081-00	\$175.20
002 -0060-082-00	\$123.00
002 -0060-083-00	\$178.40
002 -0060-084-00	\$167.20
002 -0060-085-00	\$172.00
002 -0060-086-00	\$123.00
002 -0060-087-00	\$184.40
002 -0060-088-00	\$123.00
002 -0060-089-00	\$117.00
002 -0060-090-00	\$123.00
002 -0060-091-00	\$178.40
002 -0060-092-00	\$149.40
002 -0060-093-00	\$184.20
002 -0060-094-00	\$173.20
002 -0060-095-00	\$184.40
002 -0060-096-00	\$183.00
002 -0060-097-00	\$206.20
002 -0060-098-00	\$117.40
002 -0060-099-00	\$206.00
002 -0060-100-00	\$173.20
002 -0060-101-00	\$117.60
002 -0060-102-00	\$161.20
002 -0060-103-00	\$179.20
002 -0060-104-00	\$150.00
002 -0060-105-00	\$175.20
002 -0060-106-00	\$123.00
002 -0060-107-00	\$178.40
002 -0060-108-00	\$167.20
002 -0060-109-00	\$172.00
002 -0060-110-00	\$123.00
002 -0060-111-00	\$184.40

002 -0060-112-00	\$123.00
002 -0060-113-00	\$112.60
002 -0060-114-00	\$123.00
002 -0060-115-00	\$174.40
002 -0060-116-00	\$150.00
002 -0060-117-00	\$175.20
002 -0060-118-00	\$123.00
002 -0060-119-00	\$182.00
002 -0060-120-00	\$168.80
002 -0060-121-00	\$172.00
002 -0060-122-00	\$124.60
002 -0060-123-00	\$184.40
002 -0060-124-00	\$123.00
002 -0060-125-00	\$112.60
002 -0060-126-00	\$123.00
002 -0060-127-00	\$177.80
002 -0060-128-00	\$150.00
002 -0060-129-00	\$175.20
002 -0060-130-00	\$123.00
002 -0060-131-00	\$182.00
002 -0060-132-00	\$168.80
002 -0060-133-00	\$172.00
002 -0060-134-00	\$124.60
002 -0060-135-00	\$184.40
002 -0060-136-00	\$123.00
002 -0060-137-00	\$116.20
002 -0060-138-00	\$123.00
002 -0060-139-00	\$177.80
002 -0060-140-00	\$150.00
002 -0060-141-00	\$175.20
002 -0060-142-00	\$123.00
002 -0060-143-00	\$182.00
002 -0060-144-00	\$168.80
002 -0060-145-00	\$172.00
002 -0060-146-00	\$124.60
002 -0060-147-00	\$184.40
002 -0060-148-00	\$123.00
002 -0060-149-00	\$116.20
002 -0060-150-00	\$123.00
002 -0060-151-00	\$177.80
002 -0060-152-00	\$150.20
002 -0060-153-00	\$175.40
002 -0060-154-00	\$173.40
002 -0060-155-00	\$171.60
002 -0060-156-00	\$227.40
002 -0060-157-00	\$171.80
002 -0060-158-00	\$123.40
002 -0060-159-00	\$184.40
002 -0060-160-00	\$122.00

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002-0060-161-00	\$116.20
002-0060-162-00	\$179.60
002-0060-163-00	\$150.20
002-0060-164-00	\$179.00
002-0060-165-00	\$177.20
002-0060-166-00	\$178.60
002-0060-167-00	\$234.40
002-0060-168-00	\$173.40
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002-0060-179-00	\$173.40
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002-0060-183-00	\$116.20
002-0060-184-00	\$179.60
002-0060-185-00	\$150.20
002-0060-186-00	\$175.40
002-0060-187-00	\$173.40
002-0060-188-00	\$178.60
002-0060-189-00	\$234.40
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002-0060-200-00	\$234.40
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002-0060-207-00	\$143.40
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002-0060-213-00	\$107.40
002-0060-214-00	\$105.40
002-0060-215-00	\$156.40
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002-0060-223-00	\$111.80
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002-0060-370-00	\$371.60
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002-0060-373-00	\$448.40
002-0060-374-00	\$266.40
002-0060-375-00	\$303.40

## OAKLAND CHINATOWN CBD – ASSESSMENT ENGINEER’S REPORT

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002-0060-378-00	\$71.80
002-0060-379-00	\$71.80
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002-0060-384-00	\$146.20
002-0060-385-00	\$123.20
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002-0060-387-00	\$156.60
002-0060-388-00	\$80.60
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002-0060-391-00	\$300.00
002-0060-392-00	\$1,570.60
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002-0061-015-00	\$5,000.00
002-0061-016-00	\$1,650.40
002-0061-017-01	\$4,425.00
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002-0061-019-00	\$1,034.05
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002-0063-005-00	\$6,024.15
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002-0065-019-00	\$335.30
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002-0065-022-00	\$198.40
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002-0065-025-00	\$215.20
002-0065-026-00	\$198.40
002-0065-027-00	\$193.80
002-0065-028-00	\$164.20
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002-0065-033-00	\$215.20
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002-0071-011-00	\$498.95
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002-0073-034-00	\$89.25
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002-0073-045-00	\$134.70
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002-0073-050-00	\$89.25
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002-0073-057-00	\$363.90
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002-0073-059-00	\$342.45
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002-0081-004-00	\$2,811.40
002-0081-005-00	\$1,917.90
002-0081-006-00	\$2,840.00

## OAKLAND CHINATOWN CBD – ASSESSMENT ENGINEER’S REPORT

002 -0081-008-01	\$15,719.75
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002 -0083-003-00	\$125.00
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002 -0083-019-00	\$99.00
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002 -0083-023-00	\$3,138.90
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002 -0083-047-00	\$141.80
002 -0083-048-00	\$139.20
002 -0083-049-00	\$227.40
002 -0083-050-00	\$135.20
002 -0083-051-00	\$148.00
002 -0083-052-00	\$155.40

002 -0083-053-00	\$169.00
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002 -0083-055-00	\$139.20
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002 -0093-009-00	\$850.00
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002 -0113-014-00	\$128.85
002 -0113-015-00	\$60.25
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002 -0113-018-00	\$110.30
002 -0113-019-00	\$60.95
002 -0113-020-00	\$110.30
002 -0113-021-00	\$60.95

## OAKLAND CHINATOWN CBD – ASSESSMENT ENGINEER’S REPORT

002-0113-022-00	\$110.30
002-0113-023-00	\$65.50
002-0113-024-00	\$120.45
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002-0113-028-00	\$65.50
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002-0113-031-00	\$132.70
002-0113-032-00	\$132.70
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002-0113-035-00	\$131.65
002-0113-036-00	\$131.65
002-0113-037-00	\$131.65
002-0113-038-00	\$122.20
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002-0114-003-00	\$60.00
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002-0114-008-00	\$48.40
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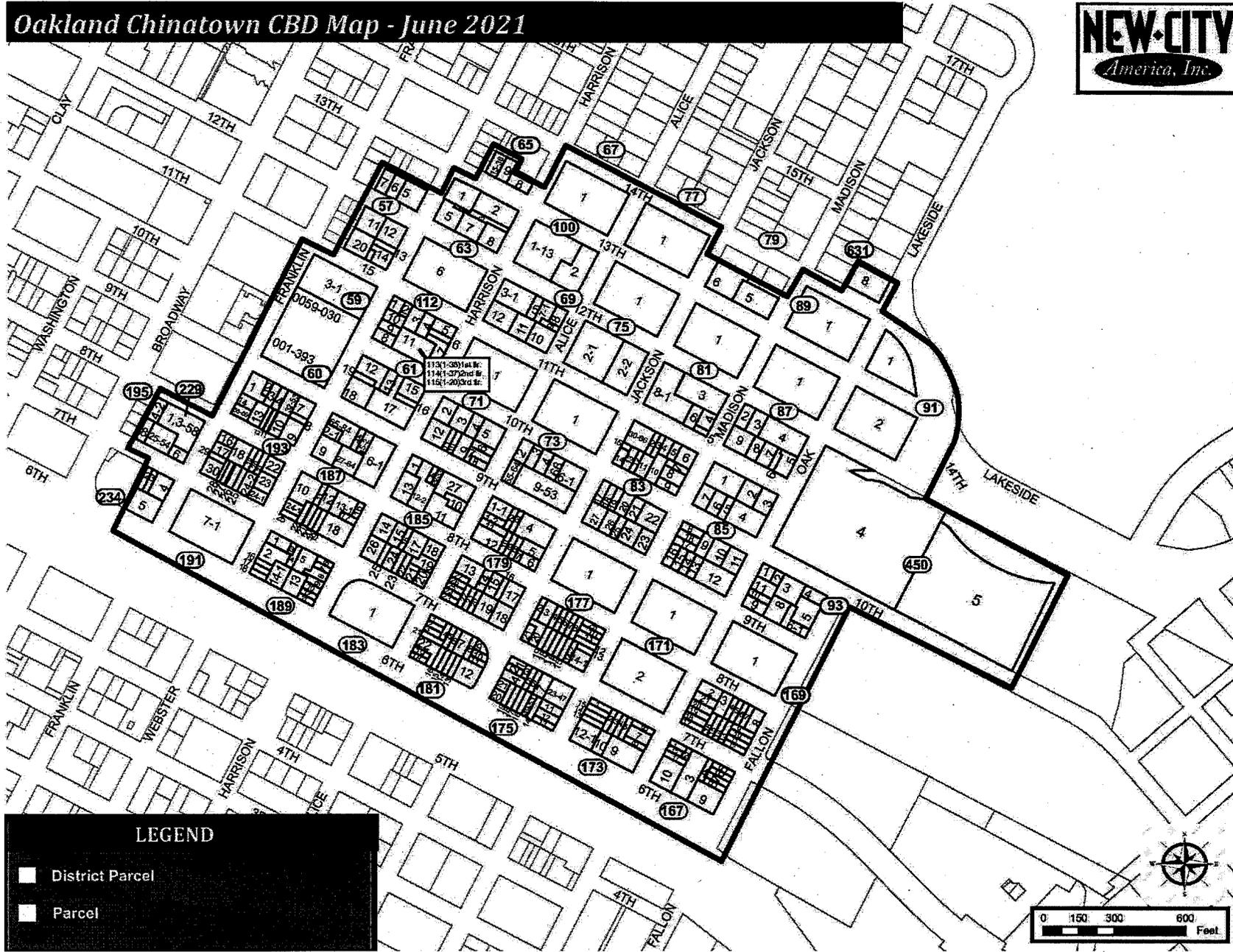
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002-0114-019-00	\$74.20
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002-0114-024-00	\$26.80
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002-0114-027-00	\$65.20
002-0114-028-00	\$65.20
002-0114-029-00	\$71.40
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002-0114-032-00	\$63.20
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002-0114-035-00	\$54.60

002-0114-036-00	\$37.60
002-0114-037-00	\$27.60
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002-0115-005-00	\$108.00
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002-0115-017-00	\$72.00
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002-0115-019-00	\$125.00
002-0115-020-00	\$134.40
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# APPENDIX 2

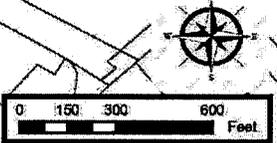
## OCTCBD BOUNDARY MAP

# Oakland Chinatown CBD Map - June 2021



**LEGEND**

- District Parcel
- Parcel







**THE OAKLAND CHINATOWN COMMUNITY BENEFIT DISTRICT  
MANAGEMENT DISTRICT PLAN**

**Final Plan (Revised)– July 22, 2021**

*Prepared pursuant to the City of Oakland's  
Business Improvement Management District Ordinance of 1999  
# 12190, Under Municipal Code Chapter 4.48  
for the Chinatown Oakland Business and Property Owners*

Prepared for:

The Oakland Chinatown Chamber of Commerce  
Oakland Chinatown CBD Steering Committee  
City of Oakland

Prepared by:

New City America, Inc.  
The Oakland Chinatown Community Benefit District Steering Committee



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**The Oakland Chinatown Community Benefit District  
2021 Management District Plan**

Section Number

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Attachment:

A. Engineer's Report

## **Section 1**

### **Management District Plan Summary**

The name of this Community Benefit District (“CBD”) is the Oakland Chinatown Community Benefit District (“Oakland Chinatown CBD” or the “District”). The District is formed under the Business Improvement Management District Ordinance of 1999 # 12190, Under Municipal Code Chapter 4.48 of the Oakland City Code relating to the establishment of Business Improvement Districts.

The levy of assessments on real property within the proposed District will fund physical improvements to individual properties, attract new customers, tenants, and increase business sales resulting in stabilized rents, particularly after the impact of COVID 19 on property owners throughout Chinatown. The assessments will fund maintenance, special events and activities, and other special benefits within the District, revitalizing the Oakland Chinatown area and creating jobs, attracting and retaining businesses, and reducing crime.

#### **Oakland Chinatown CBD Steering Committee**

Since the fall of 2020, the Oakland Chinatown Chamber of Commerce, who has led the effort to investigate and form the Chinatown Community Benefit District, has worked to gauge support within the community for a new *Special Benefit District* for both the Chinatown property owners and business community alike. The Chamber hired New City America – a company specializing in *Special Benefit District* formation and management - to work with the Chinatown business and property owners to investigate the viability of a new Community Benefit District in Oakland’s historic Chinatown.

Since the initiation of work last fall, the Oakland Chinatown Community Benefit District Steering Committee has worked diligently to outreach to property owners and build a level of support for the new CBD. The Oakland Chinatown CBD Steering Committee, has met multiple times, has reviewed five versions of a management plan and finalized the boundaries, services, costs and term at its March 23<sup>rd</sup>, 2021, Steering Committee meeting. The CBD Steering Committee met on the following dates via video conferencing (due to COVID restrictions) in Chinatown to discuss the final plan:

November 15<sup>th</sup>, 2020  
November 19<sup>th</sup>  
December 10<sup>th</sup>  
January 14<sup>th</sup>, 2021  
February 4<sup>th</sup>  
February 23<sup>rd</sup>  
March 2<sup>nd</sup>  
March 4<sup>th</sup>  
March 15<sup>th</sup>  
March 23<sup>rd</sup>

The highest number of meeting attendants at these Steering Committee Zoom meetings was 35 participants.

### **Priority Special Benefit Services/Survey**

This past December, a survey was sent out to all the property owners in the proposed CBD area, to ascertain their level of conceptual support for the services that would be funded through the establishment of a new Chinatown CBD. The support for the concept of a new Oakland Chinatown CBD was very strong. The survey tallied the support based upon the property variables that would be assessed in the ultimate funding of the special benefit services of the district. Those property variables include a parcel's lot size, linear frontage and building square footage. The results were as follows:

The survey, which was translated into Chinese, was mailed to almost 1,100 property owners and asked a variety of specific questions regarding property owner-funding of services over and above what the City was currently providing. We received 248 responses which supported the following priority services: outlined by the **responding property owners**:

- The number 1 priority special benefit service included regular sidewalk and gutter sweeping, graffiti removal and pressure washing by the new CBD. *(Approved with 67% of the respondents)*
- Number 2 was hiring special ambassadors or private security to walk and bike throughout Chinatown *(Approved by 58% of the respondents)*.
- Number 3 was supporting special events, holiday décor, street festivals, etc. *(Approved by 56% of the respondents)*
- Number 4 was funding special benefit services to respond to homeless, panhandling and loitering in Chinatown *(Approved by 56% of the respondents)*

Based upon these results, the Oakland Chinatown CBD Steering Committee determined that there was enough support to come up with a preliminary Management District plan. Based upon the survey results, the following property owners (as determined by their parcel dimensions and ownership), supported the formation of the new Chinatown CBD. *(The goal was to receive 30% support by linear frontage, 30% by lot size and 30% by building square footage).*

Survey results in support of the Chinatown CBD:

*34% of the building square footage.*

*36% of the lot size.*

*28% of the linear frontage.*

*Average support level: 32.6% of the overall property variables in the study area.*

### **Changes in Oakland's Chinatown**

In 2011, the State Legislature dismantled 408 redevelopment agencies, redirecting the flow of funds back to the counties, school districts, and cities rather than reinvesting back into redevelopment areas. The California League of Cities filed a lawsuit to stop this elimination, resulting in a 2011 California Supreme Court ruling ceasing the operations of all redevelopment agencies by February 2012.

Consequently, the method of financing used previously by the City of Oakland to fund Chinatown improvements no longer exists. In the past, the opportunity to fund pedestrian lighting, new sidewalks, and public improvements in Chinatown was typically been through this redevelopment, tax-increment financing. In light of the loss of that historic funding mechanism, the investigation of a new Chinatown CBD centered on these six questions:

1. *How to fund the programs that will make Oakland's Chinatown district brand become more positive in Alameda County.*
2. *How to create greater demand for Chinatown's buildings resulting in greater rental rates and commerce to businesses and tenants, particularly in light of the devastating impact of the COVID 19 pandemic, the demonstrations last summer that greatly impacted Chinatown, as well as the increasing violence against the Asian, particularly Chinese- American community throughout the country.*
3. *How to ensure that issues in the public rights of way, including people demonstrating questionable behavior, will be managed more consistent with standards in other communities.*
4. *How to drive more tenants to the buildings in Chinatown and attract more customers and visitors to rebuild the retail and restaurant sectors here.*
5. *How to ensure that the public rights of way will become more orderly and attractive and promote the culture and history of Oakland's Chinatown.*
6. *How to attract new mixed-use developments and new housing that will be built within walking district of the Chinatown/Lake Merritt BART station.*

### **How can a new CBD benefit property owners in Oakland's Chinatown?**

In summary, a Oakland Chinatown CBD is a *Special Benefits Assessment District* whereby property owners vote, through a mail ballot procedure, to supplement their property tax bills to pay for and control the assessments they generate through the CBD. *The CBD will not replace current City services, but it can fund solutions to supplement City services in the areas including:*

- Safety, petty criminal and homeless/vacancy problems
- Sidewalk cleanliness
- Increase the trimming and replacement of damaging trees and landscaping
- Install/improve decorative amenities such as street furniture/fixtures/equipment/lighting
- Promote and enhance the brand/image of Oakland Chinatown
- Manage events at in and around the the cultural facilities throughout the district
- Create a strong social media presence, and facilitate public relations for Oakland Chinatown businesses
- *Provide parking directional services and other mobility related activities*

- *Promote the many cultural amenities and cultural activities throughout Chinatown including current events (pre-covid), as well as the reopening of the Oakland Museum and the soon to be opened Kaiser Convention Center.*
- *Promoting public space development and placemaking*

**MOST IMPORTANTLY, THESE PROPERTY ASSESSMENT FUNDS WILL NOT REPLACE EXISTING CITY SERVICES IN CHINATOWN AND WILL BE CONTROLLED BY A NEW NON-PROFIT CORPORATION OF PROPERTY AND BUSINESS OWNERS, ESTABLISHED AFTER THE DISTRICT IS VOTED IN BY PROPERTY OWNERS.**

### **Special Benefit Budget Category Analysis**

The Oakland Chinatown *Management District Plan* gives the property owners greater flexibility in determining the type and frequency of special benefit services that will be allocated on a year-to-year basis. As Chinatown evolves and re-emerges from the negative impact of COVID 19, services that are needed one year may not be needed the next. *Therefore, "bundles" or categories of special benefit funding are created and divided into four broad categories.*

The proposed Oakland Chinatown Community Benefit District, will fund special benefit services, over and above, what the City of Oakland and Alameda County are currently providing. Special benefits and supplemental to the general benefits paid for out of the City and County budgets. Those bundles including the following:

### **CIVIL SIDEWALKS**

*Examples of this category of special benefit services and costs may include, but are not limited to:*

- Funding and implementation of the Chinatown Ambassador Program:
  - *Increase neighborhood vibrancy through beautification and relationship building with merchants, workers and residents, including but not limited to:*
    - *Provide safe passage to and from destinations within Chinatown by providing escorts, directions/wayfinding, and general assistance*
    - *Address non-criminal complaints and de-escalate when possible (loud noises, illegal dumping, etc.). Otherwise, contact medical and emergency services.*
    - *Conduct wellness checks of individuals in need, provide linkages and referrals to social services.*
    - *Provide local workforce development opportunities*
    - *Foster multiracial and intergenerational relationships to deepen and widen investment, care, and connection to Chinatown*
    - *Engage, integrate, and manage volunteers who want to be trained in beautification, safety strolling, de-escalation, data collection, and relationship building with local residents and merchants.*
- Regular sidewalk and gutter sweeping
- Regular sidewalk steam cleaning
- Beautification of the district

- Enhanced trash emptying (over and above city services)
- Timely graffiti removal, within 72 hours as necessary
- Maintenance of existing and new public spaces that are not park of the City of Oakland Park responsibilities
- Installation of and maintenance of hanging plants, planting flowers throughout the district
- Personnel to manage the in-house or contracted maintenance and/or security teams.

#### **DISTRICT IDENTITY AND PLACEMAKING**

*Examples of this category of special benefit services and costs may include, but are not limited to:*

- Web site development and updating
- Social media, hiring of a bilingual public relations firm
- Enhancing the current Chamber holiday and seasonal decorations
- Branding of the Oakland Chinatown CBD properties so a positive image is promoted to the public including the development of a new logo
- Enhancement to the current Chamber Banner programs
- Public art displays
- Public space design and improvements
- Personnel to manage the in-house or contracted public relations, web site maintenance or social media contractors

#### **ADMINISTRATION/PROGRAM MANAGEMENT**

*Examples of this category of special benefit services and costs may include, but is not limited to:*

- Staff and administrative costs, contracted or in-house
- Directors and Officers and General Liability Insurance
- Office related expenses
- Rent
- Financial reporting and accounting
- Legal work

#### **CONTINGENCY/CITY AND COUNTY FEES/RESERVE**

*Examples of this category of special benefit services and costs include, but is not limited to:*

- Delinquencies, City/County fees, reserves

Each section will give the property owner management corporation the overall percentages per services for the life of the District, but the flexibility to prioritize or minimize a line item service found within that category during the life of the District. The four categories of services include Civil Sidewalks, District Identity and Placemaking, Administration, and Contingency.

The categories of services and their percentages represent the service plan the Chinatown property owners will be voting on when the District comes up for a mail ballot later this Spring or during the summer.

### **METHOD OF FINANCING**

The financing of the Oakland Chinatown CBD is based upon the levy of special assessments on real properties that receive special benefits from the improvements and activities based upon which Benefit Zone they are located within. See Section 4 for assessment methodology and compliance with Article XIII (d) of the California State Constitution. There will be five factors used in the determination of proportional costs to the parcels in the District. These five factors are:

- Linear frontage, on all sides of the parcel (excluding alleys)
- Lot size or the footprint of the parcel
- Building square footage. (with deductions made for internal, private parking structures within a building)
- Current and future residential condominiums that will be constructed within the District
- Location within one of the two geographic benefit zones of the district

In addition, other factors will be used to determined assessments based upon the anticipated benefit with the current land uses:

1. Single family residential parcels on their own parcel, will be assessed for linear frontage, on all sides, only.
2. Residential condominiums will be assessed for their specific parcel building square footage only.
3. Multi-Residential units with 4 units or less will be assessed for linear frontage on all sides in Benefit Zone 2 only.
4. All public and ecumenically owned and operated parcels will be assessed for linear frontage and lot size only.
5. The Oakland Museum and Kaiser Convention Center, (both owned by the City of Oakland and leased to third parties), which are in Benefit Zone 2, will have their assessments applied to their massive building and linear frontages, as well as lot size that matches their building footprint.
6. Legally mandated affordable apartments, whether privately or owned by non-profit entities, will pay 50% of the building square footage costs or \$0.10 per building square foot regardless of the Benefit Zone location. Those buildings though will pay full linear frontage and full lot size costs but will be paying \$0.10 per building square foot on the affordable housing apartments. Any commercial properties (unless mandated to be affordable), that are included in the development site, will pay the full assessment costs based upon their Benefit Zone. It will be up to the property owners to identify all legally assigned affordable housing units, either to the consultant writing this plan or the district management corporation once the CBD has been approved.

### **Data and Benefit Zones**

There are 1,116 individual parcels owned by 858 property owners in the proposed Oakland Chinatown Community Benefit District.

The data that was obtained by Alameda County as well as input from the various property owners in Chinatown have yielded the following information which is to be used as the basis for the generation of revenue to fund the special benefits outlined in this Management Plan.

That data, as of July 22, 2021, is as follows:

1,453 in linear feet for single family residences.  
333,164 in building square footage for residential condominiums  
3,055,299 in building square footage overall  
2,982,893 in lot size  
47,725 linear feet in linear frontage

The following description summarizes the two different Benefit Zones within the proposed Oakland Chinatown Community Benefit District. Both of the Benefit Zones are geographically based, additionally specific land uses will have different assessments based upon the ownership, use and function of the parcel(s). In general, the benefit one boundaries are proposed as follows:

**Zone 1. Core Area:** The core properties, in general that run from the east side of Franklin (except between 6<sup>th</sup> and 8<sup>th</sup> street where both sides of the street are assessed), up to 11<sup>th</sup> Street, then including both sides of Webster Street up to 13<sup>th</sup> Street, heading east on 13<sup>th</sup> Street from Webster Street to Lakeside Drive, then running south down Fallon Street, stopping at 12<sup>th</sup> Street. Parcels south of 10<sup>th</sup> Street, (except the Oakland Museum and Kaiser Convention Center) shall be in Zone 2. The boundary for Zone 1 continues along the north side of 10<sup>th</sup> Street, westward to Alice Street, which then turns south including all parcels on the west side of Alice southward to 6<sup>th</sup> Street and the 880 Freeway. Continuing along the north side of the 880 freeway at Alice Street, running westward to the parcels on the west side of Franklin Street at 6<sup>th</sup> Street. *The western boundary is uneven due to the fact that the Downtown Community Benefit District included various parcels within the historic Chinatown boundaries when the renewed in 2018. The boundaries do not include many of the parcels on Broadway from the 880 freeway offramp at 6<sup>th</sup> Street, up to 11<sup>th</sup> Street on Broadway.*

**Zone 2. Peripheral area:** The parcels, including the majority of single-family residential land uses south of the Lake Merritt BART station including all parcels on the east side of Alice Street to Fallon Street (west side of Fallon only and not including Laney College), and including all of the parcels between the north side of the 880 freeway to the south side of 10<sup>th</sup> Street between Alice Street and the east end of the Kaiser Convention Center. Benefit Zone 2 parcels include the BART station and related parking lots, the Kaiser Convention Center and the Oakland Museum.

**Costs:**

The costs per parcel are based upon the five factors listed on Page 8 above. The Benefit Zones are determined by the anticipated special benefits that a parcel will receive based upon its proximity to the core of the district, as well as the frequency of special benefit services that that parcel will be receiving. All assessments must be proportional to the special benefits received so we have agreed upon the following Benefit Zones.

**Proposed First Year Chinatown CBD Budget – 2022**

<b>Category of Special Benefit Services</b>	<b>Annual Amount First Year</b>	<b>Percentage of total budget</b>
Civil Sidewalks	\$809,000	66%
District Identity/Placemaking	\$171,000	14%
Administration	\$184,000	15%
Contingency	\$ 61,983	5%
<b>Total</b>	<b>\$ 1,225,983</b>	<b>100%</b>

**First Year Annual Costs Per Benefit Zone**

<b>Property Variable</b>	<b>Benefit Zone 1</b>	<b>Benefit Zone 2</b>
Building Square Footage	\$0.20	\$0.15
Lot size	\$0.15	\$0.08
Linear Frontage	\$5.00	\$3.00
Residential Condos Building Square Foot	\$0.20	\$0.20
Single Family Residential Linear Frontage Only	\$5.00	\$5.00
Multi-Residential with 4 units or less Linear Frontage Only		\$5.00

**Reimbursement of Formation Funds**

This plan authorizes the repayment of formation funds advanced by Chinatown stakeholders to cover the costs of the survey, calculation of results, the management district plan creation, approval by the CBD Steering Committee, the Assessment Engineers report, the petition drive and the balloting process to be conducted by the City of Oakland. An amount not to exceed \$120,000 shall be reimbursed to those property owners who invested in this process, and they shall be repaid in the first three years of the formation of the district, based upon request and need.

**Cap**

The District budget and assessments may be subject to annual increases not to exceed 5% per year. Increases will be determined by the Owners' Association/District Management Corporation and will vary between 0% and 5% annually. Changes in land uses, the development of vacant parcels, the conversion of tax exempt to profitable land uses, the demolition of buildings, building improvements that increase square footages, and new

building construction or residential condominium development, may alter the District's budget and individual property assessments. Linear frontage and parcel size are normally not altered in the redevelopment of a site. Changes to assessments are more likely to occur upon changes to building square footages. Changes may also occur upon the conversion of single parcels to multiple parcels due to the construction of residential and/or commercial condominiums.

### **Bonds**

The District will not issue any bonds related to any program.

### **District Formation**

Under the local enabling ordinance, District formation requires a submission of petitions from property owners in the proposed district representing more than 30% of the total assessments to be paid into the CBD.

Once the City verifies the petitions totaling a minimum of 30% (\$367,795.00) of the first year annual budget which is projected to be \$1,225,983.00 in assessments to the District, the Oakland City Council may adopt a **Resolution of Intention** to mail out ballots to all affected property owners. The City will then hold a public hearing and tabulate the ballots. The Oakland Chinatown CBD will be formed if the weighted majority of all returned mail ballots support District formation and if the City Council adopts a **Resolution of Formation** to levy the assessments on the benefiting parcels. The date for that public hearing has not been scheduled but is assumed that it will be held in late July 2021, based upon the successful completion of the petition drive.

### **Term**

Under the Oakland local enabling ordinance, the District may be established for a maximum of 10 years. State law and the local enabling ordinance permits an annual disestablishment of the District based upon petition and vote of the property owners. The threshold needed to trigger the balloting for the formation of the district is the same as the process for disestablishment of the district.

### **Time and Manner for Collecting Assessments**

The Oakland Chinatown CBD assessments will appear as a separate line item on annual property tax bills prepared by the County of Alameda Tax Assessor. The assessments are collected at the same time and in the same manner as ad valorem property taxes paid to the County of Alameda. The assessments have the same lien priority and penalties for delinquent payments as ad valorem property taxes. Any delinquent assessments owed for the first year will be added to the property tax roll for the following year together with any applicable interest and penalties. The "property owner" means any person shown as the owner/taxpayer on the last equalized assessment roll or otherwise known to be the owner/taxpayer by the City.

### **Government Assessments**

The Oakland Chinatown CBD Management Plan assumes that the City of Oakland, the Successor Agency to the Redevelopment Agency of the City of Oakland, BART, the County of Alameda, East Bay MUD, the Oakland Unified School District will pay assessments for the

public property they own in the District. Article XIII D, Section 4 of the California Constitution provides that public agencies such as the City and Successor Agency are not exempt from the assessments.

Parcels owned by the City of Oakland, the County, BART, East Bay MUD and the Unified School District and other public agencies identified in Section 7 will receive benefits commensurate with assessments they pay in linear frontage and lot size. These publicly owned parcels are presumed to benefit for the civil sidewalks and administration services to the privately-owned parcels with respect to the special benefit services outlined in this Management District Plan.

### **Governance**

Pursuant to Section 36650 of the California Streets and Highway Code, a District Management Corporation or Owners' Association will review District budgets and policies annually within the limitations of the Management District Plan. The Management Corporation must file Annual Reports with the City of Oakland and will oversee the day-to-day implementation of services as defined in the Management District Plan.

*"Owners' association" means a private nonprofit entity that is under contract with a city to administer or implement activities and improvements specified in the management district plan. An owners' association may be an existing nonprofit entity or a newly formed nonprofit entity. An owners' association is a private entity and may not be considered a public entity for any purpose, nor may its board members or staff be considered to be public officials for any purpose. (Streets & Highway Code § 36612.)*

A new public benefit non-profit corporation (501c3), will be established once the district has been approved by the property owners and they will serve in the capacity of the Owners Association to run the day to day operations of the district.

### **Disestablishment**

Under the local enabling ordinance, the Oakland Chinatown CBD property owners will have an annual period in which to submit petitions to the City Council to disestablish the CBD. If the property owners vote by weighted majority to disestablish the District, assessments will be removed from the parcels the following fiscal year. Unexpended surplus funds will be returned to property owners based upon a parcel's percentage contribution to the previous fiscal year's assessments.

### **Exemptions or Reductions in Rates**

Under this Management District Plan and consistent with Proposition 218 and Article XIII (D) of the State Constitution, no parcel receiving special benefits from the establishment of a property assessment district is exempt from payment of the assessment. This Plan acknowledges the special benefit that CBD assessments may have on various land uses within the boundaries of the District.

## **Section 2 Oakland Chinatown Community Benefit District Boundaries**

### **Boundaries**

The proposed Oakland Chinatown CBD consists of approximately 52 square blocks consisting of 1,116 parcels owned by 858 property owners, including parcels owned by the City of Oakland. See the Oakland Chinatown proposed CBD map in Section 2, pages 15 and 16. The District is generally bounded by:

- *On the south:* bounded by the 880 freeway from Fallon Street on the east to Franklin Street on the west.
- *On the north:* in general, the northern boundary is represented by the parcels on both sides of 13<sup>th</sup> Street from Webster Street on the west up to Lakeside Drive on the east.
- *On the west:* Due to the inclusion of Chinatown properties in the 2018 renewal of the Downtown Community Benefit District, the western boundary include parcels on both sides of Franklin Street from the 880 to 8<sup>th</sup> Street, and then the parcels on the east side of Franklin between 8<sup>th</sup> Street northward to 11<sup>th</sup> Street, and does not include the parcels between 11<sup>th</sup> and 12<sup>th</sup> Street fronting on Franklin but the remainder of the parcels between 11<sup>th</sup> and 13<sup>th</sup> Street jogging northward which will be seen on the maps provided in this plan;
- *On the east:* parcels on the west side of Fallon Street from the 880 freeway to 10<sup>th</sup> Street, and then including both the Oakland Museum and Kaiser Convention Center sites, continuing on the west side of 14<sup>th</sup> Street up to both sides of 14<sup>th</sup> Street and Lakeside Drive.

### **Benefit Zones**

The District consists of two benefit zones.

### **District Boundary Rationale**

The Oakland Chinatown CBD boundaries are comprised of parcels that showcase an array of high-quality restaurants, retailers, office buildings, market rate and affordable housing units, hotels, transit centers, family association buildings, single family residential units, parks, public buildings, the Oakland Museum, the Kaiser Convention Center.

### **Northern Boundary**

The northern boundary of the District is defined by the parcels beginning at parcel 001-057-007 and running eastward to the intersection of 13<sup>th</sup> and Webster Streets and then proceeding north to include all of the parcels on both sides of 13<sup>th</sup> Street from parcels 001-063-001 and parcel 001-065-15-36 running eastward on both sides of 13<sup>th</sup> Street including the full block parcels between 13<sup>th</sup> and 14<sup>th</sup> Streets, all of the way to the intersection of 13<sup>th</sup> Street and Lakeside Drive, to parcel 001-091-001.

The District will only provide services to the individual assessed parcels within the boundaries; services will not be provided to parcels that are not assessed. No District programs and services will be provided north of the northern District boundary.

### **Western Boundary**

Due to the inclusion of parcels along the Chinatown side of Broadway into the 2018 Downtown Oakland CBD, the parcel boundary on the west side is a bit fragmented. The western boundary commences at parcel 001-234-005 running mid-block (not including the Orchid Condominium) up to 7<sup>th</sup> Street. The boundary then crosses northward on 7<sup>th</sup> to include parcels 001-234-008, 001-234-004-001. The western boundary continues east to the intersection of Franklin Street and 8<sup>th</sup> Street, then running up Franklin to include all of the parcels on the east side of Franklin up to the intersection of 11<sup>th</sup> and Franklin Streets. The western boundary then excludes all of the parcels on the east and west side of the street, facing on to Franklin Street ending at parcel 001-057-007.

The District will only provide services to the individual assessed parcels within the boundaries; services will not be provided to parcels that are not assessed. No District programs and services will be provided west of the western District boundary.

### **Southern Boundary**

The southern boundary of the proposed Chinatown CBD includes all of the parcels on the north side of 6<sup>th</sup> Street between parcel 001-234-005 on the west up to parcel 001-167-009 on the east.

The District will only provide services to the individual assessed parcels within the boundaries; services will not be provided to parcels that are not assessed. No District programs and services will be provided south of the southern District boundary.

### **Eastern Boundary**

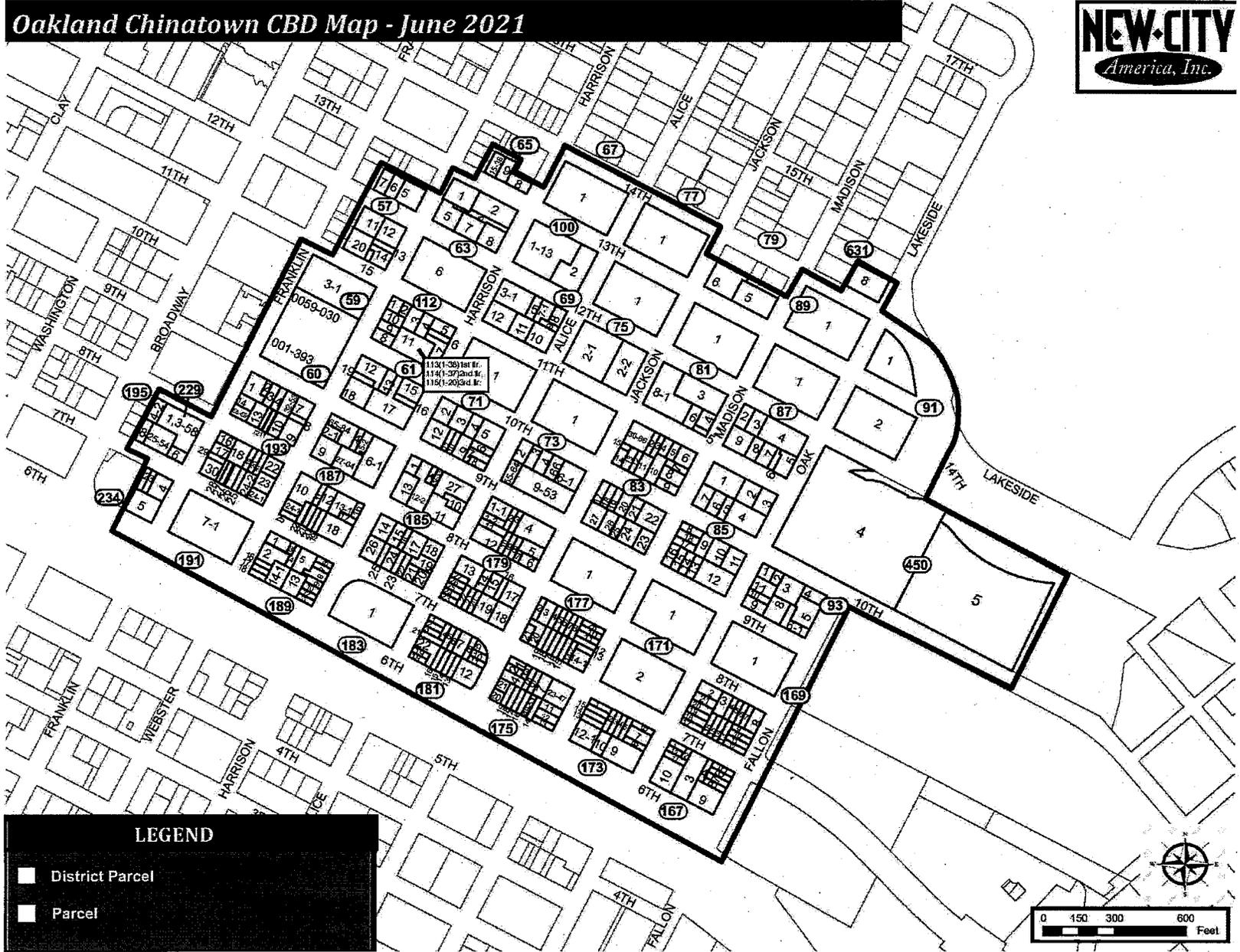
The eastern boundary of the CBD begins at the parcel at the intersection of Fallon and 6<sup>th</sup> Street, parcel number 001-167-009 and continues northward on the west side of Fallon Street up to the intersection of 10<sup>th</sup> Street and Fallon Street. (Does not include any frontage around Laney College). The eastern boundary then continues eastward to include the east side of the Kaiser Convention Center and stops at their 10<sup>th</sup> Street parcel eastern boundary. The eastern boundary then picks up north of the Oakland Museum at the intersection of Lakeside Drive and 12<sup>th</sup> Street next to the County Administration Center. The eastern boundary then continues northward up 14<sup>th</sup> street and ends at the intersection of 14<sup>th</sup> Street and Lakeside Drive including parcel 001-631-008.

The District will only provide services to the individual assessed parcels within the boundaries; services will not be provided to parcels that are not assessed. No District programs and services will be provided east of the eastern District boundary.

### **Summation**

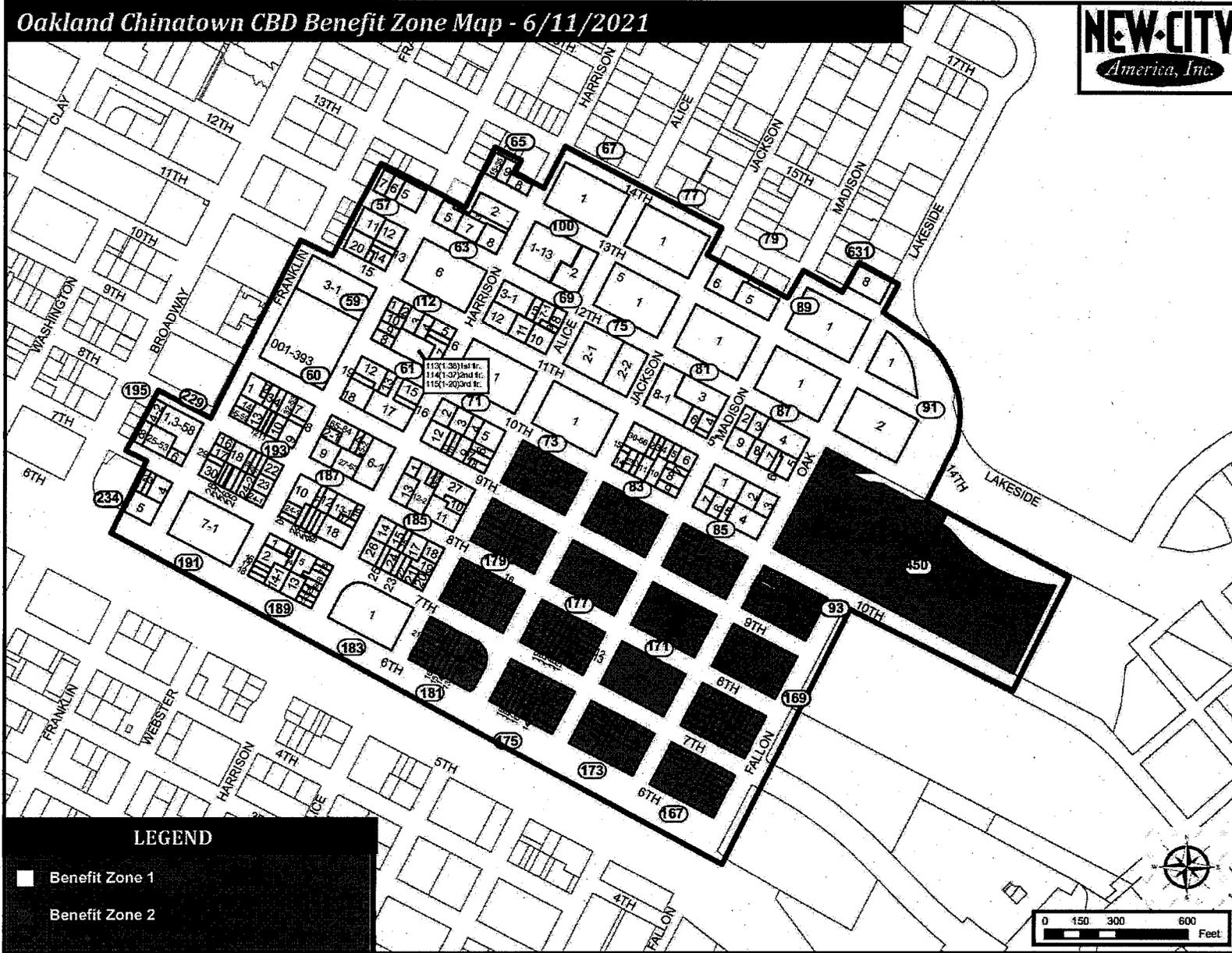
A list of all parcels included in the proposed Oakland Chinatown CBD are shown as Appendix 1, attached to this report identified by their respective Alameda County assessor parcel numbers. The boundary of the proposed Oakland Chinatown CBD is shown on the map to be found on pages 15 and 16 of this report. All identified assessed parcels within the above-described boundaries shall be assessed to fund supplemental special benefit programs, services and improvements as outlined in this Management District Plan. All Oakland Chinatown CBD funded services, programs and improvements provided within the above-described boundaries shall confer special benefit to identified assessed parcels inside the District boundaries and none will be provided outside of the District.

# Oakland Chinatown CBD Map - June 2021



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Oakland Chinatown CBD Benefit Zone Map - 6/11/2021



## **Section 3**

### **District Improvement and Activity Plan**

#### **Explanation of Special Benefit Services**

All of the improvements and activities detailed below are provided only to properties within the boundaries of the Oakland Chinatown CBD, as the improvements and activities will provide special benefits to the owners of these properties.

The City will continue to provide *general benefit services* from the general fund in Chinatown which will include public safety programs, street sweeping, tree trimming, roadwork repairs, sidewalk repair, trash collection of public refuse containers, etc. The frequency of these general benefits may change from year to year and time to time based upon budget constraints. However, City general benefits will not be withdrawn from Chinatown unless they are withdrawn by an equal frequency City wide. ***The CBD funded special benefits will not replace City funded general benefits, but rather will provide special benefits to parcel owners over and above the general benefits provided by the City of Oakland.***

All services funded by the assessments outlined in the Management District Plan are intended to directly benefit the properties within the District to support increased commerce, business attraction and retention, to retain and increase commercial property rentals, attract new residential developments, enhance safety and cleanliness in the District, improve District identity, and eventually fund specialized beautification and enhanced services for the property owners, businesses, visitors and residents within the District.

#### **Special Benefit Budget Category Analysis**

This Plan gives property owners greater flexibility in determining the type and frequency of special benefit services that will be allocated on a year-to-year basis. As Oakland's Chinatown evolves, services that are needed one year may not be needed the next. Therefore, "bundles" or categories of special benefit funding have been created and divided into four broad categories – Civil Sidewalks, District Identity and Placemaking, Administration and Contingency. The bundles are allocated funding percentages with the flexibility to prioritize or minimize a service within each bundle.

The bundles or categories of services and their percentages represent the service plan the Chinatown property owners will be voting on when the Chinatown CBD comes up for a mail ballot later this summer.

The proposed "bundles" of special benefit services are listed below and are supplemental to current City services.

#### **CIVIL SIDEWALKS**

*Examples of this category of special benefit services and costs may include, but are not limited to:*

- Funding and implementation of the Chinatown Ambassador Program:
  - *Increase neighborhood vibrancy through beautification and relationship building with merchants, workers and residents, including but not limited to:*
    - *Provide safe passage to and from destinations within Chinatown by providing escorts, directions/wayfinding, and general assistance*
    - *Address non-criminal complaints and de-escalate when possible (loud noises, illegal dumping, etc.). Otherwise, contact medical and emergency services.*
    - *Conduct wellness checks of individuals in need, provide linkages and referrals to social services.*
    - *Provide local workforce development opportunities*
    - *Foster multiracial and intergenerational relationships to deepen and widen investment, care, and connection to Chinatown*
    - *Engage, integrate, and manage volunteers who want to be trained in beautification, safety strolling, de-escalation, data collection, and relationship building with local residents and merchants*
- Regular sidewalk and gutter sweeping
- Regular sidewalk steam cleaning
- Beautification of the district
- Enhanced trash emptying (over and above city services)
- Timely graffiti removal, within 72 hours as necessary
- Maintenance of existing and new public spaces that are not park of the City of Oakland Park responsibilities
- Installation of and maintenance of hanging plants, planting flowers throughout the district
- Personnel to manage the in-house or contracted maintenance and/or security teams.

#### **DISTRICT IDENTITY AND PLACEMAKING**

*Examples of this category of special benefit services and costs may include, but are not limited to:*

- Web site development and updating
- Social media, hiring of a bilingual public relations firm
- Enhancing the current Chamber holiday and seasonal decorations
- Branding of the Oakland Chinatown CBD properties so a positive image is promoted to the public including the development of a new logo
- Enhancement to the current Chamber Banner programs
- Public art displays
- Public space design and improvements
- Personnel to manage the in-house or contracted public relations, web site maintenance or social media contractors

### **ADMINISTRATION/PROGRAM MANAGEMENT**

*Examples of this category of special benefit services and costs may include, but is not limited to:*

- Staff and administrative costs, contracted or in-house
- Directors and Officers and General Liability Insurance
- Office related expenses
- Rent
- Financial reporting and accounting
- Legal work

### **CONTINGENCY/CITY AND COUNTY FEES/RESERVE**

*Examples of this category of special benefit services and costs include, but is not limited to:*

- Delinquencies, City/County fees, reserves

### **METHOD OF FINANCING**

The financing of the Oakland Chinatown CBD is based upon the levy of special assessments upon real properties that receive special benefits from the improvements and activities based upon which Benefit Zone they are located within. See Section 4 for assessment methodology and compliance with Article XIII (d) of the California State Constitution. There will be five factors used in the determination of proportional costs to the parcels in the District. These five factors are:

- Linear frontage on all sides excluding alleys
- Lot size or the footprint of the parcel
- Building square footage. (with deductions made for internal, private parking structures within a building)
- Current and future residential condominiums that will be constructed within the District
- Location within one of the two geographic benefit zones of the district

In addition, other factors will be used to determined assessments based upon the anticipated based upon the current land uses:

1. Single family residential parcels regardless of Benefit Zone location, will be assessed for linear frontage, on all sides, only.
2. Residential condominiums will be assessed for their specific parcel building square footage only.
3. Multi-Residential units with 4 units or less will be assessed for linear frontage on all sides in Benefit Zone 2 only.
4. All public and ecumenically owned and operated parcels will be assessed for linear frontage and lot size only.
5. The Oakland Museum and Kaiser Convention Center, (both owned by the City of Oakland and leased to third parties), which are in Benefit zone 2, will have their assessments applied to their massive building square footage and linear frontages, as well as lot size that matches their building footprint.
6. Legally mandated affordable apartments, whether privately or owned by non-profit entities, will pay 50% of the building square footage costs or .10 per building square foot regardless of the benefit zone location. Those buildings though will pay full

linear frontage and full lot size costs but will be paying only \$0.10 per building square foot on the affordable housing apartments. Any commercial properties (unless mandated to be affordable), that are included in the development site, will pay the full building assessment costs based upon their benefit zone. *It will be up to the individual property owners to identify all legally assigned affordable housing building square footage, either to the consultant writing this plan or the district management corporation once the CBD has been approved.*

**Data and Benefit Zones**

There are 1,116 individual parcels owned by 858 property owners in the proposed Oakland Chinatown Community Benefit District.

The data that was obtained by Alameda County as well as input from the various property owners in Chinatown have yielded the following information which is to be used as the basis for the generation of revenue to fund the special benefits outlined in this Management Plan. That data, as of July 22, 2021, is as follows:

- 1,453 in linear frontage for single family residences.*
- 333,164 in building square footage for residential condominiums*
- 3,055,299 in building square footage overall*
- 2,982,893 in lot size*
- 47,725 linear feet in linear frontage*

**Costs**

The costs per parcel are based upon the five factors listed on page 19. The Benefit Zones are determined by the anticipated special benefits that a parcel will receive based upon its proximity to the core of the district, as well as the frequency of special benefit services that that parcel will be receiving. All assessments must be proportional to the special benefits received so we have agreed upon the following Benefit Zones.

**Proposed First Year Chinatown CBD Budget - 2020**

<b>Category of Special Benefit Services</b>	<b>Annual Amount First Year</b>	<b>Percentage of total budget</b>
Civil Sidewalks	\$809,000	66%
District Identity/Placemaking	\$171,000	14%
Administration	\$184,000	15%
Contingency	\$61,983	5%
<b>Total</b>	<b>\$ 1,225,983</b>	<b>100%</b>

### First Year Annual Costs Per Benefit Zone

Property Variable	Benefit Zone 1	Benefit Zone 2
Building Square Footage	\$ 0.20	\$0.15
Lot size	\$ 0.15	\$0.08
Linear Frontage	\$ 5.00	\$3.00
Residential Condos Building Square Foot	\$0.20	\$0.20
Single Family Residential Linear Frontage Only	\$5.00	\$5.00
Multi-Unit Residential with 4 units or less Linear Frontage Only		\$5.00

#### **Reimbursement of Formation Funds**

This plan authorizes the repayment of formation funds advanced by Chinatown stakeholders to cover the costs of the survey, calculation of results, the management district plan creation, the Assessment Engineers report, the petition drive and the balloting process to be conducted by the City of Oakland. An amount not to exceed \$120,000 shall be reimbursed to those property owners who invested in this process, and they shall be repaid within the first three years after the formation of the district, based upon request and need.

#### **Cap**

The District budget and assessments may be subject to annual increases not to exceed 5% per year. Increases will be determined by the Owners' Association/District Management Corporation and will vary between 0% and 5% annually. Changes in land uses, the development of vacant parcels, the conversion of tax exempt to profitable land uses, the demolition of buildings, building improvements that increase square footages, and new building construction or residential condominium development, may alter the District's budget and individual property assessments. Linear frontage and parcel size are normally not altered in the redevelopment of a site. Changes to assessments are more likely to occur due to changes to building square footages. Changes may also occur upon the conversion of single parcels to multiple parcels due to the construction of residential and/or commercial condominiums, offices, visitor related buildings.

#### **Bonds**

The District will not issue any bonds related to any program.

#### **Operating Budget**

A projected operating budget, based upon the local enabling ordinance, has a ten-year term. New City America has listed the maximum percentage of allowable annual increases based upon the current data within the district, with the following assumptions:

- Assessments *may be subject to annual increase*, based upon the action of the new District management corporation Board, not to exceed 5% per year.

- Changes in land use, demolition of existing buildings, and new development will occur and will change the improvements to that parcel, normally due to redevelopment of the site and the addition of new building square footage which shall be assessed based upon the provisions laid out in this Management Plan.

The budget for specific programs may be reallocated within each budget category by up to 10% during the term of the District. The Management Corporation Board may alter the budget based upon service needs and such changes shall be included in the Annual report and submitted to the Oakland City Council for review and approval.

### Ten-Year Projection of Maximum Assessment for the Oakland Chinatown CBD

	Civil Sidewalks	District Identity	Administration	Contingency	TOTAL
Y1	\$ 809,000.00	\$ 171,000.00	\$ 184,000.00	\$ 61,983.00	\$ 1,225,983.00
Y2	\$ 849,450.00	\$ 179,550.00	\$ 193,200.00	\$ 65,082.15	\$ 1,287,282.15
Y3	\$ 891,922.50	\$ 188,527.50	\$ 202,860.00	\$ 68,336.26	\$ 1,351,646.26
Y4	\$ 936,518.63	\$ 197,953.88	\$ 213,003.00	\$ 71,753.07	\$ 1,419,228.57
Y5	\$ 983,344.56	\$ 207,851.57	\$ 223,653.15	\$ 75,340.72	\$ 1,490,190.00
Y6	\$ 1,032,511.78	\$ 218,244.15	\$ 234,835.81	\$ 79,107.76	\$ 1,564,699.50
Y7	\$ 1,084,137.37	\$ 229,156.35	\$ 246,577.60	\$ 83,063.15	\$ 1,642,934.47
Y8	\$ 1,138,344.24	\$ 240,614.17	\$ 258,906.48	\$ 87,216.31	\$ 1,725,081.20
Y9	\$ 1,195,261.45	\$ 252,644.88	\$ 271,851.80	\$ 91,577.12	\$ 1,811,335.26
Y10	\$ 1,255,024.53	\$ 265,277.12	\$ 285,444.39	\$ 96,155.98	\$ 1,901,902.02

Notes:

- Assumes a possible 5% maximum yearly increase on all budget items, if approved annually by the District Management Corporation Board of Directors
- Any accrued interest or delinquent payments will be expended in the above categories.

## Section 4 Assessment Methodology

The proposed Oakland Chinatown CBD is a property-based special benefit assessment district being established pursuant to the Oakland local enabling ordinance. Due to the special benefit nature of assessments levied within a CBD, program costs are to be distributed amongst all identified specially benefited properties based on the proportional amount of special program benefits each property is expected to derive from the assessments collected.

The state constitution refers to the requirement that relative benefit received from CBD funded programs and activities be used to determine the amount of assessment paid. Only those properties expected to derive special benefits from CBD funded programs and activities may be assessed and only in an amount proportional to the relative special benefits expected to be received.

### General vs. Special Benefits

As provided by Proposition 218, assessment district programs and activities confer a combination of general and special benefits to properties, but the only program benefits that can be assessed are those that provide special benefit to the assessed properties. "Special Benefit" as defined by the California State Constitution, Article XIII (d), means "*a particular and distinct benefit over and above general benefits conferred on real property located in the District or to the public at large.*" For the purposes of this analysis, "General Benefits" are benefits provided within Chinatown that are not special in nature, are not "particular and distinct" and are not over and above the benefits that other city parcels receive.

General benefits are not restricted to benefits conferred only on persons and property outside the assessment district but can include benefits both conferred on real property located in the district or to the public at large. "At large" means not limited to any particular person – and means all members of the public - including those who live, work, and shop within the district - and not simply transient visitors.

The property uses within the boundaries of the proposed Oakland Chinatown CBD which will receive special benefits from CBD funded programs and services are currently a mix of retail, service, office, religious, residential, public visitor related, cultural and parking. Services, programs and improvements provided by the Oakland Chinatown CBD are primarily designed to provide special benefits to identified parcels within the boundaries of the District.

Parcels that receive the special benefit programs, services and improvements outlined in this Management District Plan will attract more customers, employees, tenants and investors as a result of these programs, services and improvements, thereby increasing business volumes, sales transactions, occupancies, and rental income, and for future residents, make Chinatown more walkable, attractive and livable. These benefits are particular and distinct in that they are not provided to non-assessed parcels within or outside of the District. Because these

programs, services and improvements will only be provided to each individual assessed parcel within the Oakland Chinatown CBD boundaries, these programs, services and improvements will constitute "special benefits."

**Existing City of Oakland services will not be replaced or duplicated by the Oakland Chinatown CBD funded services.** The purpose of this District is to fund supplemental programs, improvements and services within the Chinatown boundaries above and beyond what is being currently funded either via normal tax supported methods or other funding sources. The assessments to be levied on parcels within the Oakland Chinatown CBD are for services, programs and improvements directly benefiting each individual parcel within this area and support increased cleanliness, commerce, business attraction and retention, increased commercial property rental income and improved District identity. No CBD funded services, activities or programs will be provided beyond the Chinatown CBD boundaries.

While every attempt is made to provide CBD services and programs to confer benefits only to those identified assessed parcels within the District, the California State Constitution, Article XIII (d), was amended via Proposition 218 to provide that general benefits exist, either by design or unintentionally, in all assessment districts and that a portion of the program costs must be considered attributable to general benefits and assigned a value. General benefits cannot be funded by assessment revenues. General benefits might be conferred on parcels within the District, or "spillover" onto parcels surrounding the District, or to the public at large who might be passing through the District with no intention of transacting business or residing within the District or interest in the District itself. Empirical assessment engineering analysis throughout California has found that general benefits within a given similar special benefit district tend to range from 1-5% of the total costs.

There are three methods that have been used by the Oakland Chinatown CBD Assessment Engineer for determining general and special benefit values within assessment districts:

- (1) The parcel by parcel allocation method*
- (2) The program/activity line item allocation method, and*
- (3) The composite district overlay determinant method.*

A majority of CBDs in California for which the Assessment Engineer has provided assessment engineering services since the enactment of Proposition 218, have used Method #3, the composite district overlay determinant method which will be used for this CBD. This method of computing the value of general benefit involves a composite of three distinct types of general benefit – general benefit to assessed parcels within the District, general benefit to the public at large within the District and general benefit to parcels outside the District.

#### **Oakland Chinatown CBD Programs and Improvements**

The total special and general benefit program activities and budget allocations that will be provided to each individual parcel assessed in the proposed Oakland Chinatown CBD are shown in the chart below:

**Total Year 1 – 2022 Special + General Benefit Costs**

**Table 4-A**

<b>Category of Special Benefit Services</b>	<b>Year 1 Annual Amount (assessments to fund special benefits)</b>	<b>Year 1 Non-Assessment Costs (general benefits ratio)</b>	<b>Year 1 Total Costs (special and general benefits)</b>	<b>% of Total</b>
Civil Sidewalks	\$809,000	\$ 16,510	\$ 825,510	66%
District Identity/Placemaking	\$ 171,000	\$ 3,490	\$ 174,490	14%
Administration	\$ 184,000	\$ 3,755	\$ 187,755	15%
Contingency	\$ 61,983	\$ 1,265	\$ 63,248	5%
<b>Total</b>	<b>\$ 1,225,983.00</b>	<b>\$ 25,020.00</b>	<b>\$1,251,003.00</b>	<b>100%</b>

All program costs associated with general benefits will be derived from sources or credits other than CBD assessments. Sample "other" revenue sources can be derived from special events, grants, volunteer hours and must simply equal a total of \$ 25,020 per year which would equal the general benefit cost of 2% of the computed total CBD cost of \$ 1,251,003 from the table above. Here, program costs are spread among property variables that are common to each parcel include linear frontage, lot or parcel size and building square footage, and residential condominium parcels and benefit zone. Assessed valuation cannot be used as the basis for revenue generation in the state of California since Proposition 13 sets the assessed valuation at the time of purchase of the parcel, therefore adjacent parcels may be similar in size, but have different assessed valuations. We must therefore spread the assessments among the consistent factors of each parcel, based upon 2021 data.

**Benefit Zones**

State law and the State constitution, Article XIII D require that special assessments be levied according to the special benefit each individual parcel receives. There are two benefit zones in the proposed Oakland Chinatown CBD.

**Assessable Data in the Oakland Chinatown CBD**

**Table 4-B**

<b>Benefit Zone</b>	<b>Building Sq. Ft.</b>	<b>Lot SF</b>	<b>Linear frontage</b>
1	2,213,079	1,992,114	30,941
2	842,220	990,779	16,784
Single Family Residential	NA	NA	1,453
Residential Condos	333,164	NA	NA
<b>Total</b>	<b>3,388,463</b>	<b>2,982,893</b>	<b>49,178</b>

**Assessment District Revenue Generation in Fiscal Year 2022 from Each Assessable Property Variable:**

**Table 4 - C**

<b>Property Variable</b>	<b>Total Revenue Generated</b>	<b>Percentage of budget</b>
Building Sq. Ft.	\$568,949	46%
Lot Sq. Ft.	\$378,079	32%
Linear Frontage	\$205,057	16%
Residential Condos Bldg. Sq. Ft.	\$66,632	5%
Single Family Residential/ Linear Frontage Only	\$7,265	1%
<b>Total</b>	<b>\$ 1,225,983</b>	<b>100%</b>

**Annual Costs per property variable and Benefit Zone, first year, FY 2022**

**Table 4 - D**

**First Year Annual Costs Per Benefit Zone**

<b>Property Variable</b>	<b>Benefit Zone 1</b>	<b>Benefit Zone 2</b>
Building Square Footage	\$ 0.20	\$0.15
Lot size	\$ 0.15	\$0.08
Linear Frontage	\$ 5.00	\$3.00
Residential Condos Building Square Foot	\$0.20	\$0.20
Single Family Residential Linear Frontage Only	\$5.00	\$5.00
Multi-Unit Residential with 4 units or less Linear Frontage Only		\$5.00

### **Explanation of Costs**

*Benefit Zone 1* parcels will be assessed at a higher rate since they will have the highest frequency of Civil Sidewalks and District Identity services due to the amount of foot traffic in and around the parcels in the western and northern areas of the District. Benefit Zone 1 properties are the historic core of Oakland's Chinatown dating back almost 100 years built around Broadway. Zone 1 properties which include retail, restaurants, residential, office, hotel and warehouses are in a dramatic stage of transition with new residential developments replacing former industrial and warehouse parcels. These parcels will benefit the most from the CBD special benefit services, therefore their assessments have been set to fund the costs of services to these parcels.

*Benefits Zone 2* parcels represent the peripheral blocks in the southeastern portion of the district, in and around the BART station. The predominant uses of Benefit Zone 2 parcels are as single-family residential units, the BART station and related parking lot, the Oakland Museum and the Kaiser Convention Center. The costs in Benefit Zone 2 are lower than that of Benefit Zone 1 due to the lack of density in this portion of the district and the lack of intense pedestrian activity that is found in Benefit Zone 1 properties.

Single Family residential units on their own parcels, throughout the district will be assessed for linear frontage only due to the fact that the only special benefit services there will be receiving are cleaning services surrounding their properties.

Multi-Family Residential with 4 units or less in Benefit Zone 2 will be assessed for linear frontage only due to the fact that the only special benefit services there will be receiving are cleaning service surrounding their properties.

Legally mandated affordable housing apartments will be assessed at the rate of \$0.10 per square foot for those portions of the building that are dedicated to this affordable housing use. These buildings though will pay the full cost of lot size and linear frontage based upon their location in one of the two benefit zones.

### **Linear Frontage Defined**

Individual parcels will be assessed for all sides of each parcel fronting on a public street. Alley frontage is not assessed. Each side of the parcel (excluding alley areas) will receive Civil Sidewalks special benefit services based upon the frequency of services articulated in this plan, linear front footage data was obtained from the County Assessor's parcel maps.

### **Building Square Footage Defined**

Building square footage is defined as gross building square footage throughout the Oakland Chinatown CBD. The percentage of building square footage that is dedicated to private or internal tenant parking needs may be deducted from the gross building square footage, based upon documentation provided by the parcel owner. Apartment buildings within the boundaries of the Oakland Chinatown CBD will be assessed as commercial buildings since there is a landlord/tenant relationship in that property. Legally mandated affordable housing apartments will pay \$0.10 per square foot for their building square footage dedicated to this affordable housing use.

### **Lot Square Footage Defined**

Lot square footage is defined as the total amount of area within the borders of the parcel. The lot square footage of a parcel has been verified by the County Assessor's parcel maps.

### **Commercial Condominium Parcels Defined**

Ground floor commercial condominiums will be treated as independent "mini" commercial buildings and assessed based on their actual building square footage, the footprint of land they cover or lot size of the commercial condominium, and the amount of direct primary street frontage on the exterior of the building. Ground floor commercial condominiums will pay 100% of the special benefits for the assessment, based upon which geographic benefit zone they are within.

### **Current and Future Residential Condominium Unit Parcels Defined**

Current and future residential condominium units building square footage is defined as the livable building square footage within the walls of the condominium residential unit parcel. They are included in a special category to designate their unique special benefits relative to the other commercial parcels within the Oakland Chinatown CBD. Unlike the other commercial parcels in the district, including commercially operated apartment buildings, residential condominium parcels are assessed for building square footage only, and are not assessed for linear frontage and lot square footage.

Current and future residential condominium parcels are assessed as a separate category. These residential condominium individual parcels will be assessed *for their building square footage only at the rate of \$0.20 per square foot per year for the first year of the CBD, or possibly higher if assessments have been increased annually as provided in this plan and completed in future years.* The rationale for assessing future residential condominiums only for the building square footage rate is provided below.

Residential condominium parcels are assessed differently than multi-unit, market rate apartment rental buildings as well as legally mandated affordable units due to the frequency of special benefit services required by each parcel as described below. The multi-unit apartment buildings are commercial properties in which the tenant and landlord have an economic relationship as opposed to residential condominium buildings where individual property owners own separate "air space parcels" on a single floor. Future residential apartment buildings can be bought or sold just as like commercial buildings whereas residential condominium individual units are separately owned and must be individually bought and sold.

Distinctions between residential apartment buildings with tenants and residential condominium building with individual parcel owners are as follows:

1. *The Davis Sterling Act establishes rules and regulations for residential condominium owners based upon "separate interests" (i.e., ownership rights), as opposed to renters who only have a possessory interest.*
2. *Generally, residential condominium unit owners demonstrate greater care for their property and concerns about quality of life issues due to their investment in real estate.*

3. *Residential owners and have the right to vote in a Proposition 218 hearing, tenants do not have that right.*
4. *Residential condominium owners are required to contribute to legally established Homeowners Associations to oversee building maintenance, tenants are not.*
5. *Residential tenants may have their dwelling units sold or have their rent raised arbitrarily due the lack of ownership of their residential units.*

The assessment methodology has been written to confer special benefits to current and future residential condominium individual assessed parcels since future residential condominium owners have unique expectations about the care and maintenance of the building and its surroundings compared to the interest of residential tenants who have a possessory not an ownership interest. The future residential condominiums' special assessment methodology ensures that a fund will be established to maintain high levels of special benefit services that apply directly and proportional to the blocks that demand virtually seven days per week, 365 days per year special benefits.

#### **Exemptions or Reductions in Rates**

Under this Management Plan and consistent with Proposition 218 and Article XIII (D) of the State Constitution, no parcel receiving special benefits due to the establishment of a property assessment district shall be exempted from payment. This Plan acknowledges the special benefit impact that CBD assessments may have on various land uses within the boundaries of the District. Please see the explanation of costs on page 28 and 29 to understand the reduction in various rate per Benefit Zone or land uses.

#### **Calculation of Assessments**

The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the improvement or the maintenance and operation expenses of an improvement or for the cost of property service being provided. Per California Constitution Article XIII D, Section 2(i), "Special Benefit," means a and distinct benefit over and above general benefits conferred on a real property located in the district or to the public at large. No assessment will be imposed on any parcel that exceeds the reasonable cost of the proportional special benefits conferred upon that parcel. Only special benefits are assessable, and these benefits must be separated from any general benefits. Properties are assessed as defined on the County Assessor's most current parcel maps. The preceding methodology is applied to the database of parcels within the District. The process for compiling the property database includes the following steps:

- A report was generated from data obtained from the Alameda County Tax Assessors office.
- A list of properties to be included within the District is provided in Section 7.

**First Year (2022) Parcel Assessment Calculation**

***The annual assessment method to calculate all parcels for Benefit Zone 1 will be:***

$$\begin{aligned} & \text{Total Linear Frontage X \$5.00 per foot} \\ & \quad + \\ & \text{Total Building Square footage X \$0.20 per square foot} \\ & \quad + \\ & \text{Total Lot Size x 0.15 per square foot} \\ & \quad = \\ & \text{TOTAL PARCEL ASSESSMENT} \end{aligned}$$

***The annual assessment method to calculate all parcels for Benefit Zone 2 will be:***

$$\begin{aligned} & \text{Total Linear Frontage x 3.00 per square foot} \\ & \quad + \\ & \text{Total Building Square footage X \$0.15 per square foot} \\ & \quad + \\ & \text{Total Lot Size x \$0.08 per square foot} \\ & \quad = \\ & \text{TOTAL PARCEL ASSESSMENT} \end{aligned}$$

***The annual assessment method to calculate the residential condominiums throughout the district will be:***

$$\begin{aligned} & \text{Total Condo Building Square footage X \$0.20 per square foot} \\ & \quad = \\ & \text{TOTAL PARCEL ASSESSMENT} \end{aligned}$$

***The annual assessment method to calculate the single-family residential units in both Benefit Zones and multi-family residential units with 4 units or less in Benefit Zone 2, will be:***

$$\begin{aligned} & \text{Total SFR or Multi-family Residential with 4 units or less is} \\ & \quad \text{Linear frontage (all sides) X \$ 5.00 per linear foot} \\ & \quad = \\ & \text{TOTAL PARCEL ASSESSMENT} \end{aligned}$$

**Future Development**

As a result of continued new development, the Oakland Chinatown CBD will experience the addition or subtraction of assessable commercial and residential buildings or the conversion of vacant parcels into new commercial and residential units. The Management District Plan assessment methodology will reflect any and all land use changes in the District with annual adjustments being submitted to the City, as these assessment calculation and property variable alterations occur.

**Maximum Assessment**

Assessments may be subject to annual increases not to exceed 5% per year. Increases will be determined by the CBD District Management Corporation and will vary between 0% and 5% in any given year. The maximum the assessments may be increased is 5% over the previous fiscal year's base assessments. The absence of increase in any given year does not give the District Management Corporation the authority to accumulate increases above 5% in any successive year. The following projections illustrate a potential 5% annual increase.

**Maximum Assessments by Property Variable  
Table 4 – E**

**Projected Assessments – Benefit Zone 1**

	Lot Sq. Ft	Linear Frontage	Bldg. Sq. Ft.	Condo Bldg. Sq. Ft.	SFR Linear Frontage
Y1	\$ 0.150	\$ 5.000	\$ 0.200	\$ 0.20	\$ 5.00
Y2	\$ 0.158	\$ 5.250	\$ 0.210	\$ 0.21	\$ 5.25
Y3	\$ 0.165	\$ 5.513	\$ 0.221	\$ 0.22	\$ 5.51
Y4	\$ 0.174	\$ 5.788	\$ 0.232	\$ 0.23	\$ 5.79
Y5	\$ 0.182	\$ 6.078	\$ 0.243	\$ 0.24	\$ 6.08
Y6	\$ 0.191	\$ 6.381	\$ 0.255	\$ 0.26	\$ 6.38
Y7	\$ 0.201	\$ 6.700	\$ 0.268	\$ 0.27	\$ 6.70
Y8	\$ 0.211	\$ 7.036	\$ 0.281	\$ 0.28	\$ 7.04
Y9	\$ 0.222	\$ 7.387	\$ 0.295	\$ 0.30	\$ 7.39
Y10	\$ 0.233	\$ 7.757	\$ 0.310	\$ 0.31	\$ 7.76

**Projected Assessments- Benefit Zone 2**

	Lot Sq. Ft	Linear Frontage	Bldg. Sq. Ft.	Condo Bldg. Sq. Ft.	SFR Linear Frontage	MFR with 4 Units or less
Y1	\$ 0.080	\$ 3.000	\$ 0.150	\$ 0.20	\$ 5.00	\$ 5.00
Y2	\$ 0.084	\$ 3.150	\$ 0.158	\$ 0.21	\$ 5.25	\$ 5.25
Y3	\$ 0.088	\$ 3.308	\$ 0.165	\$ 0.22	\$ 5.51	\$ 5.51
Y4	\$ 0.093	\$ 3.473	\$ 0.174	\$ 0.23	\$ 5.79	\$ 5.79
Y5	\$ 0.097	\$ 3.647	\$ 0.182	\$ 0.24	\$ 6.08	\$ 6.08
Y6	\$ 0.102	\$ 3.829	\$ 0.191	\$ 0.26	\$ 6.38	\$ 6.38
Y7	\$ 0.107	\$ 4.020	\$ 0.201	\$ 0.27	\$ 6.70	\$ 6.70
Y8	\$ 0.113	\$ 4.221	\$ 0.211	\$ 0.28	\$ 7.04	\$ 7.04
Y9	\$ 0.118	\$ 4.432	\$ 0.222	\$ 0.30	\$ 7.39	\$ 7.39
Y10	\$ 0.124	\$ 4.654	\$ 0.233	\$ 0.31	\$ 7.76	\$ 7.76

### **Term**

Under the local enabling ordinance, the District may be established for a maximum of 10 years. The district will commence on or before January 1<sup>st</sup>, 2022, and end on December 31<sup>st</sup>, 2031. The local enabling ordinance permits an annual disestablishment of the District upon submittal of a petition to the City and vote of the property owners.

### **Budget Adjustments**

Annual budget surpluses, if any, will be rolled into the following year's budget. Assessments will be set annually. Revenues from delinquent accounts may be expended in the year they are received.

### **Time and Manner for Collecting Assessments**

In September 2021, the Oakland Chinatown CBD assessments will appear as a separate line item on annual property tax bills prepared by the County of Alameda. The assessments are collected at the same time and in the same manner as ad valorem property taxes paid to the County of Alameda. The assessments have the same lien priority and penalties for delinquent payment as the ad valorem property taxes.

### **Disestablishment**

California Streets and Highways Code section 36670 provides for the disestablishment of a District. Provisions for annual disestablishment of the District are provided for in the local enabling ordinance. Property owners dissatisfied with the results, management or quality of the services may petition the City Council to disestablish the District, in the same method in which they petitioned the City Council to establish it.

Section 36670 of the State Streets and Highway Code states:

*(b) The city council shall adopt a resolution of intention to disestablish the district prior to the public hearing required by this section. 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 property and business improvement district. The notice of the hearing on disestablishment required by this section shall be given by mail to the property owner of each parcel or to the owner of each business subject to assessment in the district, as appropriate. The city shall conduct the public hearing not less than 30 days after mailing the notice to the property or business owners. The public hearing shall be held not more than 60 days after the adoption of the resolution of intention.*

Unexpended surplus funds will be returned to property owners based upon each property owner's percentage contribution to the previous fiscal year's assessments.

### **Government Assessments**

The Oakland Chinatown CBD Management Plan assumes that the City of Oakland, the Successor Agency, Alameda County, BART, East Bay Municipal Utility District, the Oakland Unified School District the Housing Authority, and any other publicly owned parcels will pay assessments for the public property they own within the boundaries of the District as per the methodology within this plan. Article XIII D, Section 4 of the California Constitution was added in November of 1996 to provide that such publicly owned parcels are not exempt from such assessments:

**Table 4 - F**  
**Government Owned Parcels in the Oakland Chinatown CBD**

APN	Legal Owner	Benefit Zone	Site Address	Annual Assessment	Percent
002 -0075-002-01	COUNTY OF ALAMEDA	1	235 12TH ST	\$8,357.45	0.682%
002 -0075-002-02	COUNTY OF ALAMEDA	1	1111 JACKSON ST	\$5,647.20	0.461%
002 -0081-001-00	COUNTY OF ALAMEDA	1	165 13TH ST	\$14,035.55	1.145%
002 -0087-001-00	COUNTY OF ALAMEDA	1	1221 OAK ST	\$14,104.25	1.150%
002 -0087-002-00	COUNTY OF ALAMEDA	1	149 12TH ST	\$1,500.00	0.122%
002 -0087-004-00	COUNTY OF ALAMEDA	1	125 12TH ST	\$4,300.00	0.351%
002 -0087-008-00	COUNTY OF ALAMEDA	1	130 11TH ST	\$1,012.50	0.083%
002 -0087-009-00	COUNTY OF ALAMEDA	1	140 11TH ST	\$2,500.00	0.204%
002 -0091-002-00	COUNTY OF ALAMEDA	1	1225 FALLON ST	\$13,765.25	1.123%
002 -0631-008-00	COUNTY OF ALAMEDA	1	1401 LAKESIDE DRIVE	\$3,523.10	0.287%
			<b>Total</b>	<b>\$68,745.30</b>	<b>5.607%</b>
001 -0177-001-00	CITY OF OAKLAND	2	163 9TH ST	\$7,809.04	0.637%
001 -0179-001-01	CITY OF OAKLAND	2	822 ALICE ST	\$1,069.92	0.087%
001 -0179-001-02	CITY OF OAKLAND	2	ALICE ST	\$329.92	0.027%
001 -0183-001-00	CITY OF OAKLAND	1	640 HARRISON ST	\$13,528.80	1.104%
002 -0060-004-00	CITY OF OAKLAND	1	FRANKLIN ST	\$0.00	0.000%
002 -0060-005-00	CITY OF OAKLAND	1	FRANKLIN ST	\$0.00	0.000%
002 -0060-006-00	CITY OF OAKLAND	1	FRANKLIN ST	\$0.00	0.000%
002 -0071-001-00	CITY OF OAKLAND	1	250 10TH ST	\$14,053.85	1.146%
002 -0089-001-00	CITY OF OAKLAND	1	125 14TH ST	\$12,465.50	1.017%
002 -0091-001-00	CITY OF OAKLAND	1	OAK ST	\$6,829.65	0.557%
002 -0100-002-00	CITY OF OAKLAND	1	1220 HARRISON ST	\$0.00	0.000%
002 -0100-003-00	CITY OF OAKLAND	1	1220 HARRISON ST	\$0.00	0.000%
002 -0100-005-00	CITY OF OAKLAND	1	1220 HARRISON ST	\$0.00	0.000%
002 -0100-011-00	CITY OF OAKLAND	1	1220 HARRISON ST	\$4,041.10	0.330%
018 -0450-004-00	CITY OF OAKLAND	2	1000 OAK ST	\$43,225.00	3.526%
			<b>Total</b>	<b>\$103,352.78</b>	<b>8.430%</b>
001 -0167-003-00	BART REAL ESTATE DEPT	2	7TH ST	\$2,834.80	0.231%
001 -0169-001-00	BART REAL ESTATE DEPT	2	9TH ST	\$7,809.04	0.637%
001 -0171-001-00	BART REAL ESTATE DEPT	2	MADISON ST	\$7,809.04	0.637%
001 -0171-002-00	BART REAL ESTATE DEPT	2	8TH ST	\$13,134.04	1.071%
			<b>Total</b>	<b>\$31,586.92</b>	<b>2.576%</b>

APN	Legal Owner	Benefit Zone	Site Address	Annual Assessment	Percent
002-0071-002-00	OAKLAND UNIFIED SCHOOL DISTRICT	1	10TH ST	\$2,000.00	0.163%
002-0071-003-00	OAKLAND UNIFIED SCHOOL DISTRICT	1	10TH ST	\$1,499.85	0.122%
002-0071-010-00	OAKLAND UNIFIED SCHOOL DISTRICT	1	9TH ST	\$498.95	0.041%
002-0071-011-00	OAKLAND UNIFIED SCHOOL DISTRICT	1	9TH ST	\$498.95	0.041%
002-0071-012-00	OAKLAND UNIFIED SCHOOL DISTRICT	1	HARRISON ST	\$2,396.10	0.195%
002-0073-001-00	OAKLAND UNIFIED SCHOOL DISTRICT	1	10TH ST	\$14,093.90	1.150%
			<b>Total</b>	<b>\$20,987.75</b>	<b>1.712%</b>
002-0059-003-01	EAST BAY MUNICIPAL UTILITY DISTRICT	1	11TH ST	\$10,033.70	0.818%
			<b>Total</b>	<b>\$10,033.70</b>	<b>0.818%</b>

## **Section 5**

### **District Rules and Regulations and Governance**

There are no specific rules and regulations prescribed for the proposed Oakland Chinatown Community Benefit District Management Corporation except that it will adhere to the open meeting and open records provisions of the Ralph M. Brown Act and will seek to be as open and transparent to the CBD assesseses and the public at large as is reasonably possible.

Pursuant to Article V and Section 36650 of the California Streets and Highway Code, a District Management Corporation or Owners' Association, will review District budgets and policies annually within the limitations of the Management District Plan. The Management Corporation will file Annual Reports with the City of Oakland and will oversee the day-to-day implementation of services as defined in the Management District Plan.

*"Owners' association" means a private nonprofit entity that is under contract with a city to administer or implement activities and improvements specified in the management district plan. An owners' association may be an existing nonprofit entity or a newly formed nonprofit entity. An owners' association is a private entity and may not be considered a public entity for any purpose, nor may its board members or staff be considered to be public officials for any purpose. (Sts. & Hy. Code § 36612.)*

A new Oakland Chinatown CBD District Management Corporation (501c3), will be established once the district has been formed and shall serve in the capacity of the Owners Association consistent with State Statute and the local enabling ordinance.

## **Section 6**

### **Implementation Timetable**

The Oakland Chinatown CBD is expected to be established and begin assessing benefiting parcels as of the second fiscal year quarter of 2022. Due to the timing of revenue collection by the City of Oakland (for the first year of operation) and the need to establish the contract between the Owners' Association and the City of Oakland, implementation of the Management District Plan and the delivery of services is scheduled to commence in or around the winter of 2022.

# Section 7 Assessment Roll of Properties Included

APN	Annual Assessment				
001-0167-001-00	\$450.00	001-0173-009-00	\$6,086.10	001-0175-049-00	\$123.60
001-0167-002-00	\$75.00	001-0173-010-00	\$550.00	001-0175-050-00	\$278.00
001-0167-003-00	\$2,834.80	001-0173-012-01	\$2,810.00	001-0175-051-00	\$282.80
001-0167-004-00	\$75.00	001-0173-013-00	\$125.00	001-0177-001-00	\$7,809.04
001-0167-005-00	\$1,377.85	001-0173-014-00	\$125.00	001-0177-002-00	\$375.00
001-0167-006-00	\$125.00	001-0173-015-00	\$125.00	001-0177-003-00	\$150.00
001-0167-007-00	\$125.00	001-0175-001-00	\$525.00	001-0177-004-00	\$125.00
001-0167-008-00	\$75.00	001-0175-002-00	\$150.00	001-0177-005-00	\$532.85
001-0167-009-00	\$125.00	001-0175-003-00	\$75.00	001-0177-006-00	\$125.00
001-0167-010-00	\$125.00	001-0175-004-00	\$120.00	001-0177-007-00	\$633.05
001-0167-011-00	\$75.00	001-0175-005-00	\$125.00	001-0177-008-00	\$75.00
001-0167-012-00	\$215.00	001-0175-006-00	\$75.00	001-0177-009-00	\$1,381.70
001-0169-001-00	\$7,809.04	001-0175-007-00	\$1,274.50	001-0177-010-00	\$75.00
001-0169-002-00	\$1,329.10	001-0175-011-00	\$114.00	001-0177-011-00	\$848.90
001-0169-003-00	\$2,050.00	001-0175-012-00	\$114.00	001-0177-012-00	\$643.25
001-0169-004-00	\$747.50	001-0175-013-00	\$375.00	001-0177-013-00	\$225.00
001-0169-005-00	\$1,112.45	001-0175-014-00	\$125.00	001-0177-014-01	\$1,525.23
001-0169-006-00	\$125.00	001-0175-016-00	\$75.00	001-0177-014-02	\$75.00
001-0169-007-00	\$125.00	001-0175-017-00	\$125.00	001-0177-015-00	\$125.00
001-0169-008-00	\$1,521.70	001-0175-018-00	\$75.00	001-0177-016-00	\$125.00
001-0169-009-00	\$125.00	001-0175-019-00	\$75.00	001-0177-017-00	\$125.00
001-0169-010-00	\$125.00	001-0175-020-00	\$150.00	001-0177-018-00	\$125.00
001-0169-011-00	\$125.00	001-0175-021-00	\$246.00	001-0177-019-00	\$125.00
001-0169-012-00	\$1,073.15	001-0175-022-00	\$181.00	001-0177-020-00	\$1,297.50
001-0169-013-00	\$75.00	001-0175-023-00	\$246.00	001-0177-021-00	\$360.00
001-0169-014-00	\$125.00	001-0175-024-00	\$166.80	001-0179-001-01	\$1,069.92
001-0169-015-00	\$75.00	001-0175-025-00	\$123.20	001-0179-001-02	\$329.92
001-0169-016-00	\$75.00	001-0175-026-00	\$123.20	001-0179-002-00	\$275.00
001-0169-017-00	\$575.00	001-0175-027-00	\$181.00	001-0179-003-00	\$275.00
001-0169-018-00	\$87.00	001-0175-028-00	\$181.00	001-0179-004-00	\$1,895.00
001-0169-019-00	\$145.00	001-0175-029-00	\$123.20	001-0179-005-00	\$2,187.05
001-0169-020-00	\$90.00	001-0175-030-00	\$123.20	001-0179-006-00	\$375.00
001-0169-021-00	\$111.00	001-0175-031-00	\$181.00	001-0179-007-00	\$75.00
001-0171-001-00	\$7,809.04	001-0175-032-00	\$166.80	001-0179-008-00	\$275.00
001-0171-002-00	\$13,134.04	001-0175-033-00	\$123.20	001-0179-009-00	\$275.00
001-0173-001-00	\$625.00	001-0175-034-00	\$123.20	001-0179-010-00	\$275.00
001-0173-002-00	\$125.00	001-0175-035-00	\$181.00	001-0179-011-00	\$155.00
001-0173-003-00	\$125.00	001-0175-036-00	\$181.00	001-0179-012-00	\$1,274.48
001-0173-004-00	\$125.00	001-0175-037-00	\$123.20	001-0179-013-00	\$1,484.00
001-0173-005-00	\$125.00	001-0175-038-00	\$181.00	001-0179-014-00	\$114.00
001-0173-006-00	\$375.00	001-0175-039-00	\$181.00	001-0179-015-00	\$550.00
001-0173-007-00	\$150.00	001-0175-040-00	\$240.00	001-0179-016-00	\$75.00
001-0173-008-00	\$75.00	001-0175-041-00	\$211.20	001-0179-017-00	\$2,698.20
		001-0175-042-00	\$181.00	001-0179-018-00	\$2,194.95
		001-0175-043-00	\$181.00	001-0179-019-00	\$2,088.90
		001-0175-044-00	\$123.20	001-0179-020-00	\$75.00
		001-0175-045-00	\$123.20		
		001-0175-046-00	\$181.00		

001-0179-022-00	\$125.00	001-0185-032-00	\$266.80	001-0187-057-00	\$132.60
001-0179-023-00	\$500.00	001-0185-033-00	\$266.80	001-0187-058-00	\$132.60
001-0179-024-00	\$125.00	001-0187-002-01	\$2,352.05	001-0187-059-00	\$166.60
001-0179-025-00	\$75.00	001-0187-004-00	\$1,149.60	001-0187-060-00	\$118.60
001-0179-026-00	\$125.00	001-0187-005-02	\$1,314.65	001-0187-061-00	\$132.60
001-0179-027-00	\$125.00	001-0187-006-01	\$14,834.00	001-0187-062-00	\$127.20
001-0181-001-00	\$300.00	001-0187-009-00	\$8,419.30	001-0187-063-00	\$165.80
001-0181-002-00	\$125.00	001-0187-010-00	\$6,596.65	001-0187-065-00	\$341.25
001-0181-003-00	\$75.00	001-0187-011-00	\$1,455.00	001-0187-066-00	\$178.60
001-0181-004-00	\$75.00	001-0187-012-00	\$2,780.00	001-0187-067-00	\$417.20
001-0181-005-00	\$125.00	001-0187-013-01	\$1,697.50	001-0187-068-00	\$174.80
001-0181-006-00	\$75.00	001-0187-016-00	\$1,888.20	001-0187-069-00	\$0.00
001-0181-007-00	\$1,255.00	001-0187-017-00	\$941.50	001-0187-070-00	\$174.80
001-0181-008-00	\$75.00	001-0187-018-00	\$4,706.00	001-0187-071-01	\$190.00
001-0181-009-00	\$937.88	001-0187-019-00	\$2,191.00	001-0187-071-02	\$186.00
001-0181-010-00	\$93.00	001-0187-020-00	\$1,940.00	001-0187-071-03	\$178.00
001-0181-011-00	\$75.00	001-0187-021-00	\$500.00	001-0187-072-00	\$561.05
001-0181-012-00	\$2,584.55	001-0187-022-00	\$500.00	001-0187-073-00	\$133.20
001-0181-013-00	\$600.65	001-0187-024-01	\$2,901.50	001-0187-074-00	\$210.00
001-0181-014-00	\$650.00	001-0187-025-00	\$1,434.85	001-0187-075-00	\$0.00
001-0181-015-00	\$75.00	001-0187-027-00	\$778.50	001-0187-076-00	\$233.10
001-0181-016-00	\$75.00	001-0187-028-00	\$676.30	001-0187-077-00	\$210.00
001-0181-018-00	\$300.00	001-0187-029-00	\$653.20	001-0187-078-00	\$349.40
001-0181-019-00	\$75.00	001-0187-030-00	\$645.50	001-0187-079-00	\$126.60
001-0181-021-00	\$75.00	001-0187-031-00	\$410.30	001-0187-080-00	\$169.60
001-0181-022-00	\$375.00	001-0187-032-00	\$139.60	001-0187-081-00	\$0.00
001-0183-001-00	\$13,528.80	001-0187-033-00	\$97.80	001-0187-082-00	\$187.60
001-0185-001-00	\$2,687.50	001-0187-034-00	\$129.00	001-0187-083-00	\$172.00
001-0185-004-00	\$1,139.00	001-0187-035-00	\$142.00	001-0187-084-00	\$0.00
001-0185-010-00	\$1,659.05	001-0187-036-00	\$196.20	001-0189-001-00	\$5,500.00
001-0185-011-00	\$3,588.35	001-0187-037-00	\$152.20	001-0189-002-00	\$1,275.00
001-0185-012-02	\$2,343.75	001-0187-038-00	\$147.00	001-0189-003-00	\$312.50
001-0185-013-00	\$2,652.25	001-0187-039-00	\$264.00	001-0189-004-00	\$889.50
001-0185-014-00	\$2,243.60	001-0187-040-00	\$136.20	001-0189-005-00	\$1,947.45
001-0185-015-00	\$2,000.00	001-0187-041-00	\$132.60	001-0189-006-00	\$781.25
001-0185-016-00	\$1,665.20	001-0187-042-00	\$132.60	001-0189-007-00	\$406.25
001-0185-017-00	\$1,500.00	001-0187-043-00	\$166.60	001-0189-008-00	\$1,152.85
001-0185-018-00	\$4,857.50	001-0187-044-00	\$118.60	001-0189-009-00	\$525.00
001-0185-019-00	\$2,203.90	001-0187-045-00	\$127.20	001-0189-010-00	\$933.10
001-0185-020-00	\$2,256.00	001-0187-046-00	\$127.20	001-0189-011-00	\$125.00
001-0185-021-00	\$1,460.60	001-0187-047-00	\$165.80	001-0189-012-00	\$1,436.45
001-0185-022-00	\$1,016.80	001-0187-048-00	\$136.20	001-0189-013-00	\$2,684.00
001-0185-023-00	\$1,005.20	001-0187-049-00	\$132.60	001-0189-014-01	\$2,700.00
001-0185-024-00	\$1,802.40	001-0187-050-00	\$132.60	001-0189-016-00	\$1,531.25
001-0185-025-00	\$500.00	001-0187-051-00	\$166.60	001-0189-017-00	\$125.00
001-0185-026-00	\$2,000.00	001-0187-052-00	\$118.60	001-0189-018-00	\$1,206.65
001-0185-027-00	\$5,100.00	001-0187-053-00	\$127.20	001-0191-007-01	\$25,486.20
001-0185-029-00	\$65.00	001-0187-054-00	\$127.20	001-0193-001-00	\$5,440.00
001-0185-030-00	\$266.80	001-0187-055-00	\$165.80	001-0193-002-00	\$970.00
001-0185-031-00	\$266.80	001-0187-056-00	\$136.20	001-0193-003-00	\$1,502.50

001-0193-004-00	\$1,793.60	001-0195-004-02	\$980.00	001-0229-021-00	\$136.20
001-0193-007-00	\$4,607.15	001-0195-006-00	\$3,437.50	001-0229-022-00	\$136.20
001-0193-008-00	\$1,306.25	001-0195-008-00	\$740.00	001-0229-023-00	\$136.20
001-0193-009-00	\$4,741.00	001-0195-025-00	\$4,502.50	001-0229-024-00	\$130.80
001-0193-010-00	\$2,250.00	001-0195-026-00	\$249.00	001-0229-025-00	\$173.40
001-0193-011-00	\$966.40	001-0195-027-00	\$193.60	001-0229-026-00	\$136.40
001-0193-012-00	\$936.00	001-0195-028-00	\$195.40	001-0229-027-00	\$136.40
001-0193-013-00	\$2,964.00	001-0195-029-00	\$267.20	001-0229-028-00	\$136.40
001-0193-014-00	\$1,562.50	001-0195-030-00	\$759.00	001-0229-029-00	\$136.40
001-0193-016-00	\$1,935.10	001-0195-031-00	\$135.60	001-0229-030-00	\$136.40
001-0193-017-00	\$2,252.50	001-0195-032-00	\$137.00	001-0229-031-00	\$135.80
001-0193-018-00	\$4,420.00	001-0195-033-00	\$140.40	001-0229-032-00	\$200.80
001-0193-019-00	\$1,850.00	001-0195-034-00	\$131.60	001-0229-033-00	\$170.00
001-0193-020-00	\$1,875.00	001-0195-035-00	\$219.20	001-0229-034-00	\$114.40
001-0193-021-00	\$2,441.20	001-0195-036-00	\$147.40	001-0229-035-00	\$136.20
001-0193-022-00	\$3,785.75	001-0195-037-00	\$234.20	001-0229-036-00	\$136.20
001-0193-023-00	\$3,318.75	001-0195-038-00	\$135.20	001-0229-037-00	\$136.20
001-0193-024-01	\$2,059.10	001-0195-039-00	\$137.00	001-0229-038-00	\$130.80
001-0193-024-02	\$1,000.00	001-0195-040-00	\$140.40	001-0229-039-00	\$152.00
001-0193-025-00	\$1,428.60	001-0195-041-00	\$0.00	001-0229-040-00	\$136.40
001-0193-026-00	\$1,203.20	001-0195-042-00	\$221.40	001-0229-041-00	\$136.40
001-0193-027-00	\$420.00	001-0195-043-00	\$146.40	001-0229-042-00	\$136.40
001-0193-028-00	\$320.00	001-0195-044-00	\$114.40	001-0229-043-00	\$136.40
001-0193-029-00	\$1,438.25	001-0195-045-00	\$150.20	001-0229-044-00	\$136.40
001-0193-030-00	\$3,843.75	001-0195-046-00	\$135.20	001-0229-045-00	\$135.80
001-0193-032-00	\$810.65	001-0195-047-00	\$137.00	001-0229-046-00	\$200.80
001-0193-033-00	\$865.25	001-0195-048-00	\$140.40	001-0229-048-00	\$0.00
001-0193-034-00	\$896.60	001-0195-049-00	\$129.60	001-0229-049-00	\$0.00
001-0193-035-00	\$193.00	001-0195-050-00	\$222.40	001-0229-050-00	\$0.00
001-0193-036-00	\$13.20	001-0195-051-00	\$147.00	001-0229-051-00	\$0.00
001-0193-037-00	\$215.80	001-0195-052-00	\$114.00	001-0229-052-00	\$0.00
001-0193-039-01	\$0.00	001-0195-053-00	\$150.00	001-0229-053-00	\$0.00
001-0193-040-00	\$60.40	001-0229-001-00	\$4,135.60	001-0229-054-00	\$0.00
001-0193-041-00	\$82.80	001-0229-003-00	\$138.60	001-0229-055-00	\$0.00
001-0193-042-00	\$193.00	001-0229-005-00	\$170.00	001-0229-056-00	\$0.00
001-0193-043-00	\$0.00	001-0229-006-00	\$124.80	001-0229-057-00	\$0.00
001-0193-044-00	\$0.00	001-0229-007-00	\$137.40	001-0229-058-00	\$0.00
001-0193-045-00	\$0.00	001-0229-008-00	\$137.40	001-0234-002-00	\$1,490.00
001-0193-046-00	\$0.00	001-0229-009-00	\$137.40	001-0234-003-00	\$500.00
001-0193-047-00	\$0.00	001-0229-010-00	\$133.80	001-0234-004-00	\$2,000.00
001-0193-048-00	\$0.00	001-0229-011-00	\$173.40	001-0234-005-00	\$3,000.75
001-0193-049-00	\$149.80	001-0229-012-00	\$136.40	002-0057-005-00	\$5,021.80
001-0193-050-00	\$0.00	001-0229-013-00	\$136.40	002-0057-006-00	\$2,633.60
001-0193-051-00	\$0.00	001-0229-014-00	\$136.40	002-0057-007-00	\$5,196.20
001-0193-052-00	\$0.00	001-0229-015-00	\$136.40	002-0057-011-00	\$4,800.00
001-0193-053-00	\$0.00	001-0229-016-00	\$136.40	002-0057-012-00	\$6,228.80
001-0193-055-00	\$755.00	001-0229-017-00	\$135.80	002-0057-013-00	\$1,990.00
001-0193-056-00	\$755.00	001-0229-018-00	\$200.80	002-0057-014-00	\$5,505.50
001-0193-057-00	\$880.00	001-0229-019-00	\$170.00	002-0057-015-00	\$1,062.50
001-0193-058-00	\$725.60	001-0229-020-00	\$114.40	002-0057-020-00	\$14,318.60

002-0059-003-01	\$10,033.70	002-0060-050-00	\$138.60	002-0060-100-00	\$173.20
002-0060-001-00	\$0.00	002-0060-051-00	\$178.00	002-0060-101-00	\$117.60
002-0060-002-00	\$0.00	002-0060-052-00	\$133.00	002-0060-102-00	\$161.20
002-0060-003-00	\$0.00	002-0060-053-00	\$122.40	002-0060-103-00	\$179.20
002-0060-004-00	\$0.00	002-0060-054-00	\$121.20	002-0060-104-00	\$150.00
002-0060-005-00	\$0.00	002-0060-055-00	\$226.20	002-0060-105-00	\$175.20
002-0060-006-00	\$0.00	002-0060-056-00	\$150.00	002-0060-106-00	\$123.00
002-0060-007-00	\$150.00	002-0060-057-00	\$175.20	002-0060-107-00	\$178.40
002-0060-008-00	\$117.60	002-0060-058-00	\$123.00	002-0060-108-00	\$167.20
002-0060-009-00	\$173.40	002-0060-059-00	\$178.40	002-0060-109-00	\$172.00
002-0060-010-00	\$109.40	002-0060-060-00	\$167.20	002-0060-110-00	\$123.00
002-0060-011-00	\$234.40	002-0060-061-00	\$172.00	002-0060-111-00	\$184.40
002-0060-012-00	\$119.60	002-0060-062-00	\$123.00	002-0060-112-00	\$123.00
002-0060-013-00	\$123.60	002-0060-063-00	\$184.40	002-0060-113-00	\$112.60
002-0060-014-00	\$172.00	002-0060-064-00	\$123.00	002-0060-114-00	\$123.00
002-0060-015-00	\$123.00	002-0060-065-00	\$117.00	002-0060-115-00	\$174.40
002-0060-016-00	\$184.40	002-0060-066-00	\$123.00	002-0060-116-00	\$150.00
002-0060-017-00	\$178.40	002-0060-067-00	\$178.40	002-0060-117-00	\$175.20
002-0060-018-00	\$117.00	002-0060-068-00	\$149.40	002-0060-118-00	\$123.00
002-0060-019-00	\$149.40	002-0060-069-00	\$184.20	002-0060-119-00	\$182.00
002-0060-020-00	\$173.00	002-0060-070-00	\$173.20	002-0060-120-00	\$168.80
002-0060-021-00	\$177.60	002-0060-071-00	\$183.00	002-0060-121-00	\$172.00
002-0060-022-00	\$177.60	002-0060-072-00	\$174.20	002-0060-122-00	\$124.60
002-0060-023-00	\$132.60	002-0060-073-00	\$207.40	002-0060-123-00	\$184.40
002-0060-024-00	\$120.80	002-0060-074-00	\$117.40	002-0060-124-00	\$123.00
002-0060-025-00	\$135.20	002-0060-075-00	\$206.00	002-0060-125-00	\$112.60
002-0060-026-00	\$178.00	002-0060-076-00	\$174.40	002-0060-126-00	\$123.00
002-0060-027-00	\$133.00	002-0060-077-00	\$118.80	002-0060-127-00	\$177.80
002-0060-028-00	\$122.40	002-0060-078-00	\$117.80	002-0060-128-00	\$150.00
002-0060-029-00	\$121.20	002-0060-079-00	\$222.80	002-0060-129-00	\$175.20
002-0060-030-00	\$226.20	002-0060-080-00	\$150.00	002-0060-130-00	\$123.00
002-0060-031-00	\$150.00	002-0060-081-00	\$175.20	002-0060-131-00	\$182.00
002-0060-032-00	\$117.60	002-0060-082-00	\$123.00	002-0060-132-00	\$168.80
002-0060-033-00	\$173.40	002-0060-083-00	\$178.40	002-0060-133-00	\$172.00
002-0060-034-00	\$109.40	002-0060-084-00	\$167.20	002-0060-134-00	\$124.60
002-0060-035-00	\$234.40	002-0060-085-00	\$172.00	002-0060-135-00	\$184.40
002-0060-036-00	\$119.60	002-0060-086-00	\$123.00	002-0060-136-00	\$123.00
002-0060-037-00	\$123.60	002-0060-087-00	\$184.40	002-0060-137-00	\$116.20
002-0060-038-00	\$172.00	002-0060-088-00	\$123.00	002-0060-138-00	\$123.00
002-0060-039-00	\$123.00	002-0060-089-00	\$117.00	002-0060-139-00	\$177.80
002-0060-040-00	\$184.40	002-0060-090-00	\$123.00	002-0060-140-00	\$150.00
002-0060-041-00	\$178.40	002-0060-091-00	\$178.40	002-0060-141-00	\$175.20
002-0060-042-00	\$117.00	002-0060-092-00	\$149.40	002-0060-142-00	\$123.00
002-0060-043-00	\$149.40	002-0060-093-00	\$184.20	002-0060-143-00	\$182.00
002-0060-044-00	\$184.20	002-0060-094-00	\$173.20	002-0060-144-00	\$168.80
002-0060-045-00	\$173.20	002-0060-095-00	\$184.40	002-0060-145-00	\$172.00
002-0060-046-00	\$189.00	002-0060-096-00	\$183.00	002-0060-146-00	\$124.60
002-0060-047-00	\$177.60	002-0060-097-00	\$206.20	002-0060-147-00	\$184.40
002-0060-048-00	\$136.20	002-0060-098-00	\$117.40	002-0060-148-00	\$123.00
002-0060-049-00	\$120.80	002-0060-099-00	\$206.00	002-0060-149-00	\$116.20

002-0060-150-00	\$123.00	002-0060-200-00	\$234.40	002-0060-250-00	\$158.00
002-0060-151-00	\$177.80	002-0060-201-00	\$171.80	002-0060-251-00	\$105.00
002-0060-152-00	\$150.20	002-0060-202-00	\$123.40	002-0060-252-00	\$164.20
002-0060-153-00	\$175.40	002-0060-203-00	\$184.40	002-0060-253-00	\$156.40
002-0060-154-00	\$173.40	002-0060-204-00	\$122.00	002-0060-254-00	\$168.00
002-0060-155-00	\$171.60	002-0060-205-00	\$121.80	002-0060-255-00	\$163.20
002-0060-156-00	\$227.40	002-0060-206-00	\$188.00	002-0060-256-00	\$155.00
002-0060-157-00	\$171.80	002-0060-207-00	\$143.40	002-0060-325-00	\$0.00
002-0060-158-00	\$123.40	002-0060-208-00	\$120.20	002-0060-326-00	\$84.60
002-0060-159-00	\$184.40	002-0060-209-00	\$111.80	002-0060-327-00	\$85.20
002-0060-160-00	\$122.00	002-0060-210-00	\$102.40	002-0060-328-00	\$84.60
002-0060-161-00	\$116.20	002-0060-211-00	\$154.00	002-0060-329-00	\$82.60
002-0060-162-00	\$179.60	002-0060-212-00	\$105.20	002-0060-330-00	\$254.40
002-0060-163-00	\$150.20	002-0060-213-00	\$107.40	002-0060-331-00	\$277.40
002-0060-164-00	\$179.00	002-0060-214-00	\$105.40	002-0060-332-00	\$265.00
002-0060-165-00	\$177.20	002-0060-215-00	\$156.40	002-0060-333-00	\$132.80
002-0060-166-00	\$178.60	002-0060-216-00	\$164.20	002-0060-334-00	\$373.60
002-0060-167-00	\$234.40	002-0060-217-00	\$163.20	002-0060-335-00	\$106.20
002-0060-168-00	\$173.40	002-0060-218-00	\$168.00	002-0060-336-00	\$85.60
002-0060-169-00	\$125.20	002-0060-219-00	\$154.40	002-0060-337-00	\$85.20
002-0060-170-00	\$186.00	002-0060-220-00	\$104.20	002-0060-338-00	\$94.80
002-0060-171-00	\$123.60	002-0060-221-00	\$135.40	002-0060-339-00	\$108.60
002-0060-172-00	\$116.20	002-0060-222-00	\$111.80	002-0060-340-00	\$44.40
002-0060-173-00	\$179.60	002-0060-223-00	\$111.80	002-0060-341-00	\$242.20
002-0060-174-00	\$150.20	002-0060-224-00	\$154.00	002-0060-342-00	\$311.20
002-0060-175-00	\$179.00	002-0060-225-00	\$105.20	002-0060-343-00	\$103.40
002-0060-176-00	\$177.20	002-0060-226-00	\$107.40	002-0060-344-00	\$76.00
002-0060-177-00	\$178.60	002-0060-227-00	\$105.40	002-0060-345-00	\$616.60
002-0060-178-00	\$234.40	002-0060-228-00	\$156.40	002-0060-346-00	\$90.60
002-0060-179-00	\$173.40	002-0060-229-00	\$164.20	002-0060-347-00	\$94.40
002-0060-180-00	\$125.20	002-0060-230-00	\$163.20	002-0060-348-00	\$153.00
002-0060-181-00	\$186.00	002-0060-231-00	\$168.00	002-0060-349-00	\$327.40
002-0060-182-00	\$123.60	002-0060-232-00	\$155.00	002-0060-350-00	\$1,223.40
002-0060-183-00	\$116.20	002-0060-233-00	\$189.00	002-0060-351-00	\$71.00
002-0060-184-00	\$179.60	002-0060-234-00	\$120.20	002-0060-352-00	\$264.80
002-0060-185-00	\$150.20	002-0060-235-00	\$106.80	002-0060-353-00	\$175.60
002-0060-186-00	\$175.40	002-0060-236-00	\$155.00	002-0060-354-00	\$171.20
002-0060-187-00	\$173.40	002-0060-237-00	\$107.00	002-0060-355-00	\$67.20
002-0060-188-00	\$178.60	002-0060-238-00	\$161.40	002-0060-356-00	\$78.80
002-0060-189-00	\$234.40	002-0060-239-00	\$108.60	002-0060-357-00	\$50.80
002-0060-190-00	\$171.80	002-0060-240-00	\$164.20	002-0060-358-00	\$795.60
002-0060-191-00	\$123.40	002-0060-241-00	\$156.40	002-0060-359-00	\$527.20
002-0060-192-00	\$184.40	002-0060-242-00	\$168.00	002-0060-360-00	\$381.80
002-0060-193-00	\$122.00	002-0060-243-00	\$163.20	002-0060-361-00	\$336.60
002-0060-194-00	\$121.80	002-0060-244-00	\$155.00	002-0060-362-00	\$81.60
002-0060-195-00	\$188.00	002-0060-245-00	\$189.00	002-0060-363-00	\$115.00
002-0060-196-00	\$150.20	002-0060-246-00	\$120.20	002-0060-364-00	\$438.80
002-0060-197-00	\$175.40	002-0060-247-00	\$106.80	002-0060-365-00	\$202.20
002-0060-198-00	\$173.40	002-0060-248-00	\$155.00	002-0060-366-00	\$129.60
002-0060-199-00	\$178.60	002-0060-249-00	\$107.00	002-0060-367-00	\$136.40

002-0060-368-00	\$136.40	002-0065-024-00	\$164.20	002-0073-020-00	\$114.90
002-0060-369-00	\$129.60	002-0065-025-00	\$215.20	002-0073-021-00	\$118.20
002-0060-370-00	\$371.60	002-0065-026-00	\$198.40	002-0073-022-00	\$90.90
002-0060-371-00	\$103.00	002-0065-027-00	\$193.80	002-0073-023-00	\$0.00
002-0060-372-00	\$200.40	002-0065-028-00	\$164.20	002-0073-024-00	\$91.35
002-0060-373-00	\$448.40	002-0065-029-00	\$215.20	002-0073-025-00	\$117.90
002-0060-374-00	\$266.40	002-0065-030-00	\$198.40	002-0073-026-00	\$111.75
002-0060-375-00	\$303.40	002-0065-031-00	\$193.80	002-0073-027-00	\$114.75
002-0060-376-00	\$297.00	002-0065-032-00	\$164.20	002-0073-028-00	\$134.70
002-0060-377-00	\$436.80	002-0065-033-00	\$215.20	002-0073-029-00	\$134.70
002-0060-378-00	\$71.80	002-0065-034-00	\$198.40	002-0073-030-00	\$117.00
002-0060-379-00	\$71.80	002-0065-035-00	\$193.80	002-0073-031-00	\$115.20
002-0060-380-00	\$405.00	002-0067-001-00	\$41,049.40	002-0073-032-00	\$122.55
002-0060-381-00	\$477.80	002-0069-002-00	\$6,460.00	002-0073-033-00	\$89.25
002-0060-382-00	\$132.40	002-0069-003-01	\$3,500.00	002-0073-034-00	\$89.25
002-0060-383-00	\$128.40	002-0069-005-00	\$2,492.30	002-0073-035-00	\$122.55
002-0060-384-00	\$146.20	002-0069-007-01	\$1,866.20	002-0073-036-00	\$114.90
002-0060-385-00	\$123.20	002-0069-008-00	\$1,975.95	002-0073-037-00	\$118.20
002-0060-386-00	\$202.80	002-0069-009-00	\$125.00	002-0073-038-00	\$90.90
002-0060-387-00	\$156.60	002-0069-010-00	\$3,150.00	002-0073-039-00	\$90.45
002-0060-388-00	\$80.60	002-0069-011-00	\$5,010.00	002-0073-040-00	\$91.35
002-0060-389-00	\$100.80	002-0069-012-00	\$4,511.60	002-0073-041-00	\$169.80
002-0060-390-00	\$773.20	002-0071-001-00	\$14,053.85	002-0073-042-00	\$111.75
002-0060-391-00	\$300.00	002-0071-002-00	\$2,000.00	002-0073-043-00	\$114.75
002-0060-392-00	\$1,570.60	002-0071-003-00	\$1,499.85	002-0073-044-00	\$134.70
002-0060-393-00	\$1,396.40	002-0071-004-00	\$1,000.00	002-0073-045-00	\$134.70
002-0061-012-00	\$5,031.00	002-0071-005-00	\$8,500.00	002-0073-046-00	\$117.00
002-0061-013-00	\$2,970.00	002-0071-006-00	\$1,299.80	002-0073-047-00	\$115.20
002-0061-015-00	\$5,000.00	002-0071-007-00	\$1,551.80	002-0073-048-00	\$122.55
002-0061-016-00	\$1,650.40	002-0071-008-00	\$1,565.50	002-0073-049-00	\$89.25
002-0061-017-01	\$4,425.00	002-0071-009-00	\$2,338.40	002-0073-050-00	\$89.25
002-0061-018-00	\$6,260.00	002-0071-010-00	\$498.95	002-0073-051-00	\$122.55
002-0061-019-00	\$1,034.05	002-0071-011-00	\$498.95	002-0073-052-00	\$119.85
002-0063-002-00	\$6,593.95	002-0071-012-00	\$2,396.10	002-0073-055-00	\$259.35
002-0063-003-00	\$782.50	002-0073-001-00	\$14,093.90	002-0073-056-00	\$336.30
002-0063-005-00	\$6,024.15	002-0073-002-00	\$1,704.00	002-0073-057-00	\$363.90
002-0063-006-00	\$58,798.60	002-0073-003-00	\$1,904.90	002-0073-058-00	\$257.85
002-0063-007-00	\$3,833.55	002-0073-004-00	\$153.00	002-0073-059-00	\$342.45
002-0063-008-00	\$9,526.30	002-0073-006-01	\$3,875.00	002-0073-060-00	\$107.40
002-0065-008-00	\$3,500.00	002-0073-009-00	\$114.54	002-0073-061-00	\$107.40
002-0065-009-00	\$1,000.00	002-0073-010-00	\$232.30	002-0073-062-00	\$336.30
002-0065-015-00	\$259.20	002-0073-011-00	\$234.14	002-0073-063-00	\$555.91
002-0065-016-00	\$256.60	002-0073-012-00	\$250.70	002-0073-064-00	\$148.05
002-0065-017-00	\$195.40	002-0073-013-00	\$507.15	002-0073-066-00	\$153.00
002-0065-018-00	\$190.20	002-0073-014-00	\$551.31	002-0075-001-00	\$9,084.00
002-0065-019-00	\$335.30	002-0073-015-00	\$69.00	002-0075-002-01	\$8,357.45
002-0065-020-00	\$164.20	002-0073-016-00	\$343.62	002-0075-002-02	\$5,647.20
002-0065-021-00	\$215.20	002-0073-017-00	\$69.00	002-0077-001-00	\$58,984.55
002-0065-022-00	\$198.40	002-0073-018-00	\$69.00	002-0079-005-00	\$3,900.00
002-0065-023-00	\$193.80	002-0073-019-00	\$69.00	002-0079-006-00	\$18,962.40

002-0081-001-00	\$14,035.55	002-0083-049-00	\$227.40	002-0093-003-00	\$4,404.80
002-0081-003-00	\$4,500.00	002-0083-050-00	\$135.20	002-0093-004-00	\$2,470.90
002-0081-004-00	\$2,811.40	002-0083-051-00	\$148.00	002-0093-005-00	\$1,166.00
002-0081-005-00	\$1,917.90	002-0083-052-00	\$155.40	002-0093-006-01	\$1,428.60
002-0081-006-00	\$2,840.00	002-0083-053-00	\$169.00	002-0093-008-00	\$240.00
002-0081-008-01	\$15,719.75	002-0083-054-00	\$140.80	002-0093-009-00	\$850.00
002-0083-002-00	\$125.00	002-0083-055-00	\$139.20	002-0093-010-00	\$926.55
002-0083-003-00	\$125.00	002-0083-056-00	\$224.20	002-0093-011-00	\$1,862.85
002-0083-004-00	\$1,060.20	002-0083-057-00	\$134.40	002-0100-001-00	\$0.00
002-0083-005-00	\$1,104.55	002-0083-058-00	\$149.80	002-0100-002-00	\$0.00
002-0083-006-00	\$1,593.75	002-0083-059-00	\$155.40	002-0100-003-00	\$0.00
002-0083-007-00	\$1,182.20	002-0083-060-00	\$169.00	002-0100-004-00	\$0.00
002-0083-008-00	\$2,085.60	002-0083-061-00	\$140.20	002-0100-005-00	\$0.00
002-0083-009-00	\$2,855.90	002-0083-062-00	\$139.20	002-0100-006-00	\$0.00
002-0083-010-00	\$2,629.70	002-0083-063-00	\$222.00	002-0100-007-00	\$1,238.30
002-0083-011-00	\$2,000.00	002-0083-064-00	\$133.80	002-0100-008-00	\$232.30
002-0083-012-00	\$1,500.00	002-0083-065-00	\$149.80	002-0100-009-00	\$3,916.50
002-0083-013-00	\$2,065.00	002-0083-066-00	\$0.00	002-0100-010-00	\$0.00
002-0083-014-00	\$2,225.00	002-0085-001-00	\$6,500.00	002-0100-011-00	\$4,041.10
002-0083-015-00	\$1,175.00	002-0085-002-00	\$1,600.00	002-0100-012-00	\$1,818.40
002-0083-017-00	\$405.00	002-0085-003-00	\$6,144.20	002-0100-013-00	\$9,000.00
002-0083-018-00	\$99.00	002-0085-004-00	\$6,500.00	002-0112-001-00	\$1,704.00
002-0083-019-00	\$99.00	002-0085-005-00	\$720.00	002-0112-002-00	\$504.00
002-0083-020-00	\$1,282.75	002-0085-006-00	\$2,024.40	002-0112-003-00	\$2,400.00
002-0083-021-00	\$1,060.60	002-0085-007-00	\$4,700.00	002-0112-004-00	\$2,868.00
002-0083-022-00	\$2,057.00	002-0085-008-00	\$399.00	002-0112-005-00	\$3,495.20
002-0083-023-00	\$3,138.90	002-0085-009-00	\$1,045.00	002-0112-006-00	\$970.00
002-0083-024-00	\$3,207.90	002-0085-010-00	\$3,048.75	002-0112-007-00	\$4,382.85
002-0083-025-00	\$972.25	002-0085-011-00	\$1,125.00	002-0112-008-00	\$2,871.60
002-0083-026-00	\$165.00	002-0085-012-00	\$5,841.45	002-0112-009-00	\$1,628.00
002-0083-027-00	\$3,291.30	002-0085-013-00	\$979.31	002-0112-010-00	\$2,453.00
002-0083-030-00	\$907.05	002-0085-014-00	\$111.00	002-0113-001-00	\$658.75
002-0083-031-00	\$138.00	002-0085-015-00	\$111.00	002-0113-002-00	\$131.65
002-0083-032-00	\$132.00	002-0085-016-00	\$740.00	002-0113-003-00	\$78.80
002-0083-033-00	\$141.80	002-0085-017-00	\$165.00	002-0113-004-00	\$104.70
002-0083-034-00	\$139.20	002-0085-018-00	\$99.00	002-0113-005-00	\$104.70
002-0083-035-00	\$227.40	002-0087-001-00	\$14,104.25	002-0113-006-00	\$104.70
002-0083-036-00	\$135.20	002-0087-002-00	\$1,500.00	002-0113-007-00	\$104.70
002-0083-037-00	\$148.00	002-0087-003-00	\$1,990.00	002-0113-008-00	\$104.70
002-0083-038-00	\$155.40	002-0087-004-00	\$4,300.00	002-0113-009-00	\$190.80
002-0083-039-00	\$169.00	002-0087-005-00	\$4,091.90	002-0113-010-00	\$111.35
002-0083-040-00	\$141.80	002-0087-006-00	\$1,922.05	002-0113-011-00	\$113.10
002-0083-041-00	\$139.20	002-0087-007-00	\$1,192.50	002-0113-012-00	\$113.10
002-0083-042-00	\$227.40	002-0087-008-00	\$1,012.50	002-0113-013-00	\$113.10
002-0083-043-00	\$135.20	002-0087-009-00	\$2,500.00	002-0113-014-00	\$128.85
002-0083-044-00	\$148.00	002-0089-001-00	\$12,465.50	002-0113-015-00	\$60.25
002-0083-045-00	\$155.40	002-0091-001-00	\$6,829.65	002-0113-016-00	\$123.95
002-0083-046-00	\$169.00	002-0091-002-00	\$13,765.25	002-0113-017-00	\$60.95
002-0083-047-00	\$141.80	002-0093-001-00	\$1,900.65	002-0113-018-00	\$110.30
002-0083-048-00	\$139.20	002-0093-002-00	\$997.80	002-0113-019-00	\$60.95

002-0113-020-00	\$110.30	002-0114-009-00	\$48.40	002-0114-036-00	\$37.60
002-0113-021-00	\$60.95	002-0114-010-00	\$97.60	002-0114-037-00	\$27.60
002-0113-022-00	\$110.30	002-0114-011-00	\$52.80	002-0115-001-00	\$144.00
002-0113-023-00	\$65.50	002-0114-012-00	\$53.80	002-0115-002-00	\$128.00
002-0113-024-00	\$120.45	002-0114-013-00	\$53.80	002-0115-003-00	\$134.80
002-0113-025-00	\$60.60	002-0114-014-00	\$106.00	002-0115-004-00	\$90.00
002-0113-026-00	\$109.60	002-0114-015-00	\$59.40	002-0115-005-00	\$108.00
002-0113-027-00	\$122.20	002-0114-016-00	\$74.20	002-0115-006-00	\$90.00
002-0113-028-00	\$65.50	002-0114-017-00	\$74.20	002-0115-007-00	\$147.00
002-0113-029-00	\$132.70	002-0114-018-00	\$74.20	002-0115-008-00	\$75.60
002-0113-030-00	\$132.70	002-0114-019-00	\$74.20	002-0115-009-00	\$147.00
002-0113-031-00	\$132.70	002-0114-020-00	\$74.20	002-0115-010-00	\$96.00
002-0113-032-00	\$132.70	002-0114-021-00	\$60.00	002-0115-011-00	\$147.00
002-0113-033-00	\$62.70	002-0114-022-00	\$60.00	002-0115-012-00	\$96.00
002-0113-034-00	\$62.70	002-0114-023-00	\$112.20	002-0115-013-00	\$147.00
002-0113-035-00	\$131.65	002-0114-024-00	\$26.80	002-0115-014-00	\$96.00
002-0113-036-00	\$131.65	002-0114-025-00	\$27.80	002-0115-015-00	\$131.80
002-0113-037-00	\$131.65	002-0114-026-00	\$65.20	002-0115-016-00	\$91.00
002-0113-038-00	\$122.20	002-0114-027-00	\$65.20	002-0115-017-00	\$72.00
002-0114-001-00	\$100.00	002-0114-028-00	\$65.20	002-0115-018-00	\$92.60
002-0114-002-00	\$61.40	002-0114-029-00	\$71.40	002-0115-019-00	\$125.00
002-0114-003-00	\$60.00	002-0114-030-00	\$30.80	002-0115-020-00	\$134.40
002-0114-004-00	\$35.80	002-0114-031-00	\$19.00	002-0631-008-00	\$3,523.10
002-0114-005-00	\$48.40	002-0114-032-00	\$63.20	018-0450-004-00	\$43,225.00
002-0114-006-00	\$48.40	002-0114-033-00	\$65.20	018-0450-005-00	\$47,257.00
002-0114-007-00	\$48.40	002-0114-034-00	\$61.20		
002-0114-008-00	\$48.40	002-0114-035-00	\$54.60		