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OAKLAND

2018 APR 26 PM 5:11

AGENDA REPORT

TO: Sabrina B. Landreth
City Administrator

FROM: Mark Sawicki
Director, EWD

SUBJECT: Downtown Oakland Community
Benefit District 2018

DATE: April 25, 2018

City Administrator Approval

Date:

4/26/18

RECOMMENDATION

Staff Recommends That The Oakland City Council Adopt A Resolution Of Intention (1) To Form The Downtown Oakland Community Benefit District 2018 ("DCBD 2018"); (2) Granting Preliminary Approval Of The DCBD 2018 Management Plan ; (3) Directing Filing Of The Proposed DCBD 2018 Assessment District Boundary Description; (4) Directing Distribution of A Ballot To All Affected Property Owners Whereby They Can Vote "In Favor Of" or "Against" the Proposed DCBD 2018 And Assessment To Determine Whether A Majority Protest Exists; And (5) Scheduling A Public Hearing For July 17, 2018.

Staff Recommends That The Oakland City Council Adopt A Resolution Authorizing The City Administrator (1) To Sign The Ballot In Favor Of The Formation Of The Downtown Oakland Community Benefit District 2018 ("DCBD 2018"); And (2) To Pay A Cumulative Fiscal Year 2018-2019 Fair Share Assessment In An Approximate Amount of \$188,716.94 For Twelve (12) City-Owned Properties On Which Assessments Are To Be Levied (1327 Broadway APN 002 009704500; 250 Frank H Ogawa Plz APN 003 006500902; City Hall Plz APN 003 006700200; 1 Frank H Ogawa Plz APN 003 006700300; 1414 Clay St (Garage) APN 003 006700400; 150 Frank H Ogawa Plz APN 008 061900801; 524 16Th St APN 008 062000903; 540 17Th St (Oakland Ice Center) APN 008 064100805; 620 Washington St APN 001 019900100; Clay St APN 002 009800100; 11Th St (T 5/6 Development Site) APN 002 009703900; 11Th St (T 5/6 Development Site) APN 002 009704000) If The DCBD 2018 Is Established.

Staff Recommends That The Oakland Redevelopment Successor Agency (ORSA) Governing Body (1) Adopt a Resolution Authorizing The Agency Administrator To Sign The Ballot In Favor Of The Formation Of The Downtown Oakland Community Benefit District 2018 ("DCBD 2018"); And (2) To Pay A Cumulative Fiscal Year 2018-2019 Fair Share Assessment In An Approximate Amount Of \$2,604.27 For One Oakland Redevelopment Successor Agency-Owned Property (989 Franklin APN 002-010-100-100) On Which Assessments Are To Be Levied If The DCBD 2018 Is Established.

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EXECUTIVE SUMMARY

Adoption of the attached Resolution of Intention will initiate a special election to determine whether the proposed Downtown Oakland Community Benefit District 2018 (hereinafter "DCBD 2018") can be formed. To adopt the attached Resolution of Intention the City Council would need to first receive a petition in favor of forming the DCBD 2018, endorsed by more than 30 percent of the weighted value of the property assessments that would be imposed if the DCBD 2018 is established. If the petition is duly endorsed, the City Council may adopt the attached proposed Resolution of Intention and conduct a public hearing not less than 45 days after notice of the Public Hearing is published. Upon passage of the Resolution of Intention, ballots will be mailed to each affected property owner pursuant to the City of Oakland's Business Improvement Management District Ordinance OMC Chapter 4.48 (Ord. No. 12190 C.M.S., 1999, as amended by Ord No.13322 C.M.S., 2015) and State Proposition 218.

The City Council shall approve formation of the DCBD 2018 and the assessment if, at the close of the Public Hearing, a majority protest is not established. A majority protest exists if, upon the conclusion of the Public Hearing, ballots submitted in opposition to the establishment of the DCBD 2018 and corresponding property assessment exceed the ballots submitted in favor of the DCBD 2018 and corresponding property assessment. In tabulating the ballots, the ballots shall be weighted according to the proportional financial obligation upon the affected property. The results of the balloting will be heard at the public hearing to be scheduled for July 17, 2018, at which time the City Council will also hear public testimony and make a final decision regarding DCBD 2018 formation.

If established, the Downtown Oakland Community Benefit District 2018 will generate special assessment revenues of approximately \$1,997,639.31 per year for a period of 10 years, or up to approximately \$25 million over the life of the district (if allowable five percent annual increases to the assessments are taken). Effective dates of the assessment will be July 1, 2018, through June 30, 2028, and related special benefit services will be provided January 1, 2019, through December 31, 2028.

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

BACKGROUND / LEGISLATIVE HISTORY

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

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

Pursuant to the above, on July 15, 2008, the Oakland City Council adopted Resolution No. 81479 C.M.S. to form the Downtown Oakland Community Benefit District ("DCBD 2008") for a period of 10 years beginning July 2008 and ending June 2018.

In 2017, Downtown Oakland district stakeholders hired a private BID consultant firm (NBS Government Finance Group) to assist with the formation of a proposed Downtown Oakland Community Benefit District 2018 to replace the expiring DCBD 2008.

Pursuant to those efforts, on or before May 15, 2018, district stakeholders will file evidence of support sufficient to qualify for the attached Resolution of Intention to form the Downtown Oakland Community Benefit District 2018. Evidence of sufficient support is comprised of a petition in favor of the creation of the DCBD 2018 and corresponding property assessment, signed by affected property owners representing more than 30 percent of total projected district assessments.

The proposed boundaries of the DCBD 2018 include the area of the existing DCBD 2008 which includes the core of the downtown Oakland area along the Broadway corridor between 8th and 17th Streets as well as proposed expansion areas which include the Webster Street corridor from 12th to 17th Streets, west to Martin Luther King Jr. Way between 9th and 14th Streets and south along Broadway from 8th to 6th Streets all within one Benefit Zone.

A detailed description of proposed DCBD 2018 boundaries is as follows:

Northern Boundary: Starting at northwest corner of San Pablo Avenue and 18th Street, parcel number 8-641-11-1, and running up 18th Street to one parcel west of the corner of 18th Street and Telegraph Avenue, parcel number 8-641-6-1, to one parcel north of the corner of 17th Street and Telegraph Avenue, parcel number 8-641-5, to the southeast corner of 17th and Broadway, parcel number 8-640-11, to the southeast corner of 17th Street and Franklin Street, parcel number 8-623-7, to one parcel south of the northeast corner of Webster Street to the northeast, parcel number 8-642-31, to one parcel south of the northeast corner of 17th and Webster, parcel number 8-625-41.

Southern Boundary: Starting at the southwest corner of 7th and Washington Street, parcel number, 1-203-20, to the corner of 6th Street and Washington Street, parcel number 1-199-1, to the southwest corner of 6th Street and Broadway in the southeast, parcel number 1-234-9.

Eastern Boundary: Starting at the southeast corner of 6th and Broadway, parcel number 1-234-9, to one parcel south of the northeast corner of 8th Street and Broadway, parcel number 1-195-23, to the southeast corner of 8th Street and Franklin Street, parcel number 1-196-49-4, to the southwest corner of Franklin Street and 11th Street, parcel number 2-57-18, to the southwest corner of 12th Street and Franklin Street, parcel number 2-57-8, to the northwest corner of 13th Street and Webster Street, parcel number 2-63-1, to two parcels to the southeast of 14th Street

and Webster Street, parcel number 8-625-50, to one parcel south of the northeast corner of 17th and Webster, parcel number 8-625-41.

Western Boundary: Starting at the corner of 6th Street and Washington Street, parcel number 1-199-1, to the southwest corner of 7th and Washington Street, parcel number, 1-203-20, to the southeast corner of 9th Street and Clay Street, parcel number 2-37-46, to the southeast corner of 11th Street and Clay Street, parcel number 2-33-15-1, continuing west on 11th Street to the southwest corner of 11th Street and Martin Luther King, Jr. Way, Parcel number 2-27-7, continuing north on Martin Luther King Jr. Way to the northwest corner of Martin Luther King, Jr. Way and 12th Street. Moving east along 12th Street to the southwest corner of 12th Street and Clay Street, parcel number 2-97-31. Heading north along Clay Street to the corner of 17th Street and Clay Street, parcel number 3-65-2, to the northeast corner of 18th and San Pablo to the west, parcel number 8-641-11-1.

A map of the proposed DCBD 2018 boundaries appears in Section IV of the attached DCBD 2018 Plan (**Exhibit A** to the attached Resolution of Intention).

The existing DCBD 2008 includes approximately 124 parcels which generate approximately \$1,030,173 per year. The proposed DCBD 2018 would include 894 parcels with projected first year revenues of \$1,997,639.31. Activities completed by the DCBD 2008 are detailed in annual reports to the City Council pursuant to enabling legislation and, include but are not limited to, special benefit cleaning, hospitality ambassadors, enhanced public safety efforts and various marketing and promotional activities. The proposed DCBD 2018 will continue providing services similar to the existing DCBD 2008 except that special benefit services will be provided to a larger geographic area as described above.

ANALYSIS AND POLICY ALTERNATIVES

If approved by affected property owners under the procedure set forth primarily in Oakland Municipal Code section 4.48.070, the proposed DCBD 2018 will generate approximately \$1,997,639.31 in year one of the district and up to approximately \$25 million over the 10-year term of the district. Of this total, the City will owe approximately \$188,716.94 in Fiscal Year (FY) 2018-19 and an estimated maximum \$2,373,653.84 over the 10-year life of the district for assessments on 12 City-owned properties (1327 Broadway APN 002 009704500; 250 Frank H Ogawa Plz APN 003 006500902; City Hall Plz APN 003 006700200; 1 Frank H Ogawa Plz APN 003 006700300; 1414 Clay St (Garage) APN 003 006700400; 150 Frank H Ogawa Plz APN 008 061900801; 524 16Th St APN 008 062000903; 540 17Th St (Oakland Ice Rink) APN 008 064100805; 620 Washington St APN 001 019900100; Clay St APN 002 009800100; 11Th St (T 5/6 Development Site) APN 002 009703900; 11Th St (T 5/6 Development Site) APN 002 009704000) located within the DCBD 2018 boundaries. The City is currently paying \$134,519.32 for related assessments on seven City-owned properties located in the DCBD 2008; therefore, the City's fair share assessment would increase by an approximate \$54,197.62 in the proposed DCBD 2018.

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Additionally, there will be a BID assessment of approximately \$2,604.27 per year (a maximum \$32,756.23 over the proposed 10-year term of the DCBD 2018) on one ORSA owned property located within the proposed DCBD 2018 (989 Franklin APN 002-010-100-100).

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

Given current tightening of municipal funding sources and a growing need to identify alternate economic development revenue sources, the proposed special assessment district and corresponding nominal City assessment could be considered a reasonable leveraging of public funds. Special benefit services to be provided by the proposed district are intended to improve the conditions and image of the affected commercial corridor(s) and to stimulate ongoing economic revitalization within the surrounding commercial neighborhood consistent with City Council goals and objectives.

Formation of the proposed DCBD 2018 would represent the twenty-first BID to be formed in Oakland (which includes district renewals completed in 2006, 2011, 2012, 2014, 2015, 2017 and 2018). Collectively, these districts (past and present) have contributed significantly to Oakland's economic development progress and continue to contribute at a rate of approximately \$6.6 million per year. As more mixed use development occurs in Oakland commercial zones, residential property owners have also begun to benefit from special benefit services provided by BID special assessment districts. As such the cumulative impact of BIDs continues to grow, making them an increasingly useful tool for supporting broader revitalization efforts in Oakland's commercial neighborhoods.

Because BIDs are self-initiated, self-funded, and self-administered entities, there is limited fiscal impact to the City associated with the proposed district formation beyond the above-referenced assessment on City and ORSA owned property and the cost of City staff to provide technical assistance to the formation effort and ongoing administration of the citywide BID program. The cost of City staff time will already be accounted for in the City's proposed FY 2017-19 budget.

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

FISCAL IMPACT

If the proposed DCBD 2018 is formed, a cumulative and approximate annual assessment of \$188,716.94 would be levied on 12 City-owned properties and \$2,604.27 on one ORSA owned property located within the proposed district as follows:

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Table 1: List of City properties subject to FY 2018-19 DCBD 2018 Assessment

Fund Source No.	APN	Site Description	FY 2018-19 Assessment	Owner
2	002 009704500	1327 Broadway	\$ 4,048.85	City
1	003 006500902	250 Frank H. Ogawa Plz	\$ 25,474.65	City
1	003 006700200	City Hall Plz	\$ 10,772.66	City
1	003 006700300	1 Frank H Ogawa Plz	\$ 17,919.86	City
	003 006700400	1414 Clay (Garage)	\$ 10,769.39	City
1	008 061900801	150 Frank H Ogawa Plz	\$ 24,826.55	City
2	008 062000903	524 16 th St	\$ 1,961.15	City
3	008 064100805	540 17 th St (Oakland Ice Center)	\$ 25,468.60	City
1	001 019900100	620 Washington (Police Admin Bldg)	\$ 30,222.10	City
1	002 009800100	Clay St (Scotlan Convention Ctr)	\$ 30,113.51	City
1	002 009703900	11 th St (T 5/6 Development Site)	\$ 4,106.67	City
1	002 009704000	11 th St (T 5/6 Development Site)	\$ 3,032.95	City
		City Total	\$188,716.94	
4	002 010100100	989 Franklin	\$ 2,604.27	ORSA
		ORSA Total	\$ 2,604.27	
		City and ORSA Grand Total	\$191,321.21	

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Table 2: List of Funding Sources for Payment of FY 2018-19 DCBD 2018 Assessments on City Properties

Fund Source No.	Coding Block	Amount
	General Purpose Fund (1010)/Citywide Activities Organization (90591)/Taxes and Assessments (53511)/Business Improvement District Project (1000147)/IP50	\$157,238.34
2	Central District Projects Fund (5610)/Central District Redevelopment Organization (85245)/Taxes and Assessments (53511)/Downtown Capital Project (1000169)/SC13	\$ 6,010.00
3	Central District Projects Fund (5610)/Central District Redevelopment Organization (85245)/Taxes and Assessments (53511)/Oakland Ice Center Project (1003244)/SC13	\$ 25,468.60
4	SRA Unrestricted Land Sales (9711)/Central District Redevelopment Organization (85245)/Rental: Miscellaneous (53219)/88 Franklin Garage - ROPS 8 (1001359)/Oakland Redevelopment Successor Agency (ORSA) and/or SRA Redevelopment Planning ((9708)/OSRA General Operations (95911)/Contract Contingencies (54011)/B.DPCIP Administrative Project (1000023)/Oakland Redevelopment Successor Agency (ORSA).	\$ 2,604.27

Per the proposed DCDB 2018 Management Plan, assessment rates may increase by up to five percent per year beginning in year two of the district's 10-year term and contingent upon a recommendation by the DCBD 2018 Advisory Board and City Council approval.

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

The cost of City staff time to provide technical assistance to the BID formation effort and to ongoing administration of the citywide BID Program is accounted for in the City's FY 2017- 19 Budget and will also be included in future budget development processes.

If the DCBD 2018 and corresponding special property assessment are approved, the City Treasury Division will provide invoices to tax exempt entities that are not on the County of Alameda's property tax roll. For taxable entities, the County of Alameda will add the assessment as a line item to the annual property tax bill of each affected property owner and remit the amount collected (less the County's collection fee of approximately 1.7 percent of total assessment) to the City. The City, in turn, will disburse the funds to the district, pursuant to a written agreement between the City and the district's designated non-profit management corporation.

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The written agreement to be signed between the City and the designated non-profit BID management corporation also provides for a one percent administrative fee to be charged to the DCBD 2018 to partially recover the City's costs of administering the district, including costs incurred by the Treasury Division for providing the services described above.

Lastly, if the DCBD 2018 is formed, program guidelines state that the City is expected to maintain a base level of service within the district equivalent to the level prior to formation of the assessment district. Maintaining baseline services, however, commits no additional City funds beyond what already exists. Proportional reductions to baseline services may occur resulting from changes in the City's overall financial condition.

PUBLIC OUTREACH / INTEREST

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

COORDINATION

The City Controller and Revenue Management Bureaus of the Finance Management Agency, the Office of the City Attorney and the Public Works Agency were consulted in the preparation of this report and its attachments.

SUSTAINABLE OPPORTUNITIES

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

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

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

ACTION REQUEST OF THE CITY COUNCIL

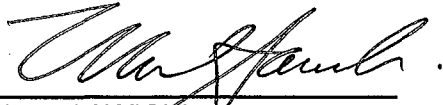
Staff Recommends That The Oakland City Council Adopt A Resolution Of Intention (1) To Form The Downtown Oakland Community Benefit District 2018 ("DCBD 2018"); (2) Granting Preliminary Approval Of The DCBD 2018 Management Plan ; (3) Directing Filing Of The Proposed DCBD 2018 Assessment District Boundary Description; (4) Directing Distribution of A Ballot To All Affected Property Owners Whereby They Can Vote "In Favor Of" or "Against" the Proposed DCBD 2018 And Assessment To Determine Whether A Majority Protest Exists; And (5) Scheduling A Public Hearing For July 17, 2018.

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

Respectfully submitted,



MARK SAWICKI
Director, Economic and Workforce Development

Prepared by:
Maria Rocha, BID Program Manager

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Oakland City Attorney's Office

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RESOLUTION _____ C.M.S.

RESOLUTION (1) OF INTENTION TO FORM THE DOWNTOWN OAKLAND COMMUNITY BENEFIT DISTRICT 2018 ("DOWNTOWN OAKLAND CBD 2018"); (2) GRANTING PRELIMINARY APPROVAL OF THE DOWNTOWN OAKLAND CBD 2018 MANAGEMENT PLAN; (3) DIRECTING FILING OF THE PROPOSED DOWNTOWN OAKLAND CBD 2018 ASSESSMENT DISTRICT BOUNDARY DESCRIPTION; (4) DIRECTING DISTRIBUTION OF A BALLOT TO ALL AFFECTED PROPERTY OWNERS WHEREBY THEY CAN VOTE "IN FAVOR OF" OR "AGAINST" THE PROPOSED DOWNTOWN OAKLAND CBD 2018 AND ASSESSMENT TO DETERMINE WHETHER A MAJORITY PROTEST EXISTS; AND (5) SCHEDULING A PUBLIC HEARING FOR JULY 18, 2018

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

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

WHEREAS, the property owners in the Downtown Oakland district (generally: the core of the downtown Oakland area along the Broadway corridor between 8th and 17th Streets) previously petitioned for the creation of the Downtown Oakland Community Benefit District 2008 (hereinafter "Downtown Oakland CBD 2008"), and said Downtown Oakland CBD 2008 and corresponding assessments were approved by the Oakland City Council through Resolution No. 81479 C.M.S., dated July 15, 2008; and

WHEREAS, the Downtown Oakland CBD 2008 will reach the end of its maximum 10-year existence by the end of 2018, as authorized by Oakland Municipal Code Chapter 4.48; and

WHEREAS, the property owners in the Downtown Oakland district have duly petitioned to form the Downtown Oakland Community Benefit District 2018 ("Downtown Oakland CBD 2018") under the BIMD Ordinance (OMC section 4.48.050.A.), and have proposed the Downtown Oakland CBD 2018 Management

Plan ("Downtown Oakland CBD 2018 Plan") attached hereto and incorporated by reference as *Exhibit A*, for the operation of the Downtown Oakland CBD 2018; and

WHEREAS, the Downtown Oakland CBD 2018 Plan contains a detailed engineer's report prepared by a registered professional engineer recognized by the State of California (see *Exhibit i. of Exhibit A* to this Resolution of Intention) ("Engineer's Report"); and

WHEREAS, the Downtown Oakland CBD 2018 Plan was prepared in accordance with the provisions of Article XIII of the California Constitution, and has been filed with the City Clerk for proceedings in formation of this district; and

WHEREAS, the Downtown Oakland CBD 2018 Plan, incorporated by this reference, when compared to the Downtown Oakland CBD 2008 Plan), provides for enhanced cleaning, marketing, and promotional activities and improvements of particular benefit to the properties located within the proposed Downtown Oakland CBD 2018 (as more specifically identified therein); and

WHEREAS, the Downtown Oakland CBD 2018 Plan was prepared in accord with the provisions of the BIMD Ordinance overseeing the formation of the Downtown Oakland CBD 2018 as referenced above, and has been filed with the City Clerk for proceedings in formation of this Downtown Oakland CBD 2018; now, therefore be it

RESOLVED, that the City Council of the City of Oakland finds that the Downtown Oakland CBD 2018 Plan satisfies all the requirements of the BIMD Ordinance, the laws of the State of California and the California Constitution with regard to the formation of business improvement management districts, and does hereby resolve, find, determine and give notice as follows:

1. The Preliminary Report of the City Clerk was filed on April 26, 2018 which describes the matters required by the BIMD Ordinance.
2. A business improvement management district is proposed to be established pursuant to the BIMD Ordinance with the boundaries as specified in the Downtown Oakland CBD 2018 Plan.
3. A copy of the preliminary report of the City Clerk is on file in the office of the City Clerk relating to the formation of the Downtown Oakland CBD 2018.
4. The Downtown Oakland CBD 2018 Plan is preliminarily approved and the assessments for the first year shall be as provided for in the Downtown Oakland CBD 2018 Plan if the Downtown Oakland CBD 2018 is established.

5. The District shall be a business improvement management district, and the name of the District shall be the "Downtown Oakland Community Benefit District 2018".
6. The reasons for the assessments and the types of the improvements and activities proposed to be funded and acquired by the levy of assessments on property in the Downtown Oakland CBD 2018 and the time period for which the proposed improvements are to be made are those specified in Sections IV and V of the Downtown Oakland CBD 2018 Plan.
7. Except where funds are otherwise available, an assessment will be levied annually to pay for all improvements and activities within the Downtown Oakland CBD 2018.
8. Except for fair share annual assessments totaling approximately \$188,716.94 on twelve (12) City owned properties located within the proposed DCBD 2018, no fiscal impact is anticipated to the City. The above assessments on City owned properties are further discussed in a separate and related resolution. The Downtown Oakland CBD 2018 if approved will be a self-funded and self-administered entity. Until disbursed, Downtown Oakland CBD 2018 assessments will be held in a special trust fund established on behalf of the district in Miscellaneous Trusts Fund (7999)/Treasury Operations Org (08721)/Pass Thru Assessments Account (24224)/DP 080 Administrative Project (1000007)/Downtown Oakland CBD (DCBD).
9. The boundaries of the Downtown Oakland CBD 2018 are described and delineated in Section IV of the Downtown Oakland CBD 2018 Plan, including a map outlining each affected lot.
10. The proposed Downtown Oakland CBD 2018 contains one Benefit Zone, which is delineated in the benefit zone map of Section IV.A. of the Downtown Oakland CBD 2018 Plan.
11. The proposed method and basis of levying the assessments to be levied against each property in the Downtown Oakland CBD 2018 is based on lot square footage, building square footage, linear frontage, and land use of each parcel located within the Downtown Oakland CBD 2018, and the assessments proposed for each property are contained in *Exhibit i* ("Engineer's Report") to the Downtown Oakland CBD 2018 Plan.
12. The assessments for the entire Downtown Oakland CBD 2018 equal \$1,997,639.31 for the first year of the Downtown Oakland CBD 2018 and the amount chargeable to each parcel are as shown in the Engineer's Report of the Downtown Oakland CBD 2018 Plan.

13. The Downtown Oakland CBD 2018 assessment shall be effective for a period of ten (10) years (beginning July 1, 2018 through June 30, 2028 as provided for in the Downtown Oakland CBD 2018 Plan) during which a maximum 5% increase per year in the amount of the assessment on each property shall be allowable as provided for in the Downtown Oakland CBD 2018 Plan. Related special benefit services will begin January 1, 2019 and end December 31, 2028.
14. The assessment shall be attached to the property and collected with the annual county property taxes, and in certain cases through a special municipal billing, and shall continue annually as provided for in the Downtown Oakland CBD 2018 Plan for each year that the Downtown Oakland CBD 2018 is in existence unless modified by the City Council on the recommendation of the Downtown Oakland CBD 2018 Advisory Board.
15. The City Clerk is directed to mail a copy of the Resolution of Intention to form the Downtown Oakland CBD 2018 along with the ballots (see *Exhibit B* hereto) for the written protest procedure to all affected property owners in the Downtown Oakland CBD 2018 in compliance with the BMD Ordinance and Article XIII of the California Constitution and to each local Chamber of Commerce and business organization known to be located within the Downtown Oakland CBD 2018, give all other notices and take all other actions required by law, and give notice of the dates of the Public Hearing and Final Action on the Petition for Formation of the Downtown Oakland CBD 2018 to all affected property owners in the proposed Downtown Oakland CBD 2018 not less than forty-five (45) days before the scheduled public hearing, and also publish the Resolution of Intention in a newspaper of general circulation in the City of Oakland once, at least seven (7) days before the public hearing. The ballots mailed to the affected property owners shall contain the procedures for the completion and return of the ballots.
16. **A Public Hearing is set for July 17, 2018, (at 6:30 P.M. in the City Council Chambers in City Hall,** located at 1 Frank H. Ogawa Plaza, Oakland California), and as may be continued by the City Council, to hear public testimony and protests, to complete the counting of the returned ballots as to the formation of the District, and to take final action as to the formation of the District.
17. At the Public Hearing, the testimony of interested persons for or against the establishment of the Downtown Oakland CBD 2018, the proposed assessment, the boundaries of the Downtown Oakland CBD 2018, or the furnishing of the specified types of improvements or activities will be heard.

18. BALLOT PROCEDURES:

- a. Filing of BALLOTS – Persons/entities who receive ballots shall mail them in or file them personally with the City Clerk's Office before the close of the July 17, 2018 Public Hearing. Ballots include an option to either vote YES in Favor of establishment or NO against establishment of the Downtown Oakland CBD 2018. The procedures applicable to the completion and return of the ballots are as specified in the ballot, a copy of which is attached hereto as *Exhibit B* and incorporated herein by this reference.
- b. MAJORITY PROTEST - If there is a majority protest, the assessment will not be imposed. A majority protests exists if, upon the conclusion of the Public Hearing, ballots submitted in opposition to the Downtown Oakland CBD 2018 and corresponding assessment exceed the ballots submitted in favor of the Downtown Oakland CBD 2018 and corresponding assessment.
 - i. A protest may be made in writing by any interested person through the ballot procedure. Any protest pertaining to the regularity or sufficiency of the proceedings shall be in writing and shall clearly set forth the irregularity or defect to which the objection is made.
 - ii. Every written protest shall be filed with the City Clerk at or before the time fixed for the Public Hearing. A written protest may be withdrawn in writing at any time before the conclusion of the Public Hearing.
 - iii. Each written protest shall contain a description of the property in which the person subscribing the protest is interested sufficient to identify the property and, if a person subscribing is not shown on the official records of the City as the owner of the property, the protest shall contain or be accompanied by written evidence that the person subscribing is the owner of the property.
 - iv. A written protest which does not comply with the requirements stated above shall not be counted in determining a majority protest.

- c. TABULATION OF BALLOTS - After the close of the Public Hearing, tabulation of the ballots will be completed under the direction of the City Clerk and the results of the tabulation will be reported to the City Council. In tabulating the ballots, the ballots shall be weighted according to the proportional financial obligation upon the affected property.

IN COUNCIL, OAKLAND, CALIFORNIA, _____, 2018

PASSED BY THE FOLLOWING VOTE:

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

NOES-

ABSENT-

ABSTENTION-

ATTEST: _____

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

Exhibit A

MANAGEMENT DISTRICT PLAN
for the
DOWNTOWN OAKLAND
COMMUNITY BENEFIT DISTRICT 2018 (CBD)

DRAFT PLAN
April 23, 2018

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Exhibits

- i. Engineer's Report with list of properties to be benefited

Exhibits are available upon request to the Downtown Oakland Association.

Prepared for the Downtown Oakland Association by
Progressive Urban Management Associates, Inc.
and Kristin Lowell, Inc.

MANAGEMENT DISTRICT PLAN for the DOWNTOWN OAKLAND COMMUNITY BENEFIT DISTRICT 2018 (CBD) DRAFT – April 23, 2018

INTRODUCTION

Formed in 2008 by property owners, the Downtown Oakland CBD is a special district that collects a self-governed assessment on property to provide safe and clean enhancements through hospitality, maintenance and beautification services, and marketing and economic enhancements to improve the downtown Oakland's livability and business climate.

The CBD was formed with a ten-year term and is set to expire, unless renewed by Downtown property owners and the City of Oakland, at the end of July 2018 with related services ending in December 2018. To prepare for the renewal of the CBD, the Downtown Oakland Association (DOA) retained the services of Progressive Urban Management Associates, Inc. to update the organization's strategic plan. With priorities gained from the DOA Board of Directors and through an extensive strategic planning process that included an evaluation of market conditions, stakeholder focus groups and responses to an online community improvement survey, the proposed new CBD Management Plan will offer support for the following services:

- Increased deployment of "Ambassador" teams to provide enhanced hospitality, cleaning and landscaping throughout the district;
- Increased energy and resources to reduce disruptive street behaviors and work with civic and social service partners to address homelessness;
- New resources to provide an expanded communications function and a special projects fund to help respond to new district challenges and opportunities on a year-to-year basis.
- Continued economic enhancements supporting local businesses to retain and extend tenancy in buildings and attracting new investment.

MANAGEMENT PLAN SUMMARY

Pursuant to the City of Oakland Business Improvement Management District Ordinance 12190, Chapter 4.48 of the Oakland Municipal Code, as amended July 21, 2015, the existing Downtown Oakland CBD is being renewed for a ten-year term. Upon receipt of petitions signed by property owners representing greater than 30% of the assessments proposed to be levied for the District, the City of Oakland will initiate a ballot procedure to officially form and renew the CBD.

Governed by the Downtown Oakland Association board of directors, the District's work program will deliver activities and improvements to improve and convey special benefits to properties located within the Downtown Oakland CBD area. The District will continue to provide both clean and safe and marketing and economic enhancements. Each of the activities is designed to meet District goals:

1. Producing a consistently clean, welcoming, and attractive Downtown experience,
2. Improving safety and the overall quality of life on downtown streets,
3. Attracting and retaining new businesses and residents,
4. Cultivating a fun and vibrant Downtown "living room",
5. Enhancing property values, sales, and occupancies, and

6. Helping Downtown businesses compete locally and regionally, thereby retaining and extending tenancy in buildings.

As described in the Management District Plan, it is proposed that the CBD will provide funding for enhanced clean and safe, marketing and communications and special projects, above and beyond those provided by the City of Oakland.

Significant changes proposed for the 2018 CBD that differ from the existing CBD include the following:

- The size of the district is increasing by about 10 blocks, or roughly a 40% expansion of the service area.
- The pre-existing two-zone service and assessment structure is being consolidated into one.
- Assessments for clean and safe services are being increased to enhance service frequencies and keep up with program costs, including labor.
- New funding is proposed to support enhanced communications services and special projects to improve the district.

Name of the District	The proposed special assessment district is a business improvement district that shall be name the "Downtown Oakland Community Benefit District 2018" .
Location	<p>The district boundary encompasses the core of the downtown area focused along the Broadway corridor in Downtown Oakland from 8th and 17th Streets. Areas to be added to the 2018 district including the following:</p> <ul style="list-style-type: none"> • The Webster Street corridor from 12th to 17th Streets; • An extension of the downtown core west to Martin Luther King Jr. Way between 9th and 14th Streets; • An extension of the Broadway corridor from 8th to 6th Streets. <p>Detailed descriptions and maps of the district are provided beginning on Page 9.</p>
Improvements & Activities	<p>A Welcoming, Attractive and Economically Vital Downtown: The CBD will finance improvements and activities that will improve Downtown Oakland's environment for property owners, residents, workers and visitors, including:</p> <p>Safe and Clean Enhancements:</p> <ul style="list-style-type: none"> • Maintenance Teams that sweep, scrub and pressure wash sidewalks, remove litter and graffiti, increase the frequency of trash removal and maintain landscaping throughout the District. • Ambassadors that provide visitor information, safety escorts, merchant outreach, city services liaison, event support, homeless services outreach and referrals, and work with local police and business and property owners to prevent crime and address quality of life issues. <p>Marketing and Economic Enhancements:</p> <ul style="list-style-type: none"> • Marketing and communications to support CBD activities and improvements and promote a positive image for Downtown Oakland. • Leadership and collaboration through research and community education to represent the downtown community with one clear voice. • Promote and support local business through marketing programs and city liaison role and attract new businesses and investment that further the strategic goals of the Downtown.

	<ul style="list-style-type: none"> ◦ Promote Downtown Oakland's evolution as a regional destination for arts, culture and entertainment. ◦ Place-making and activation improvements that make Downtown Oakland more visually attractive, which may might include: enhanced landscaping, holiday décor, way-finding signage, trash receptacles, streetscape, planters, urban design plans, bike racks, programming of public spaces, etc.
Method of Financing	Levy of assessments upon real property that benefit from improvements and activities.

Budget	Total district CBD budget for its first year of operations \$2,044,550 as follows:				
	Budget Assumptions	CBD Budget	Less: General Benefit	Assessment TOTAL	% of Total
	Clean & Safe Enhancements	1,385,000	\$ 46,911	\$ 1,338,089	67.7%
	Marketing & Economic Enhancements				
	Economic Enhancements	247,400			
	Special Project Fund	50,000			
	Management & Admin	247,400			
	City/County Fees 2.7%	55,200			
	Sub-Total	600,000		600,000	29.3%
	Reserve (3%)	59,550		59,550	3.0%
	TOTAL	2,044,550		1,997,639	100.0%
	<p>General Benefit Allowance: An allowance is made for general benefits that the district may provide to either the parcels outside the district boundary or to the public at large. Any CBD services that are found to provide general benefit cannot be paid for with assessment revenue. A certified engineer has estimated that the general benefit from services accounts for \$46,911 (or 2.29%) of the estimated budget, resulting in a total assessment budget of \$1,997,639.</p>				

Cost	<p>Annual assessments are based upon an allocation of program costs and a calculation of land and building square footage and linear frontage. Two-thirds of program costs are allocated to land and building square footage, and one-third of program costs are allocated to linear frontage. Residential condominiums and properties owned by government will receive full benefit from Safe and Clean Services and will be assessed fully for them; however, residential condominiums and government parcels will not receive the same benefit as commercial parcels from Marketing and Economic Enhancements because those uses are not engaged in commercial or customer attraction activities, thus their assessment will not include that portion of the assessment. All commercial and mixed-use parcels with residential condominium uses will be subject to an adjusted assessment rate for the residential square footage of that parcel. The commercial square footage for that type of parcel will be assessed the assessment rate applied to all commercial parcels. Rental residential units (i.e. apartments) are considered income-producing commercial property and will be assessed at commercial rates, receiving full benefit from all PBID services.</p> <p>Estimated annual assessments for Year 1 of the Downtown Oakland CBD follow.</p> <table><tr><td></td><td>Commercial Rates</td><td>Government Rates</td></tr><tr><td>Lot Square Foot</td><td>\$ 0.1741</td><td>\$ 0.1373</td></tr><tr><td>Building Square Foot</td><td>\$ 0.0871</td><td>\$ 0.0686</td></tr><tr><td>Linear Front Footage</td><td>\$ 17.623</td><td>\$ 13.891</td></tr><tr><td>Residential Condo/sq. ft.</td><td>\$ 0.315</td><td>n/a</td></tr></table> <p>Rate Adjustment: Over the first ten years of the CBD, rates will have increased a total of about 10%, or an average of 1% per year. Meanwhile, all costs of delivering services have increased substantially, including Bay Area wage rates. The rates above project an approximate 15% rate adjustment over fiscal year 2017-2018 Zone 1 assessment rates, and an approximate 25% one-time adjustment over fiscal year 2017-2018 Zone 2 assessment rates. The adjustments are needed to catch up with increasing labor costs associated with the Ambassador program, bring Oakland to be more consistent with service investments in peer cities, and to launch new initiatives related to communications and special projects within the district.</p>				Commercial Rates	Government Rates	Lot Square Foot	\$ 0.1741	\$ 0.1373	Building Square Foot	\$ 0.0871	\$ 0.0686	Linear Front Footage	\$ 17.623	\$ 13.891	Residential Condo/sq. ft.	\$ 0.315	n/a
	Commercial Rates	Government Rates																
Lot Square Foot	\$ 0.1741	\$ 0.1373																
Building Square Foot	\$ 0.0871	\$ 0.0686																
Linear Front Footage	\$ 17.623	\$ 13.891																
Residential Condo/sq. ft.	\$ 0.315	n/a																
Cap	Following renewal of the District, annual assessments may increase or decrease no more than 5% per year. Annual adjustments in assessment rates will be determined by the Downtown Oakland Association (DOA) CBD Advisory Board which shall then make a recommendation to the City for review and approval by the Oakland City Council.																	
City Services	The City of Oakland will provide an accounting of baseline services that are currently provided within the District and will continue through the duration of the planned renewal. Maintaining baseline services, however, commits no additional City funds beyond what already exists. Proportional reductions to baseline services may occur resulting from changes in the City's overall financial condition.																	
Collection	For taxable properties, CBD assessments appear as a separate line item on the annual Alameda County property tax bills. Any assessment on a property that does not receive a property tax bill from the County may be billed directly by the City.																	
District Governance	The CBD will continue to be managed by the Downtown Oakland Association (DOA) board of directors. A majority of the DOA board is composed of property owners and/or their representatives within the CBD.																	

District Formation	Local enabling legislation, (Oakland Municipal Code Chapter 4.48), for CBD district formation requires the submission of petitions signed by property owners in the proposed district who will pay more than 30% of the total assessments (i.e. petitions must represent more than 30% of the \$1,997,639 to be assessed). Petitions are submitted to the Oakland's City Council and the City will mail ballots to all affected property owners. The majority of ballots returned, as weighted by assessments to be paid, must be in favor of the CBD in order for the City Council to consider approval.
Duration	Collection of the first year's assessments will be included in Alameda County's 2018-2019 property tax bills, and in certain cases may be collected through a special municipal billing. Services will begin January 1, 2019 and continue through December 31, 2028. A five-year review of the district will evaluate market conditions and the need for any adjustments to the Management Plan. Any amendments to the Management Plan will require a new petition and mail ballot process and any subsequent renewal of the district will require a new Management Plan, petition and mail ballot process.

II. WHY RENEW THE DOWNTOWN OAKLAND CBD?

What is a CBD?

The International Downtown Association estimates that more than 1,000 property-based business improvement districts (or "community benefit districts" (CBD)) currently operate throughout the United States and Canada. **A CBD provides enhanced improvements and activities, such as public safety, maintenance and image enhancement, in addition to those provided by local government.** CBDs provide services that improve the overall viability of business districts, resulting in higher property values, sales and tax revenues. Since the creation of California's Property and Business Improvement District Law in 1994 more than 100 new CBDs have been established in California downtowns and other commercial districts, including Sacramento, Berkeley, San Francisco, Santa Monica and San Jose. In Oakland, there are currently eleven (11) CBDs.

Why Renew the Downtown Oakland CBD?

- **Creating a Consistently Clean, Welcoming and Attractive Downtown Remains a Challenge:** The impetus for creating the CBD in 2008 was to address an inconsistent experience in Downtown's public realm – dirty sidewalks, graffiti and occasionally intimidating street behaviors that detracted from visitors' overall experiences. While the CBD has made progress to stabilize the Downtown environment, challenges remain. Continued permissive attitudes, a lack of financial resources at the City of Oakland, statewide growth in street populations, and increasingly brazen behavior have resulted in a decline in perceptions of comfort and safety in the Downtown. Recent stakeholder surveys find reducing homelessness and disruptive street behaviors as one of downtown's top priorities.
- **Cultivate Fun & Vibrant Downtown "Living Room":** Downtown Oakland is the civic heart of the City. The CBD aims to attract residents and visitors of all ages to come and enjoy Downtown, by creating a vibrant and comfortable community gathering place with arts, culture, entertainment, education, recreation, open space, food, shopping, commerce, services, etc.
- **Enhance Property Values, Sales, and Occupancies:** CBDs are a critical mechanism in strengthening the economic foundation of downtowns. The Downtown Oakland CBD aims to fund improvements and services that enhance the overall economic vitality of the Downtown business district. Success is measured by higher property values, sales and occupancies.
- **Help Downtown Oakland Compete:** As a business location and a retail/entertainment destination, Oakland competes with growing business districts throughout the Bay Area and beyond. The CBD provides resources to help Downtown Oakland strengthen its unique position in this increasingly competitive market.
- **Maintain Ratepayer Control and Accountability:** The Downtown Oakland Association Board of Directors ensures that decisions affecting assessments are made by a board with a majority of affected property owners and at least one business owner who is not a property owner. CBD-financed programs are subject to an annual audit and other private sector performance standards and controls.

III. THE PROCESS TO DEVELOP THE CBD MANAGEMENT PLAN

The CBD Management Plan is the result of a six month process to update the Downtown Oakland Association's (DOA) Strategic Plan. The 2017 Strategic Plan aligns the organization's priorities and structure with the opportunities anticipated over the next five to ten years. The 2017 Strategic Plan process was led by the DOA Board of Directors and staff and included input from a DOA board strategic planning workshop, stakeholder roundtables and a community survey. More than 300 stakeholders participated in the strategic planning process.

Priorities from various groups for the future of Downtown were concentrated around the following major themes:

1. Make Downtown **safer and more welcoming** with an emphasis on reducing homelessness and disruptive street behaviors;
2. Continue supplemental **cleaning** in Downtown, particularly ongoing graffiti removal.
3. Fill vacant storefronts and **support local businesses**.
4. **Invest in placemaking**, defined as both capital improvements and programming, to create better public amenities and more walkable, bikeable streets;
5. **Increased collaboration** with City and other agencies and stakeholders

Strategic Plan Vision, Framework & Construct: To achieve the preceding improvement priorities for Downtown the following construct was developed to guide the next five to ten-year strategic direction for the DOA and Downtown Oakland.

BRILLIANT AT THE BASICS	Initiatives that aim to enhance the clean and safe programs. These actions focus on strengthening the basic principles of clean and safe, with a pronounced effort to address graffiti abatement, and establishing collaborative partnerships to counter issues related to safety and nuisance behavior.
BUSINESS DEVELOPMENT & STOREFRONT ACTIVATION	Initiatives that aim to enhance the organization's role in helping existing and prospective retail and other businesses thrive, particularly with the end goal of activating vacant ground floor commercial space. Events should be developed that are specifically oriented to support retail. DOA should develop the capacity to match prospective merchants with city and nonprofit resources, business planning services, and brokers. Eventually, the organization can play a more prominent role in business recruitment by spearheading new innovative programs or reviving pop-up retail concepts.
COMMUNICATIONS & COLLABORATION	Initiatives that involve a collaborative approach and effective relationships with city departments and other partners. An activated residential population has the potential to work on behalf of the CBD for affordability and cultural preservation, and to better meet the needs of residents and visitors.

Implications for CBD Renewal: The Strategic Plan outlines additional resources and organizational restructuring that may be needed to implement the plan framework, including:

- **Dedication of more resources to clean & safe services**, particularly on the Broadway corridor. Enhancements should be considered to ensure that constant vigilance is maintained to abate graffiti and reduce disruptive behaviors from street populations.
- **Creation of a new staff Communications position** to promote the organization's brand through marketing materials, website and social media, and business support services, and to allow executive leadership to focus more time on big-picture initiatives.
- **Consideration of a Special Projects Fund** to capitalize innovative projects such as pop-up retail.
- **Diversification of revenue sources beyond assessments**, through the legal structure that enables the CBDs to fundraise.

IV. IMPROVEMENT & ACTIVITY PLAN FOR CBD RENEWAL

A. CBD Boundaries

The district boundary encompasses the core of the downtown area focused along the Broadway corridor in Downtown Oakland from 8th and 17th Streets. Areas to be added to the district include the following:

- The Webster Street corridor from 12th to 17th Streets;
- An extension of the downtown core west to Martin Luther King Jr. Way between 9th and 14th Streets;
- An extension of the Broadway corridor from 8th to 6th Streets.

A detailed description follows and detailed maps of the Downtown Oakland CBD are provided on the following pages.

Detailed District Description

The northern and southern boundaries of the PBID roughly extend from 18th Street on the west side of San Pablo Avenue in the northwest, to one parcel south of the corner of 17th Street and Alice Street to the northeast, to the southwest corner of 7th and Washington Street to the southwest corner of 6th Street and Broadway in the southeast.

The western and eastern boundaries extend roughly from the southwest corner of 6th Street and Washington Street to the northeast corner of 18th and San Pablo to the west, and from the southeast corner of 6th and Broadway to one parcel south of the northwest corner of 17th Street and Webster Street.

The parcels selected to be included in the PBID form a unique retail, entertainment, commercial and residential core that is a major portion of the greater City center area of downtown Oakland. Keeping the District clean, safe and attractive will increase pedestrian traffic and consumer activity and help create a strong symbiotic relationship between the PBID and the customers it serves.

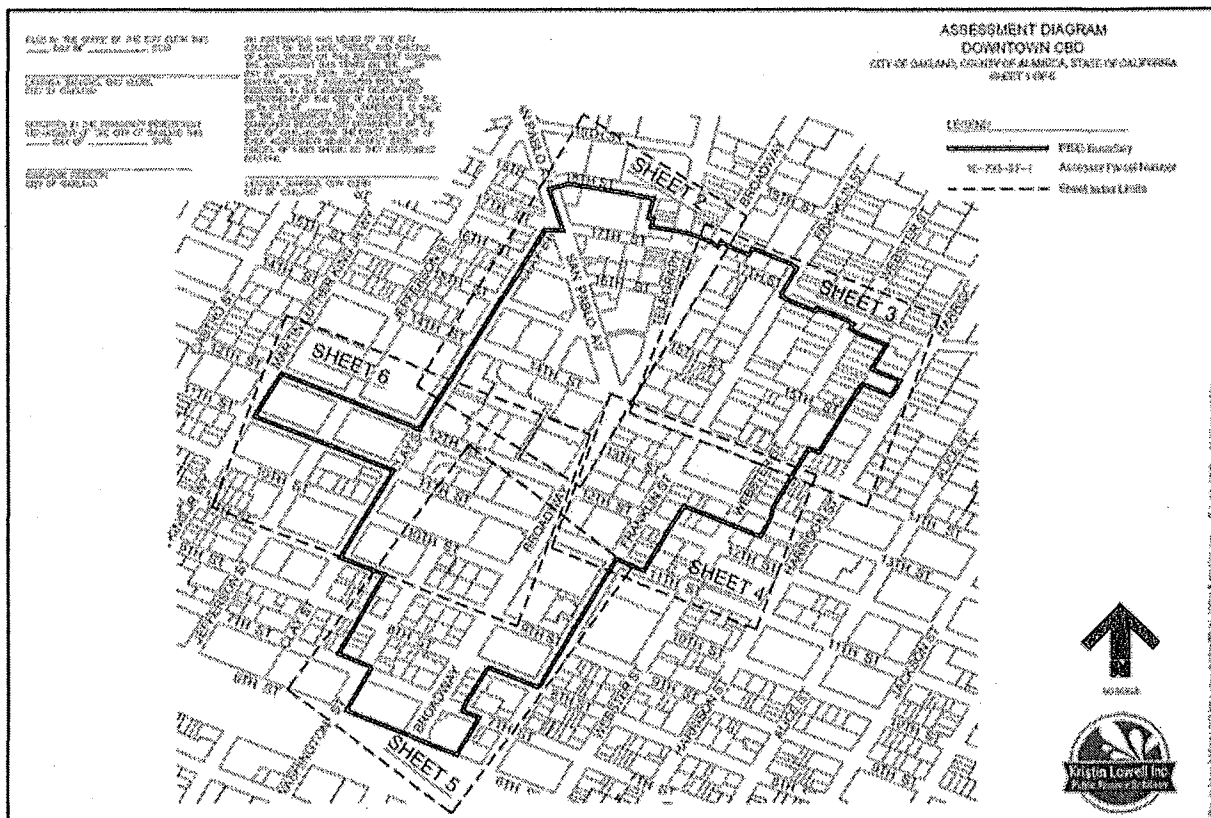
PBID Boundary

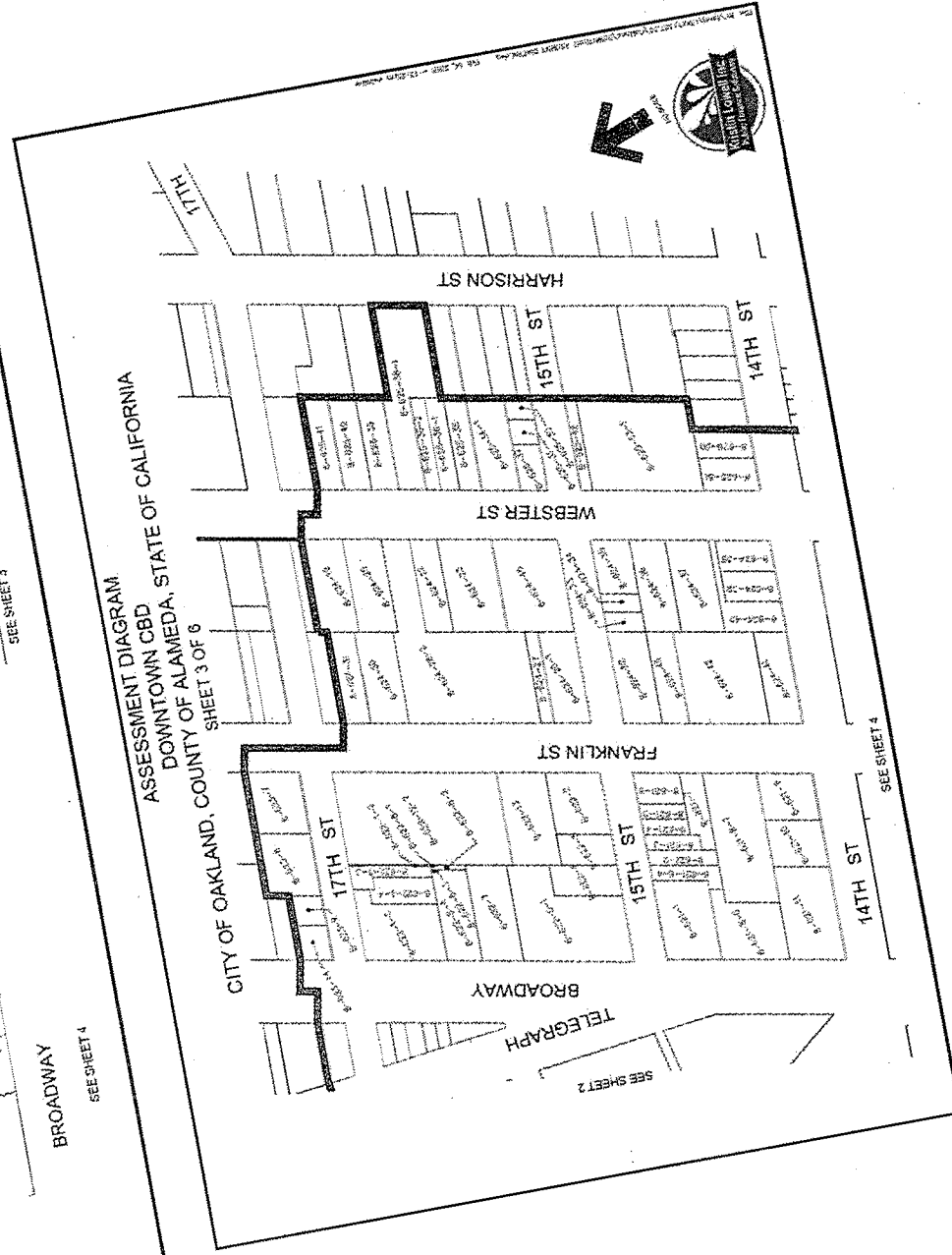
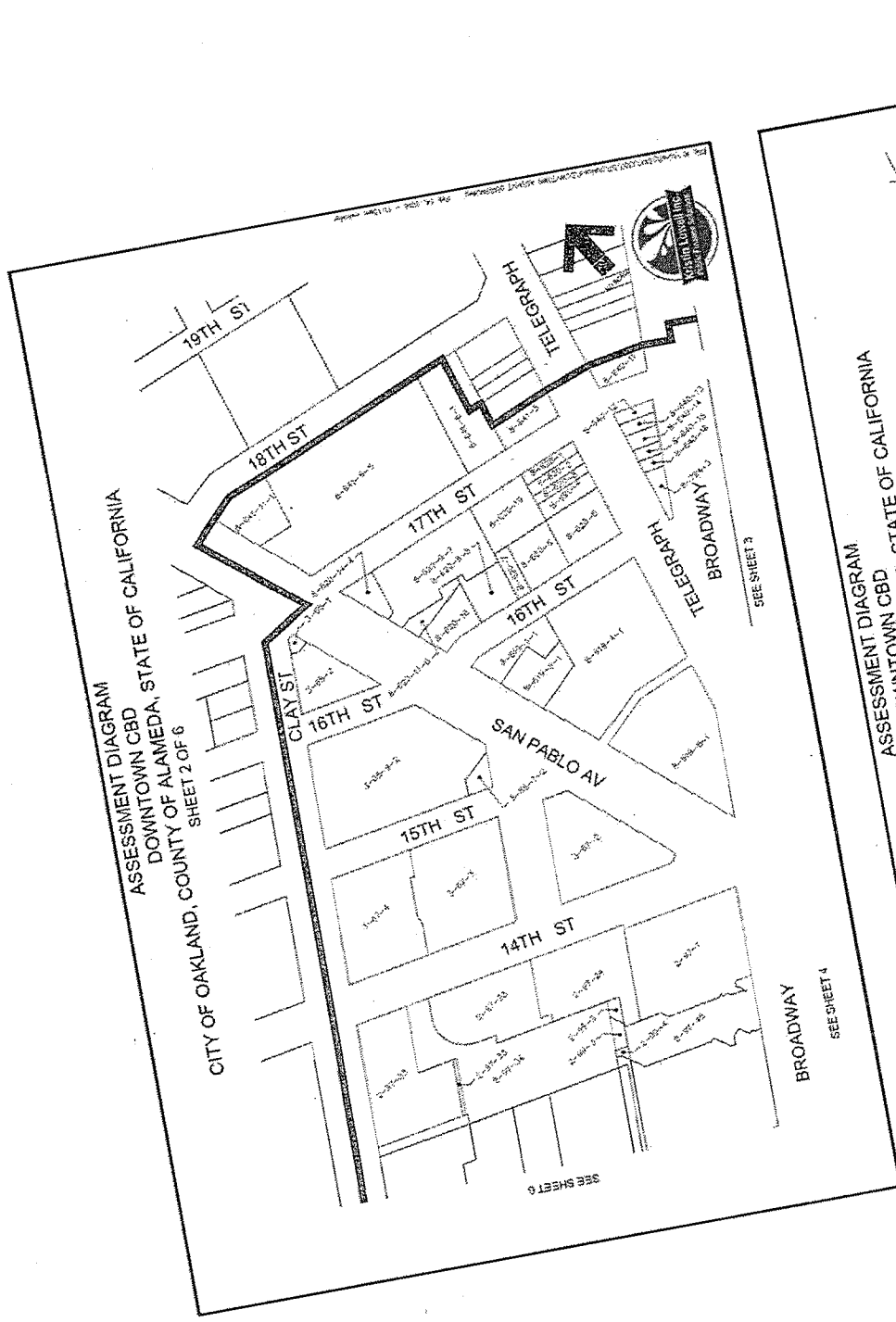
The boundaries of the Downtown Oakland Association in 2019 are described as follows:

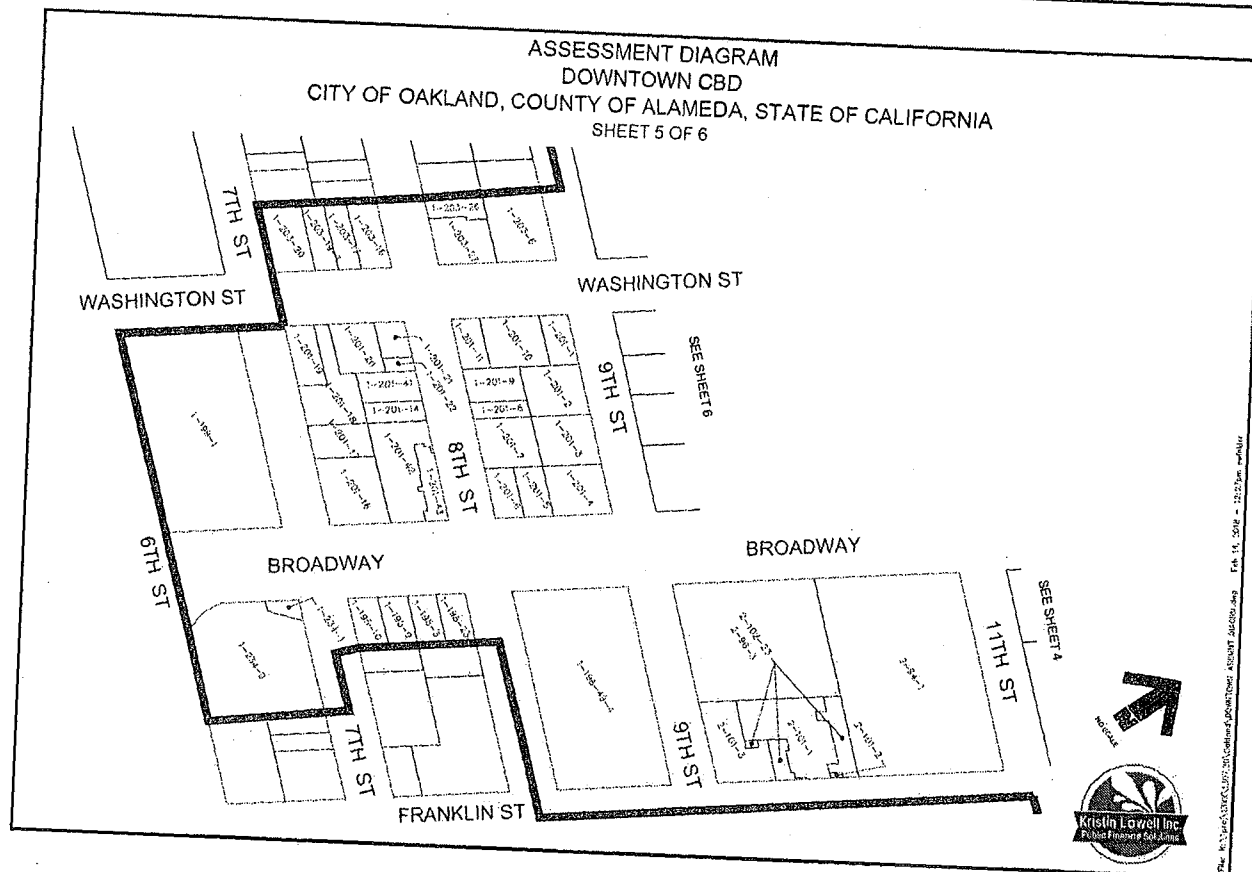
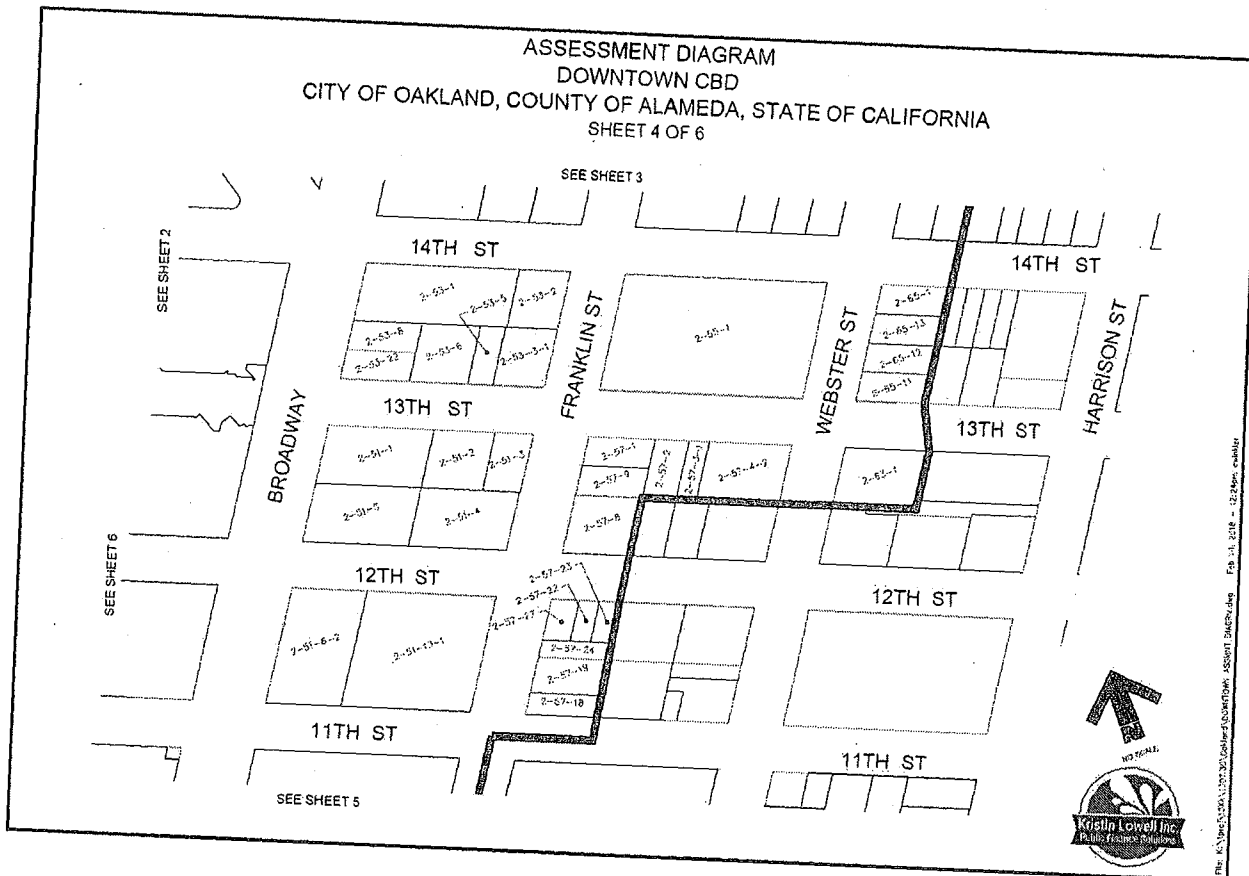
- **Northern Boundary:** Starting at northwest corner of San Pablo Avenue and 18th Street, parcel number 8-641-11-1, and running up 18th Street to one parcel west of the corner of 18th Street and Telegraph Avenue, parcel number 8-641-6-1, to one parcel north of the corner of 17th Street and Telegraph Avenue, parcel number 8-641-5, to the southeast corner of 17th and Broadway, parcel number 8-640-11, to the southeast corner of 17th Street and Franklin Street, parcel number 8-623-7, to one parcel south of the northeast corner of Webster Street to the northeast, parcel number 8-642-31, to one parcel south of the northeast corner of 17th and Webster, parcel number 8-625-41.
- **Southern Boundary:** Starting at the southwest corner of 7th and Washington Street, parcel number, 1-203-20, to the corner of 6th Street and Washington Street, parcel number 1-199-1, to the southwest corner of 6th Street and Broadway in the southeast, parcel number 1-234-9.

- Eastern Boundary:** Starting at the southeast corner of 6th and Broadway, parcel number 1-234-9, to one parcel south of the northeast corner of 8th Street and Broadway, parcel number 1-195-23, to the southeast corner of 8th Street and Franklin Street, parcel number 1-196-49-4, to the southwest corner of Franklin Street and 11th Street, parcel number 2-57-18, to the southwest corner of 12th Street and Franklin Street, parcel number 2-57-8, to the northwest corner of 13th Street and Webster Street, parcel number 2-63-1, to two parcels to the southeast of 14th Street and Webster Street, parcel number 8-625-50, to one parcel south of the northeast corner of 17th and Webster, parcel number 8-625-41.
- Western Boundary:** Starting at the corner of 6th Street and Washington Street, parcel number 1-199-1, to the southwest corner of 7th and Washington Street, parcel number, 1-203-20, to the southeast corner of 9th Street and Clay Street, parcel number 2-37-46, to the southeast corner of 11th Street and Clay Street, parcel number 2-33-15-1, continuing west on 11th Street to the southwest corner of 11th Street and Martin Luther King, Jr. Way, Parcel number 2-27-7, continuing north on Martin Luther King Jr. Way to the northwest corner of Martin Luther King, Jr. Way and 12th Street. Moving east along 12th Street to the southwest corner of 12th Street and Clay Street, parcel number 2-97-31. Heading north along Clay Street to the corner of 17th Street and Clay Street, parcel number 3-65-2, to the northeast corner of 18th and San Pablo to the west, parcel number 8-641-11-1.

Complete District Map







This is a detailed plat map showing a grid of streets and lots. The streets shown are 9th St, 10th St, 11th St, and 12th St running horizontally, and Clay St, Jefferson St, Washington St, Martin Luther King Jr Wy, and Broadway running vertically. The map includes lot numbers such as 2-87-1, 2-87-2, 2-87-3, 2-87-4, 2-87-5, 2-87-6, 2-87-7, 2-87-8, 2-87-9, 2-87-10, 2-87-11, 2-87-12, 2-87-13, 2-87-14, 2-87-15, 2-87-16, 2-87-17, 2-87-18, 2-87-19, 2-87-20, 2-87-21, 2-87-22, 2-87-23, 2-87-24, 2-87-25, 2-87-26, 2-87-27, 2-87-28, 2-87-29, 2-87-30, 2-87-31, 2-87-32, 2-87-33, 2-87-34, 2-87-35, 2-87-36, 2-87-37, 2-87-38, 2-87-39, 2-87-40, 2-87-41, 2-87-42, 2-87-43, 2-87-44, 2-87-45, 2-87-46, 2-87-47, 2-87-48, 2-87-49, 2-87-50, 2-87-51, 2-87-52, 2-87-53, 2-87-54, 2-87-55, 2-87-56, 2-87-57, 2-87-58, 2-87-59, 2-87-60, 2-87-61, 2-87-62, 2-87-63, 2-87-64, 2-87-65, 2-87-66, 2-87-67, 2-87-68, 2-87-69, 2-87-70, 2-87-71, 2-87-72, 2-87-73, 2-87-74, 2-87-75, 2-87-76, 2-87-77, 2-87-78, 2-87-79, 2-87-80, 2-87-81, 2-87-82, 2-87-83, 2-87-84, 2-87-85, 2-87-86, 2-87-87, 2-87-88, 2-87-89, 2-87-90, 2-87-91, 2-87-92, 2-87-93, 2-87-94, 2-87-95, 2-87-96, 2-87-97, 2-87-98, 2-87-99, 2-87-100.

The map also includes several references to other sheets: "SEE SHEET 1" at the top left, "SEE SHEET 2" at the top right, "SEE SHEET 3" at the bottom left, "SEE SHEET 4" at the bottom right, and "SEE SHEET 5" at the bottom center. A north arrow is located in the bottom right corner, pointing towards the top right. The map is titled "PLAT MAP" at the top center.

B. Work Program

The work program aims to deliver on the core purpose of the CBD is to create and sustain a vibrant and prosperous Downtown by:

1. Producing a consistently clean, welcoming, and attractive Downtown experience,
2. Attracting and retaining new businesses,
3. Cultivating a fun and vibrant Downtown "living room",
4. Enhancing property values, sales, and occupancies, and
5. Helping Downtown businesses compete locally and regionally, thereby retaining and extending tenancies in buildings.

Services are bundled into two primary activity centers: "Safe and Clean" and "Marketing and Economic" enhancements. The Safe and Clean services include efforts to make Downtown clean and welcoming. Marketing and economic enhancements include a variety of initiatives aimed to improve the Downtown business climate, including support for local businesses, attracting new investment, strengthening Downtown's arts and culture niche, and marketing and communications to promote all CBD services and improve Downtown's overall image.

SAFE & CLEAN ENHANCEMENTS

Cleaning & Hospitality Ambassadors:

To respond to stakeholder priorities and guiding principles to make Downtown both more welcoming, clean and beautiful, the CBD funded Ambassador program will be strengthened moving forward.

In Downtown Oakland, the Ambassador program has been a critical element to stabilize streets. Key accomplishments delivered in the Downtown Oakland CBD over the past year include:

- 11 ambassadors provide an average deployment of 450 hours per week
- Each ambassador walks more than seven miles each day
- More than 57,150 pounds of trash were collected in 2017
- 6,300 pieces of graffiti were abated

Despite the progress to-date from the Ambassador program, challenges remain. California's prolonged drought conditions are requiring new approaches and equipment to replace less expensive practices that relied on the unrestricted use of water. Plus, permissive civic attitudes that tolerate street populations and disruptive behaviors coupled with a statewide increase in homelessness have led to more intimidation and less comfort on streets. On behalf of Downtown business and property owners, the CBD and DOA continue to search for compassionate solutions and partnerships that will restore more orderly conduct, and create a welcoming environment for everyone.

The Management Plan provides for an increase in funding for Cleaning and Hospitality Ambassadors to allow for increases in program labor costs. Estimated deployment of Ambassadors is anticipated as follows:

Maintenance Services	Frequency
Average Weekly Coverage	7 days/week
Litter removal/pan & broom	Daily as needed
Detail cleaning of public amenities	Daily as needed
Graffiti removal	Daily as needed
Weed removal	Daily as needed
Pressure washing/spot cleaning/strategic hot spots	Daily as needed
Safety Services	Frequency
Coverage in All Areas	7 days/week 8 to 16 hours
Primary method of coverage	Foot and bike patrols
Business contacts	Daily
Visitor contacts	Daily
Outreach with street populations	Daily
Reporting	Daily

Clean and safe enhancements account for 67.7% of the annual CBD budget.

MARKETING & ECONOMIC ENHANCEMENTS

A comprehensive economic vitality program has been included as a key component of the Downtown CBD. The prior management plan was designed during a period of economic recession; hence activities were highly focused on clean and safe services to stabilize the downtown environment. Given a more favorable economic climate, and acknowledging demographic and lifestyle trends that are supportive of continued investment in downtowns, the areas of for economic enhancements have expanded as outlined in the Strategic Plan to include:

- **Business Support and Innovation:** Downtown is first and foremost a center for commerce providing both primary jobs and retail. For retail, downtown will aim to strengthen its existing offerings and position for local unique dining and shopping. The CBD will fund efforts aimed at attracting new tenants and investment and promote continued mixed use development that includes retail, office, housing and cultural uses.
- **Arts, Culture, Entertainment:** Advance Downtown Oakland's evolution as a regional destination for arts, culture and entertainment. Downtown has a rich and varied collection of arts and cultural venues. Arts, culture and entertainment creates a differential advantage for Downtown and adds to the quality of life for Oakland residents. The CBD will provide leadership and programs to enhance Downtown's image as a unique arts and cultural destination.
- **Marketing and Communications:** Marketing and communications efforts will be strengthened to support all components of the CBD Management Plan. Marketing related to clean and safe services will create awareness of cleaning, hospitality, beautification and placemaking changes being made to improve the Downtown, and promote the vision designed by the Downtown community and inspire stakeholder engagement. Marketing related to the economic development portion of the work program will: advance the image and branding of the Downtown; highlight the unique startup innovation and arts, culture and entertainment character of the Downtown; attract new and

returning visitors to Downtown to live, work, eat, drink, play, engage, and be inspired; support new investment opportunities for retail, office and housing; and promote easy and affordable access via transit and parking to the Downtown.

- **Collaboration:** The CBD will support research and community education efforts that help to evaluate the impacts of policies and issues on the Downtown business and investment climate. The CBD will support efforts to advance policies that improve Downtown's overall quality of life and economic and cultural vitality.

Special Projects

The CBD will include funds to invest in highly visible improvements that will add to the attractiveness of public spaces throughout downtown. Beautification and placemaking improvements may include:

- Landscaping, planters, hanging flower baskets and other green elements.
- Seasonal holiday decorations and banners.
- Cosmetic capital improvements, including street furniture, information kiosks, pedestrian lighting and other amenities.
- Wayfinding and directional signage to help visitors navigate through downtown.
- Temporary and permanent public art installations.
- Installation of bicycle racks and other amenities to encourage bicycle use.
- Promote the installation and use of bike-share, car-share and other innovative mobility options.
- Programming and events within public spaces.
- Planning and design processes to improve public spaces throughout the Downtown.
- Other improvements as determined year-to-year by the DOA board of directors.

Management, Administration and Reserve

Like any business, the CBD requires a professional staff to properly manage programs, communicate with stakeholders and provide leadership. To reduce administrative costs, increase leveraging of funds and avoid duplication of enhanced services, this plan anticipates that the day-to-day services financed by the CBD will continue to be managed by the Downtown Oakland Association. CBD funds can be further leveraged by sponsorships from special events, contracts, grants, parking meter revenues and earned income. Administrative costs include:

- Accounting and annual financial review and/or audit
- Insurance
- Program support costs including supplies, equipment and rent
- Assessment collection cost from the City and County
- Other administration costs associated with the overhead and administrative support of programs.

A reserve is also budgeted to provide a contingency for unforeseen program needs and to provide a cushion for assessment delinquencies. Reserve funds can also be utilized to pay for costs associated with CBD renewal.

32.3% of the CBD budget is allocated to support economic and marketing initiatives, including program management, administration and reserve.

C. Plan Budgets

The total improvement and activity plan budget for the first year of the district is projected at \$2,044,550 with the following components:

Budget Assumptions	CBD Budget	Less: General Benefit	Assessment TOTAL	% of Total
Clean & Safe Enhancements	1,385,000	\$ 46,911	\$ 1,338,089	67.7%
Marketing & Economic Enhancements				
Economic Enhancements	247,400			
Special Project Fund	50,000			
Management & Admin	247,400			
City/County Fees 2.7%	55,200			
Sub-Total	600,000		600,000	29.3%
Reserve (3%)	59,550		59,550	3.0%
TOTAL	2,044,550		1,997,639	100.0%

Non-assessment funding will need to be raised to cover the cost associated with general benefits from services.

Ten Year Operating Budget

A projected 10-year operating budget for the Downtown Oakland CBD is provided on the following page. Projections for the budget are based upon the following assumptions:

- Total program revenue increases no more than 5% per year, the maximum allowed under the proposed annual budget adjustment to respond to program costs. Actual budgets may not increase 5% as determined by the DOA, which is the Owner's Association for the Downtown Oakland CBD.
- Revenues for specific activities within the general activity categories (i.e. Clean and Safe and Marketing and Economic enhancements) may be reallocated among specific activities from year to year based upon district needs and budgets developed by the DOA board of directors. Up to 10% of revenues may be moved between the Clean and Safe and Marketing and Economic Enhancement categories.

Downtown Oakland CBD:**Ten Year Operating Budget & Maximum Assessments**

(Prepared by Progressive Urban Management Associates, April 23, 2018)

Assumption:

Assessment rates increase by a maximum of 5% each year.

Actual adjustments may be lower as determined by the Downtown Oakland Association board of directors.

ESTIMATED TEN YEAR OPERATING BUDGET

Activity	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Clean & Safe	1,385,000	1,454,250	1,526,963	1,603,311	1,683,476	1,767,650	1,856,032	1,948,834	2,046,276	2,148,590
Marketing & Economic Enhancements	600,000	630,000	661,500	694,575	729,304	765,769	804,057	844,260	886,473	930,797
Reserve	59,550	62,528	65,654	68,937	72,383	76,003	79,803	83,793	87,982	92,382
TOTAL	2,044,550	2,146,778	2,254,116	2,366,822	2,485,163	2,609,421	2,739,893	2,876,887	3,020,732	3,171,768

MAXIMUM ANNUAL ASSESSMENT RATES

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Lot Square Footage	0.1741	0.1828	0.1919	0.2015	0.2116	0.2222	0.2333	0.2450	0.2572	0.2701
Building Square Footage	0.0871	0.0915	0.0960	0.1008	0.1059	0.1112	0.1167	0.1226	0.1287	0.1351
Linear Front Footage	17.623	18.504	19.429	20.401	21.421	22.492	23.617	24.797	26.037	27.339
Residential Condo (per livable sq. ft.)	0.3150	0.3308	0.3473	0.3647	0.3829	0.4020	0.4221	0.4432	0.4654	0.4887

MAXIMUM ANNUAL ASSESSMENT RATES: GOVERNMENT

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Lot Square Footage	0.1373	0.1442	0.1514	0.1589	0.1669	0.1752	0.1840	0.1932	0.2029	0.2130
Building Square Footage	0.0686	0.0720	0.0756	0.0794	0.0834	0.0876	0.0919	0.0965	0.1014	0.1064
Linear Front Footage	13.891	14.586	15.315	16.081	16.885	17.729	18.615	19.546	20.523	21.550

V. ASSESSMENTS

A. Assessment Methodology

To develop the CBD assessment methodology, the consulting team includes Kristin Lowell Inc., a certified engineer. ***Additional information and justification for the assessment methods and adjustments are provided in the Engineer's Report, prepared by Kristin Lowell Inc. and provided as an Exhibit to the Management Plan.***

Service benefits are distributed to lot and building square footage and linear front footage through a "cost allocation" approach — the costs of specific services are allocated to the assessment variables that benefit most from services. As designed in the initial CBD plan from 2008, Lot and building square footage and linear frontage are the key variables for the assessment methodology:

- **Lot Square Footage and Linear Front Footage:** Lot square footage and linear front footage are utilized to assess the benefit of services to the ground level of properties.
- **Building Square Footage:** Building square footage is utilized to assess the benefit from services to buildings, including tenants, residents and employees thereby retaining and extending tenancies in buildings.

Service benefits are greater to ground floor uses since services will make sidewalks and the public realm cleaner, safer and more attractive. Acknowledging these greater benefits, the sum of lot, linear frontage plus building will effectively place more emphasis on the ground level of buildings.

Property Use Considerations: The methodology provides the following treatments for property used exclusively for residential condominiums and parking structures:

- **Treatment of Residential Condominiums and Government Property:** Residential condominiums and properties owned by government will receive full benefit from Environment Services (i.e. clean and safe) and will be assessed fully for them; however, residential condominiums and government parcels will not receive the same benefit as commercial parcels from Economy Services (i.e. marketing, special events and economic development) because those uses are not engaged in commercial or customer attraction activities, thus their assessment will not include that portion of the assessment. All commercial and mixed-use parcels with residential condominium uses will be subject to an adjusted assessment rate for the residential square footage of that parcel. The commercial square footage for that type of parcel will be assessed the assessment rate applied to all commercial parcels. Rental residential units (i.e. apartments) are considered income-producing commercial property and will be assessed at commercial rates, receiving full benefit from all PBID services.

The resulting adjustment for residential condominiums and government property is 78.83% of the full assessment rate, and includes the following assessment components:

	Share of Full Commercial Assessment
Full Share of Clean & Safe Service Benefit	67.74%
Proportional Share of Organization Budget	9.11%
Proportional Share of Reserve	1.97%
Total Adjusted Share of Commercial Rate	78.83%

- **Treatment of Parking Structures:** Parking structures receive different levels of benefit from CBD improvements and services based upon their use and ownership. Parking structures will be subject to one of the following methodologies:
 - a. Parking structure square footage that is integrated within and/or dedicated to a building, has the same ownership as the building, and the building has uses in addition to parking where parking is just an ancillary use, does not receive benefit from the CBD services and therefore square footage of the parking structure will not be assessed.
 - b. Stand-alone parking structures that are not ancillary to a building will receive the full benefit from CBD improvements and activities and will be assessed at standard assessment rates.

B. Calculation of Assessments

The preceding methodology is applied to a database that has been constructed by the Downtown Oakland Association and the City of Oakland. Property data is first obtained from the Alameda County Assessor's Office through the City of Oakland. A list of properties included in the CBD is provided within the *Appendix*.

The assessment methodology is based on the following construct:

- Two-thirds (2/3) of the assessment is applied to lot and building square footage, and one-third of the assessment is applied to linear frontage.
- Lot square footage is assessed at twice (2x) the rate of building square footage.

Total Estimated Assessments: Based upon the methodology, property data and the proposed CBD budget, approximate lot and building assessments are calculated. Assessments will not exceed the following amounts during the first year of the renewed CBD:

Estimated Year 1 Assessment Rates	Commercial Rates	Government Rates
Lot Square Foot	\$ 0.1741	\$ 0.1373
Building Square Foot	\$ 0.0871	\$ 0.0686
Linear Front Footage	\$ 17.623	\$ 13.891
Residential Condo/ sq. ft.	\$ 0.315	n/a

To calculate an annual assessment, the preceding rates are applied to property data. The following examples offer a calculation for a commercial property and a residential condominium.

Commercial Property	Dimension	Rate	Sub-Total
Lot Square Footage	5,000	0.1741	\$ 870.50
Building Square Footage	10,000	0.0871	\$ 871.00
Linear Frontage	100	17.62	\$ 1,762.00
TOTAL ANNUAL ASSESSMENT			\$ 3,503.50

Residential Condominium	Dimension	Rate	Total
Livable Square Footage	2,000	0.315	\$ 630.00

C. Assessment Adjustments

Annual Adjustment: Assessment rates may be adjusted for annual changes in programs costs, not to exceed 5%. Actual annual adjustments may range from a decrease of 5% to an increase of 5%. Assessment rates will not exceed the levels shown in the Ten Year Operating Budget and Maximum Assessment exhibit.

Budget Process: A balanced budget approach is utilized to develop each annual budget within the constraints of the assessment rates. Any annual budget surplus or deficit is tracked by program. Prior year surpluses may be used as deemed necessary by the DOA board of directors based on the allocations described in the Management District Plan and subsequent annual reports to the City of Oakland.

General Benefit Adjustment: The Downtown Oakland CBD's Engineer's Report has found that the CBD may provide general benefit (i.e. benefits to the general public or surrounding properties) that is intangible and unquantifiable. To account for any general benefit an adjustment has been established. Accordingly, \$46.911 (or 2.29%) must be funded by non-assessment revenue in the first year of the CBD, and a proportional amount in subsequent years. A detailed analysis is provided in Engineer's Report, attached as Exhibit A.

Time and Manner for Collecting Assessments: As provided by state law, the Downtown Oakland CBD assessment appears as a separate line item on annual property tax bills prepared by Alameda County. Property tax bills are distributed in the fall and payment is expected by lump sum or installment and some properties may be hand-billed by the City. Existing laws for enforcement and appeal of property taxes apply to CBD assessments.

Disestablishment: State law and the Oakland Municipal Code provide for the disestablishment of a CBD pursuant to an annual review process. Each year that the CBD is in existence, there will be a 30-day period during which the property owners will have the opportunity to request disestablishment of the District. This 30-day period begins each year on the anniversary day that the district was first established by City Council. Within that 30-day period, if a written petition is submitted by the owners of real property who pay more than 50 percent (50%) of the assessments levied, the CBD may be

disestablished. The City Council will hold a public hearing on disestablishing the CBD prior to actually doing so.

Issuance of Bonds: No bonds or other bonded debt is to be issued to finance activities and improvements envisioned in the Management District Plan. If the DOA decides to issue bonds or other bonded debt in the future, whether or not increases to the term and/or assessment rates as set forth in this Plan are proposed, revisions to the Management Plan will require new petition and mail ballot procedures.

VI. GOVERNANCE

The Downtown Oakland Association (DOA), a 501(c)3 California nonprofit corporation, will continue to be the management corporation and governing board for the renewed CBD. The role of the management corporation is consistent with similar CBDs and downtown management organizations throughout California and the nation. The Owner's Association determines budgets, assessment adjustments and monitor service delivery. As part of the Management Plan, the DOA, working as the management corporation board, oversees the delivery of day-to-day CBD services in order to:

- Reduce overall administrative costs of the CBD;
- Leverage CBD funds with other resources, programs and capabilities provided by the Downtown Oakland Association;
- Eliminate the potential for duplication of enhanced services and activities;
- Ensure that Downtown is represented by a unified voice.

Pursuant to section 4.48.190(B) of the Oakland Municipal Code and the State of California CBD legislation, the DOA, when conducting CBD business, is subject to disclosure and notification guidelines set by the Ralph M. Brown Act and California Public Records Act.

The DOA has configured its Board of Directors to represent all geographic areas and land uses within the CBD. The goal and spirit of the board's composition is to have a majority of Downtown property owners, but also include representatives from downtown businesses, residents and other entities that pay CBD assessments.

Board members are selected through a nominating process that invites all stakeholders to participate. A nominating committee develops an annual slate of board nominations, and nominations are voted on at an annual meeting of CBD ratepayers.

012/51

Downtown Oakland Community Benefit District

Engineer's Report



**Oakland, California
April 2018**

***Prepared by:*
Kristin Lowell Inc.**

Article XIID of the California State Constitution and the State of California Property and Business Improvement District Law of 1994 and augmented by the City of Oakland Business Improvement Management District Ordinance 12190, Chapter 4.48 of the Oakland Municipal Code, as amended July 21, 2015 to authorize a Community Benefit District

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ENGINEER'S STATEMENT

This Report is prepared pursuant to Article XIID of the California State Constitution and the State of California Property and Business Improvement District Law of 1994 and augmented by the City of Oakland Business Improvement Management District Ordinance 12190, Chapter 4.48 of the Oakland Municipal Code, as amended July 21, 2015.

This Business Improvement District will be referred to as the Downtown Oakland Community Benefit District 2018 ("CBD") will provide activities either currently not provided or are above and beyond what the City of Oakland provides. These activities will specially benefit each individual assessable parcel in the CBD. Every individual assessed parcel within the CBD receives special benefit from the activities identified under Section B of this Report. Only those individual assessed parcels within the CBD receive the special benefit of these proposed activities; parcels contiguous to and outside the CBD and the public at large may receive a general benefit, as outlined in Section E. The cost to provide general benefits, if any, will be funded from sources other than special assessments.

The duration of the proposed CBD is ten (10) years, commencing January 1, 2019. An estimated budget for the CBD improvements and activities is set forth in Section D. Assessments will be subject to an annual increase or decrease of up to 5% per year as determined by the Advisory Board. Assessment increases/decreases must stay between 0% and 5% in any given year. Funding for the CBD improvements and activities shall be derived from a property-based assessment of each specially benefitted parcel in the CBD. A detailed description of the methodology for determining the proportional special benefit each individual assessable parcel receives from the service and the assessment for each parcel is set forth in Section F.

I hereby certify to the best of my professional knowledge that each of the identified assessable parcels located within the CBD will receive a special benefit over and above the benefits conferred to those parcels outside of the CBD boundary and to the public at large and that the amount of the proposed special assessment is proportional to, and no greater than the special benefits received.

Respectfully submitted,

Terrance E. Lowell, P.E.



SECTION A: LEGISLATIVE AND JUDICIAL REVIEW

Property and Business Improvement District Law of 1994

The Property and Business Improvement District Law of 1994 (the "State Law") is the legislation that authorizes the City to levy assessments upon real property for the purposes of providing improvements and activities that specially benefit each individual assessed parcel in the CBD. The purpose of the CBD is to encourage commerce, investment, and business activities. In order to meet these goals CBDs typically fund activities and improvements, such as, enhanced safety and cleaning. Unlike other assessment districts which fund the construction of public capital improvements or maintenance thereof, CBDs provide activities and improvements "to promote the economic revitalization and physical maintenance of the business districts of its cities in order to create jobs, attract new businesses, and prevent the erosion of the business districts." (Streets and Highways Code Section 36601(b)). The improvements and activities funded through the CBD are over and above those already provided by the City within the CBD's boundaries. Each of the CBD activities or improvements is intended to increase building occupancy and lease rates, to encourage new business development, attract businesses that benefit the parcels, and improve the economic vitality of parcels.

Specifically, the State Law defines "Improvements" and "Activities" as follows:

"Improvement" means the acquisition, construction, installation, or maintenance of any tangible property with an estimated useful life of five years..."¹

"Activities" means, but is not limited to, all of the following:

- (a) Promotion of public events which benefit businesses or real property in the district.*
- (b) Furnishing of music in any public place within the district.*
- (c) Promotion of tourism within the district.*
- (d) Marketing and economic development, including retail retention and recruitment.*
- (e) Providing safety, sanitation, graffiti removal, street and sidewalk cleaning, and other municipal services supplemental to those normally provided by the municipality.*
- (f) Activities which benefit businesses and real property located in the district."²*

Article XIID of the State Constitution

In 1996, California voters approved Proposition 218, codified in part as Article XIID of the State Constitution. Among other requirements, Article XIID changes the way local agencies enact local taxes and levy assessments on real property. It states, in relevant part, that:

(a) An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel. Only special benefits are assessable, and an agency shall separate the general benefits

¹ California Streets and Highways Code, Section 36610.

² California Streets and Highways Code, Section 36613.

from the special benefits conferred on a parcel. 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.

(b) All assessments shall be supported by a detailed engineer's report prepared by a registered professional engineer certified by the State of California.³

"Special benefit" 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. General enhancement of property value does not constitute "special benefit."⁴

Judicial Guidance

Since the enactment of Article XIID, the courts have rendered opinions regarding various aspects of Article XIID. The notable portions of cases that apply to assessment districts in general and this Downtown Oakland CBD in particular are noted below.

"The engineer's report describes the services to be provided by the CBD [i.e. the CBD]; (1) security, (2) streetscape maintenance (e.g., street sweeping, gutter cleaning, graffiti removal), and (3) marketing, promotion, and special events. They are all services over and above those already provided by the City within the boundaries of the CBD. And they are particular and distinct benefits to be provided only to the properties within the CBD, not to the public at large—they 'affect the assessed property in a way that is particular and distinct from [their] effect on other parcels and that real property in general and the public at large do not share.'"⁵

"...separating the general from the special benefits of a public improvement project and estimating the quantity of each in relation to the other is essential if an assessment is to be limited to the special benefits."⁶

"...the agency must determine or approximate the percentage of the total benefit conferred by the service or improvement that will be enjoyed by the general public and deduct that percentage of the total cost of the service or improvement from the special assessment levied against the specially benefitted property owners."⁷

"...even minimal general benefits must be separated from special benefits and quantified so that the percentage of the cost of services and improvements representing general benefits, however slight, can be deducted from the amount of the cost assessed against specially benefitting properties."⁸

The contents of this Engineer's Report are prepared in compliance with the above noted authorizing legislation, the State Constitution and the judicial opinions.

³ Section 4, Article XIID of the State Constitution.

⁴ Section 2 (i), Article XIID of the State Constitution.

⁵ Dahms v. Downtown Pomona Property and Business Improvement District (2009) 174 Cal.App. 4th 708, 722.

⁶ Beutz v. County of Riverside (2010) 184 Cal. App. 4th 1516, 1532.

⁷ Golden Hill Neighborhood Association, Inc. v. City of San Diego (2011) 199 Cal.App. 4th 416, 438.

⁸ Golden Hill Neighborhood Association, Inc. v. City of San Diego (2011) 199 Cal.App. 4th 416, 439.

SECTION B: IMPROVEMENTS AND ACTIVITIES

The Downtown Oakland property owners and business owners collectively determined the priority for improvements and activities that the CBD will deliver are Cleaning and Hospitality activities, as well as Marketing and Economic Development activities. Specifically, the Downtown Oakland CBD shall provide the following activities.

Cleaning and Hospitality Ambassadors

To respond to stakeholder priorities and guiding principles to make Downtown both more welcoming, clean and beautiful, the CBD funded Ambassador program will be strengthened moving forward.

In Downtown Oakland, the Ambassador program has been a critical element to stabilize streets. Key accomplishments delivered in the Downtown Oakland CBD over the past year include:

- 11 ambassadors provide an average deployment of 450 hours per week
- Each ambassador walks more than seven miles each day
- More than 57,150 pounds of trash were collected in 2017
- 6,300 pieces of graffiti were abated

Despite the progress to-date from the Ambassador program, challenges remain. California's prolonged drought conditions are requiring new approaches and equipment to replace less expensive practices that relied on the unrestricted use of water. Plus, permissive civic attitudes that tolerate street populations and disruptive behaviors coupled with a statewide increase in homelessness have led to more intimidation and less comfort on streets. On behalf of Downtown business and property owners, the CBD and DOA continue to search for compassionate solutions and partnerships that will restore more orderly conduct, and create a welcoming environment for everyone.

The Management Plan provides for an increase in funding for Cleaning and Hospitality Ambassadors to allow for increases in program labor costs. Estimated deployment of Ambassadors is anticipated as follows:

Maintenance Services	Frequency
Average Weekly Coverage	7 days/week
Litter removal/pan & broom	Daily
Detail cleaning of public amenities	Daily
Graffiti removal	Daily as needed
Weed removal	Daily
Pressure washing/spot cleaning/strategic hot spots	Daily
Safety Services	Frequency
Coverage in All Areas	7 days/week 8 to 16 hours
Primary method of coverage	Foot and bike patrols
Business contacts	Daily
Visitor contacts	Daily
Outreach with street populations	Daily
Reporting	Daily

Marketing and Economic Enhancements

A comprehensive economic vitality program has been included as a key component of the Downtown CBD. The prior management plan was designed during a period of economic recession; hence activities were highly focused on clean and safe services to stabilize the downtown environment. Given a more favorable economic climate, and acknowledging demographic and lifestyle trends that are supportive of continued investment in downtowns, the areas of for economic enhancements have expanded as outlined in the Strategic Plan to include:

- **Business Support and Innovation:** Downtown is first and foremost a center for commerce providing both primary jobs and retail. For retail, downtown will aim to strengthen its existing offerings and position for local unique dining and shopping. The CBD will fund efforts aimed at attracting new tenants and investment and promote continued mixed use development that includes retail, office, housing and cultural uses.
- **Arts, Culture, Entertainment:** Advance Downtown Oakland's evolution as a regional destination for arts, culture and entertainment. Downtown has a rich and varied collection of arts and cultural venues. Arts, culture and entertainment creates a differential advantage for Downtown and adds to the quality of life for Oakland residents. The CBD will provide leadership and programs to enhance Downtown's image as a unique arts and cultural destination.
- **Marketing and Communications:** Marketing and communications efforts will be strengthened to support all components of the CBD Management Plan. Marketing related to clean and safe services will create awareness of cleaning, hospitality, beautification and placemaking changes being made to improve the Downtown, and promote the vision designed by the Downtown community and inspire stakeholder engagement. Marketing related to the economic development portion of the work program will: advance the image and branding of the Downtown; highlight the unique startup innovation and arts, culture and entertainment character of the Downtown; attract new and returning visitors to Downtown to live, work, eat, drink, play, engage, and be inspired; support new investment opportunities for

retail, office and housing; and promote easy and affordable access via transit and parking to the Downtown.

- **Collaboration:** The CBD will support research and community education efforts that help to evaluate the impacts of policies and issues on the Downtown business and investment climate. The CBD will support efforts to advance policies that improve Downtown's overall quality of life and economic and cultural vitality.

Special Projects

The CBD will include funds to invest in highly visible improvements that will add to the attractiveness of public spaces throughout downtown. Beautification and placemaking improvements may include:

- Landscaping, planters, hanging flower baskets and other green elements.
- Seasonal holiday decorations and banners.
- Cosmetic capital improvements, including street furniture, information kiosks, pedestrian lighting and other amenities.
- Wayfinding and directional signage to help visitors navigate through downtown.
- Temporary and permanent public art installations.
- Installation of bicycle racks and other amenities to encourage bicycle use.
- Promote the installation and use of bike-share, car-share and other innovative mobility options.
- Programming and events within public spaces.
- Planning and design processes to improve public spaces throughout the Downtown.
- Other improvements as determined year-to-year by the DOA board of directors.

Management, Administration and Reserve

Like any business, the CBD requires a professional staff to properly manage programs, communicate with stakeholders and provide leadership. To reduce administrative costs, increase leveraging of funds and avoid duplication of enhanced services, this plan anticipates that the day-to-day services financed by the CBD will continue to be managed by the Downtown Oakland Association. CBD funds can be further leveraged by sponsorships from special events, contracts, grants, parking meter revenues and earned income.

Administrative costs include:

- Accounting and annual financial review and/or audit
- Insurance
- Program support costs including supplies, equipment and rent
- Assessment collection cost from the City and County
- Other administration costs associated with the overhead and administrative support of programs.

A reserve is also budgeted to provide a contingency for unforeseen program needs and to provide a cushion for assessment delinquencies. Reserve funds can also be utilized to pay for costs associated with CBD renewal.

SECTION C: BENEFITTING PARCELS

The northern and southern boundaries of the PBID roughly extend from 18th Street on the west side of San Pablo Avenue in the northwest, to one parcel south of the corner of 17th Street and Alice Street to the northeast, to the southwest corner of 7th and Washington Street to the southwest corner of 6th Street and Broadway in the southeast.

The western and eastern boundaries extend roughly from the southwest corner of 6th Street and Washington Street to the northeast corner of 18th and San Pablo to the west, and from the southeast corner of 6th and Broadway to one parcel south of the northwest corner of 17th Street and Webster Street.

The parcels selected to be included in the PBID form a unique retail, entertainment, commercial and residential core that is a major portion of the greater City center area of downtown Oakland. Keeping the District clean, safe and attractive will increase pedestrian traffic and consumer activity and help create a strong symbiotic relationship between the PBID and the customers it serves.

CBD Boundary

The boundaries of the Downtown Oakland Association in 2019 are described as follows:

Northern Boundary: Starting at northwest corner of San Pablo Avenue and 18th Street, parcel number 8-641-11-1, and running up 18th Street to one parcel west of the corner of 18th Street and Telegraph Avenue, parcel number 8-641-6-1, to one parcel north of the corner of 17th Street and Telegraph Avenue, parcel number 8-641-5, to the southeast corner of 17th and Broadway, parcel number 8-640-11, to the southeast corner of 17th Street and Franklin Street, parcel number 8-623-7, to one parcel south of the northeast corner of Webster Street to the northeast, parcel number 8-642-31, to one parcel south of the northeast corner of 17th and Webster, parcel number 8-625-41.

Southern Boundary: Starting at the southwest corner of 7th and Washington Street, parcel number, 1-203-20, to the corner of 6th Street and Washington Street, parcel number 1-199-1, to the southwest corner of 6th Street and Broadway in the southeast, parcel number 1-234-9.

Eastern Boundary: Starting at the southeast corner of 6th and Broadway, parcel number 1-234-9, to one parcel south of the northeast corner of 8th Street and Broadway, parcel number 1-195-23, to the southeast corner of 8th Street and Franklin Street, parcel number 1-196-49-4, to the southwest corner of Franklin Street and 11th Street, parcel number 2-57-18, to the southwest corner of 12th Street and Franklin Street, parcel number 2-57-8, to the northwest corner of 13th Street and Webster Street, parcel number 2-63-1, to two parcels to the southeast of 14th Street and Webster Street, parcel number 8-625-50, to one parcel south of the northeast corner of 17th and Webster, parcel number 8-625-41.

Western Boundary: Starting at the corner of 6th Street and Washington Street, parcel number 1-199-1, to the southwest corner of 7th and Washington Street, parcel number, 1-203-20, to the southeast corner of 9th Street and Clay Street, parcel number 2-37-46, to the southeast corner of 11th Street and Clay Street, parcel number 2-33-15-1, continuing west on 11th Street to the southwest corner of 11th Street and Martin Luther King, Jr. Way, Parcel number 2-27-7, continuing north on Martin Luther King Jr. Way to the northwest corner of Martin Luther King, Jr. Way and 12th Street. Moving east along 12th Street to the southwest corner of 12th Street and Clay Street,

parcel number 2-97-31. Heading north along Clay Street to the corner of 17th Street and Clay Street, parcel number 3-65-2, to the northeast corner of 18th and San Pablo to the west, parcel number 8-641-11-1.

A detailed map of the CBD boundary is included on the following page.



SECTION D: PROPORTIONAL BENEFITS

Methodology

Article XIID Section 4(a) of the State Constitution states that "The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of the public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided."

Determining the proportionate special benefit among the parcels of real property within the proposed assessment district which benefit from the proposed improvements, services, and activities is the result of a five-step process:

1. Defining the proposed activities (Section B),
2. Determining which parcels specially benefit from the proposed activities (Section C),
3. Determining the proportional special benefit a parcel receives in relation to the amount of special benefit all other parcels in the CBD receive (Section D),
4. Determining the amount of special benefit each parcel receives (Section E),
5. Quantifying the amount of general benefit the CBD activities may provide (Section E),

Each identified parcel within the Downtown Oakland CBD will be assessed based upon each parcel's unique characteristics in relationship to all other specially benefitted parcels' characteristics. Due to the proportionate special benefits received by each parcel from the CBD services, each parcel will be assessed a rate which is commensurate with the amount of special benefits received.

Land Use Considerations

All parcels within the CBD specially benefit from the CBD activities but not to the same degree. The proportional special benefit and assessment methodology provides the following land use considerations for properties used exclusively for residential condominiums, government parcels and parking structures:

Residential Condominiums and Government Property: Residential condominiums and government owned properties specially benefit from the CBD activities but differently than commercial parcels. They will receive special benefit from Environment Services (i.e. clean and safe), Organization and Reserves and will be assessed fully for them; however, residential condominiums and government parcels will not receive the same special benefit as commercial parcels from Economy Services (i.e. marketing, special projects and economic development) because those uses are not engaged in commercial or customer attraction activities, thus their assessment will not include that portion of the assessment. All commercial and mixed-use parcels with residential condominium uses will be subject to an adjusted assessment rate for the residential square footage of that parcel. The commercial square footage for that parcel will be assessed the assessment rate applied to all commercial parcels. Rental residential units (i.e. apartments) are considered income-producing commercial property and will be assessed at commercial rates, receiving full benefit from all CBD services.

The resulting adjustment for residential condominiums and government property is 78.83% of the full assessment rate, and includes the following assessment components:

	Share of Full Commercial Assessment
Full Share of Clean & Safe Service Benefit	67.74%
Proportional Share of Organization Budget	9.11%
Proportional Share of Reserve	1.97%
Total Adjusted Share of Commercial Rate	78.83%

That is to say that residential condominiums and government parcels will be assessed at 78.83% of the commercial rate representing the proportional share of special benefits these parcels receive from the CBD activities.

Parking Structures: Parking structures receive different levels of benefit from CBD improvements and services based upon their use and ownership. Parking structures will be subject to one of the following methodologies:

- a. Parking structure square footage that is integrated within and/or dedicated to a building, has the same ownership as the building, and the building has uses in addition to parking where parking is just an ancillary use, does not receive benefit from the CBD services and therefore square footage of the parking structure will not be assessed.
- b. Stand-alone parking structures that are not ancillary to a building will receive the full benefit from CBD improvements and activities and will be assessed at standard assessment rates.

Proportional Benefit Units

Each parcel's proportional special benefit from the CBD activities compared to all other specially benefitted parcels in the district is determined by analyzing three land use factors: Building Square Footage, Lot Square Footage, and Linear Street Frontage. These land use factors are an equitable way to distribute the proportional special benefit to each parcel in that building square footage is relevant to the current use of a property and is also closely correlated to the potential pedestrian traffic from each parcel and the demand for CBD activities. A parcel's lot square footage reflects the long-term value implications of the improvement district. A parcel's linear street frontage is relevant to the street level usage of a parcel and the demand for CBD activities. Each one of these land use factors serves as the basic unit of measure to proportionately allocate the cost of the special benefits to each assessed parcel in direct relationship to all other parcels in the district.

Building square footage is defined as the total building square footage as determined by the outside measurements of a building. The gross building square footage is taken from the County of Alameda Assessor's records. Two-thirds (2/3) of the assessment budget is allocated to the sum of the building and lot square footage to account for the special benefit to each parcel's land uses, its residents, and tenants and the long term development potential.

Lot square footage is defined as the total amount of area within the boundaries of the parcel. The boundaries of a parcel are defined on the County Assessor parcel maps. Two-thirds (2/3) of the assessment budget is allocated to the sum of the building and lot square footage to account for the special benefit to each parcel's land uses, its residents, and tenants and the long term development potential. Lot square footage is assessed at twice the rate of building square footage to acknowledge the current and long term development potential of each parcel.

Linear street frontage is defined as the number of linear feet of each parcel that directly fronts on a street that will receive the CBD activities. Corner lots or whole block parcels may be assessed for the sum of all the parcels' street frontage. One-third (1/3) of the assessment budget is allocated to Linear street frontage to account for the special benefit received at the street level of each parcel.

Each one of these land use factors represents the benefit units allocated to each specially benefitted parcel. The total number of benefit units in the CBD are as follows:

Land Use Factor	Benefit Units
Lot Sq Ft	2,621,428
Building Sq Ft.	8,587,199
Linear Street Frontage	34,166

SECTION E: SPECIAL and GENERAL BENEFITS

State Law, Proposition 218, and judicial opinions require that assessments be levied according to the estimated special benefit each assessed parcel receives from the activities and improvements. Article XIII D Section 4(a) of the California Constitution in part states that "only special benefits are assessable," which requires that we separate the general benefits, if any, from the special benefits provided by the proposed activities and improvements.

As of January 1, 2015, the State Legislature amended the State Law to clarify and define both special benefit and general benefit as they relate to the improvements and activities these districts provide. Specifically, the amendment (Section 36615.5 of the Streets and Highways Code) defines special benefit as follows: "'Special benefit' means, for purposes of a property-based district, a particular and distinct benefit over and above general benefits conferred on real property located in a district or to the public at large. Special benefit includes incidental or collateral effects that arise from the improvements, maintenance, or activities of property-based districts even if those incidental or collateral effects benefit property or persons not assessed."

In addition, the amendment (Section 36609.5 of the Streets and Highways Code) defines general benefit as follows: "'General benefit' means, for purposes of a property-based district, any benefit that is not a 'special benefit' as defined in Section 36615.5."

Furthermore, the amendment (Section 36601(h)(2)) states: "Activities undertaken for the purpose of conferring special benefits upon property to be assessed inherently produce incidental or collateral effects that benefit property or persons not assessed. Therefore, for special benefits to exist as a separate and distinct category from general benefits, the incidental or collateral effects of those special benefits are inherently part of those special benefits. The mere fact that special benefits produce incidental or collateral effects that benefit property or persons not assessed does not convert any portion of those special benefits or their incidental or collateral effects into general benefits."

Special Benefit Analysis

All special benefits derived from the assessments outlined in this report are for property related activities directly benefiting each individual assessed parcel in the CBD. The special benefit must affect the individual assessable parcel in a way that is particular and distinct from its effect on other parcels, and that real property in general and the public at large do not share. No parcel's assessment shall be greater than the special benefits received.

Streets and Highways Code Section 36601(e) states that "Property and business improvement districts formed throughout this state have conferred special benefits upon properties and businesses within their districts, and have made those properties and businesses more useful by providing the following benefits: (1) Crime reduction. A study by the Rand Corporation has confirmed a 12-percent reduction in the incidence of robbery and an 8-percent reduction in the total incidence of violent crimes within the 30 districts studied. (2) Job creation. (3) Business attraction. (4) Business retention. (5) Economic growth. (6) New investments."

The CBD's goal is to fund activities and improvements that provide a cleaner, safer, and more attractive and economically vibrant environment as outlined in Section B. The goal of improving

the economic vitality is achieved by improving the safety, cleanliness, and economic vitality of each specially benefitted parcel in an effort to increase commerce, to increase building occupancy and lease rates, and to attract more customers, employees, tenants, investors and residents.

Specifically, each parcel benefits from each of the CBD activities as defined below.

Cleaning and Hospitality Ambassadors

The enhanced cleaning and ambassafory activities make the area more attractive for businesses, customers, residents, and ultimately private investment. When business location decisions are made, "lower levels of public safety lead to increased uncertainty in decision making and can be perceived as a signal of a socio-institutional environment unfavorable for investment. Uncertainty affects the investment environment in general. But in particular, it increases the fear of physical damage to investment assets (or to people) or their returns...Almost universally, places with lower crime rates are perceived as more desirable".⁹ Once economic investment occurs within the district, pedestrian traffic and commercial activity will increase.

All parcels specially benefit from these activities, such as:

- Increased security patrol to provide a higher level of safety to property, residents, customers, employees and visitors as they pass through the district;
- Connecting the homeless to available resources so they are not loitering on private property, vandalizing storefronts or engaging in nuisance activities;
- Removing graffiti from buildings to keep the aesthetic appeal uniform throughout the district;
- Maintaining sidewalks in front of each parcel creates a cohesive environment and allows pedestrians to move freely throughout the district. "Walkable communities offer many financial benefits, such as a reduction in healthcare costs. Homes with sidewalks tend to sell for more money and in less time than similar homes without sidewalks. Businesses also benefit as residents are more likely to shop locally when there is increased connectivity between residential and business/commercial districts. The well-maintained sidewalks, accessibility, and inviting atmosphere of downtown helps to attract tourists."¹⁰

Marketing and Economic Development

These activities are tied to and will specially benefit each commercial parcel by encouraging business development and investment that generates customer traffic, which directly relates to increases in commercial activity, filling of vacant storefronts and offices and ultimately, increased lease rates for retail and office space. This is a benefit to the District because it works to improve the positive perception of the District. Decisions on where to shop, eat or attend events are largely based on a perception of the place. If these activities were not communicated it would be a deterrent to pedestrian traffic, business and commerce.

All commercial parcels specially benefit from Marketing and Economic activities, such as:

- Increased business development efforts that will attract new tenants and investment and promote mixed-use development that includes retail, office, housing and cultural uses;

⁹ "Accelerating economic growth and vitality through smarter public safety management" IBM Global Business Services Executive Report, September 2012, pg. 2

¹⁰ "Benefits of Sidewalks", Iowa Healthiest State Initiative, November 1, 2017

- Promoting the unique arts and cultural environment that adds quality of life to residents and tenants;
- Increased communication and marketing to highlight the economic development potential and unique characteristics of Downtown to attract new and recurring visitors to live, eat, play and work within the district;
- Funding for special projects that will enhance the aesthetic environment and placemaking to create a sense of community.

Residential condominiums and government parcels as discussed in Section D above will not specially benefit from increased commercial activity associated with the marketing and economic development activities as well as the special projects. Therefore, these parcels will not be assessed for these services.

Special Benefit Conclusion

Based on the special benefits each assessed parcel receives from the CBD activities, we concluded that each of the proposed activities provides special benefits to the real property within the district, and that each parcel's assessment is in direct relationship to and no greater than the special benefits received.

General Benefit Analysis

As required by the State Constitution Article XIID Section 4(a), the general benefits of an assessment district must be quantified and separated out so that the cost of the activities that are attributed to general benefit are deducted from the cost assessed against each specially benefitted parcel. General benefits are benefits from the CBD activities and improvements that are not special in nature, are not "particular and distinct", and are not over and above the benefits that other parcels receive. This analysis will evaluate and determine the level of general benefits that (1) parcels outside of the CBD, and (2) the public at large, may receive.

General Benefit to Parcels Outside of the CBD

All the CBD activities and improvements are provided solely to each of the individual assessed parcels in the CBD boundary. Each of the CBD activities is provided to the public right-of-ways (streets, alleys, sidewalks) adjacent to all specially benefitted parcels or tenants in the CBD. None of the surrounding parcels will directly receive any of the CBD activities. Any benefits these parcels may receive are incidental to providing special benefits to the assessed parcels, and thus any cost associated to the incidental benefits are not reduced from the cost of providing special benefit.

General Benefit to the Public At Large

In addition to general benefit analysis to the parcels outside of the Downtown Oakland CBD boundary, there may be general benefits to the public at large, i.e., those people that are either in the CBD boundary and not specially benefitted from the activities, or people outside of the CBD boundary that may benefit from the CBD activities. In the case of the Downtown Oakland CBD, the public at large are those people that are within the CBD boundary that do not pay an assessment and do not specially benefit from the CBD activities.

To calculate the general benefit the public at large may receive we determine the percentage of each CBD activity budget that may benefit the general public. In this case, the Marketing and Special Projects are tailored to benefit and promote each assessed parcel and are not intended to benefit the general public. Operations and Reserve activities are to provide daily CBD management solely for the benefit of the assessed parcels, and are not intended to benefit the general public. If there are any public benefits, they are incidental and collateral to providing special benefits to the assessed parcels.

By contrast, the Cleaning and Hospitality Ambassadors activities may benefit the general public to some degree, as the general public may appreciate the enhanced level of maintenance and security as it passes through the district. To quantify this, we first determine a general benefit factor for the Cleaning and Hospitality Ambassadors activities. The general benefit factor is a unit of measure that compares the special benefit that the assessed parcels receive compared to the general benefit that the general public receives. To determine the general benefit factor, we used previous districts that conducted intercept surveys in San Francisco (Union Square and West Portal) and Los Angeles (Historic Downtown, Leimert Park, Arts District, Downtown Industrial, Fashion District, and Sherman Oaks). The intent of the surveys was to determine what percentage of the general public was just passing through the district without any intent to engage in commercial activity. The surveys concluded that on average 1.4% of the respondents were within the district boundary with no intent to engage in any business activity. Here, since the CBD is designed to promote a business and residential climate that encourages development, investment, and commerce, it follows that the benefits received by these pedestrians do not translate to a special benefit to the assessed parcels. In other words, based on the results of

these surveys it is reasonable to conclude that 1.4% of Cleaning and Hospitality Ambassadors activities provide general benefits. However, to be conservative and to account for any variance in district type, size and services provided, we applied a 5% general public benefit factor to account for these variances. The general benefit factor is then multiplied by the Cleaning and Hospitality Ambassadors percentage of the budget to determine the overall general benefit for the Cleaning and Hospitality Ambassadors activities. The following table illustrates this calculation.

	A	B	C	D	E
	Budget		General	General Benefit	General Benefit
ACTIVITY	Amount	% of Budget	Benefit Factor	Percent (B x C)	Allocation (A x D)
Clean/Ambassadors	\$1,350,000	67.74%	5.00%	3.39%	\$46,911

This analysis indicates that \$46,911 of the Clean and Hospitality Ambassdor activities may be attributed to general benefit to the public at large, and must be raised from sources other than special assessments.

General Benefit Conclusion

Using the sum of the two measures of general benefit described above we find that \$46,911 or 2.29% of the total \$2,044,550 CBD budget may be general in nature and will be funded from sources other than special assessments.

SECTION F: COST ESTIMATE

2019 CBD Budget

The Downtown Oakland CBD's operating budget takes into consideration:

1. The improvements and activities needed to provide special benefits to each individual parcel within the Downtown Oakland CBD boundary (Section B),
2. The parcels that specially benefit from said improvements and activities (Section C), and
3. The costs associated with the special and general benefits conferred (Section E).

EXPENDITURES	BUDGET	% of Budget
Clean & Hospitality Ambassadors	\$1,385,000	67.74%
Communications & Marketing	\$247,400	12.10%
Organization	\$247,400	12.10%
Special Projects Fund	\$50,000	2.45%
City/County Fees	\$55,200	2.70%
Reserve	\$59,550	2.91%
Total Expenditures	\$2,044,550	100.00%
REVENUES		
Assessment Revenues	\$1,997,639	97.71%
Other Revenues (1)	\$46,911	2.29%
Total Assessment District Revenues	\$2,044,550	100.00%

(1) Other non-assessment funding to cover the cost associated with general benefit.

Budget Adjustments

- Assessments will be subject to an annual increase or decrease of up to 5% per year as determined by the Advisory Board. Assessment increases/decreases must stay between 0% and 5% in any given year. The determination of annual adjustments in assessment rates will be subject to the review and approval of the Advisory Board.
- Revenues for specific activities within the general activity categories (i.e. Clean and Safe and Marketing and Economic enhancements) may be reallocated among specific activities from year to year based upon district needs and budgets developed by the DOA board of directors. Up to 10% of revenues may be moved between the Clean and Safe and Marketing and Economic Enhancement categories.
- Any surplus monies from the 2008 CBD, as of December 31, 2018, to be carried over to the 2018 CBD can only be used to benefit those properties within the 2008 CBD. If this is not practical, such surplus monies will be refunded to property owners in the 2008 CBD in proportion to how they were assessed in the 2008 CBD.

Bond Issuance

The District will not issue bonds.

SECTION G: APPORTIONMENT METHOD

As previously discussed in Section D, the CBD uses three parcel characteristics; lot square footage, building square footage and linear street frontage, to equitably assess each parcel for its special benefits received. CBD activities provide a greater benefit to ground floor uses since services will make sidewalks and the public realm cleaner, safer and more attractive. Acknowledging these greater benefits, the sum of lot plus building, and linear frontage will effectively place more emphasis on the ground level of buildings.

Proportionate Benefit Units

The CBD services and activities will be provided uniformly throughout the district. To apportion the cost of the special benefits received from these services is in direct relationship to each parcel's lot square footage, building square footage and linear street frontage as discussed in Section D. Each parcel is assigned a proportionate benefit unit for each lot square foot, building square foot, and linear street front foot. The sum of the total proportionate benefit units in the CBD is then divided by the assessment budget to determine the assessment rate for each benefit unit.

The table below illustrates the total number of proportionate benefit units in the CBD.

Land Use Factor	Benefit Units
Lot Sq Ft	2,621,428
Building Sq Ft.	8,587,199
Linear Street Frontage	34,166

Calculation of Assessments

Based on the special benefit factors, proportionate benefit points, plus the proposed assessment budget, all of which are discussed in previous sections above, the following table illustrates the first year's maximum annual assessment per proportionate benefit point per land use type.

Property Characteristic	Commercial	Government
Lot Square Foot	\$ 0.1741	\$ 0.1373
Building Square Footage	\$ 0.0871	\$ 0.0686
Linear Front Footage	\$ 17.623	\$ 13.891
Residential Condo – building square footage	\$ 0.315	n/a

Sample Parcel Assessments

To calculate the annual assessment for a commercial parcel with a 10,000 square foot lot, 30,000 square foot building plus 50 linear feet, the calculation is as follows:

Lot square feet (10,000) x \$0.1741 =\$1,741.00
Building square feet (30,000) x \$0.0871 =\$2,613.00
Linear frontage (50) x \$17.623 =\$881.15
Total Annual Parcel Assessment =\$5,235.15

To calculate the annual assessment for a government parcel with a 10,000 square foot lot, 30,000 square foot building plus 50 linear feet, the calculation is as follows:

Lot square feet (10,000) x \$0.1373 =	\$1,373.00
Building square feet (30,000) x \$0.0686 =	\$2,058.00
Linear frontage (50) x \$13.891 =	\$694.55
Total Annual Parcel Assessment =	\$4,125.55

To calculate the annual assessment for a residential condo with 1,500 building square feet, the calculation is as follows:

Building square feet (1,500) x \$0.315 =	\$472.50
Total Annual Parcel Assessment =	\$472.50

The assessment calculation is the same for every parcel in the CBD respective of its land use type.

Budget Adjustment

Any annual budget surplus will be rolled into the following year's District budget. The budget will be set accordingly, within the constraints of the management plan to adjust for surpluses that are carried forward. District funds may be used to fund the cost of renewing the District. Funds from an expired District shall be rolled over into the new District if one is established, or returned to the property owners if one is not established, in accordance with the Streets and Highways Code section 36671.

If an error is discovered on a parcel's assessed footages, the District may investigate and correct the assessed footages after confirming the correction with the Alameda County Assessor Data and City Clerk's office. The correction will be made in accordance with the assessment methodology and may result in an increase or decrease to the parcel's assessment.

The cost of providing programs and services may vary depending on the market cost for those programs and services. Expenditures may require adjustment up or down to continue the intended level of programs and services. The owner's association shall have the right to reallocate up to 10% by line item of the budget allocation within the budgeted categories. Any change will be approved by the Advisory Board board of directors and submitted to the City of Oakland within its annual planning report, pursuant to Section 36650 of the California Streets and Highways Code. The overall budget shall remain consistent with this Management District Plan. Each assessed parcel pays for 100% of the special benefit received based on the level of benefit received.

Future Development

As a result of continued development, the District may experience the addition or subtraction of assessable footage for parcels included and assessed within the District boundaries. The modification of parcel improvements assessed within the District may then change upwards or downwards the amount of total footage assessment for these parcels, pursuant to Government Code 53750, will be prorated to the date they receive the temporary and/or permanent certificate

of occupancy. Parcels that experience a loss of building square footage need to notice the District of changes.

In future years, the assessments for the special benefits bestowed upon the included CBD parcels may change in accordance with the assessment methodology formula listed in the Management District Plan and Engineer's Report provided the assessment rate does not change. If the assessment formula changes and increases assessments then a Proposition 218 ballot will be required for approval of the formula changes.

SECTION H: ASSESSMENT ROLL

The total assessment amount for FY 2018/2019 is \$1,997,639 apportioned to each individual assessed parcel, as follows.

DOWNTOWN OAKLAND CBD 2018

ASSESSMENT ROLL

FY 2018/2019

APN	SITE ADDRESS	LAND USE	Assessable Footages			2018/19 Assessments			
			Bldg SF	Lot Sz	Frontage	Bldg \$	Lot \$	Linear \$	Total \$
001 019500300	736 Broadway	Comm	0	3714	50	\$0.00	\$646.77	\$881.15	\$1,527.92
001 019500900	716 Broadway	Comm	0	3750	50	\$0.00	\$653.04	\$881.15	\$1,534.19
001 019501000	704 Broadway	Comm	16400	3750	50	\$1,427.98	\$653.04	\$881.15	\$2,962.17
001 019501100	439 8Th St #1A	Comm	813	813	4	\$70.79	\$141.58	\$70.49	\$282.86
001 019501200	441 8Th St #1B	Comm	732	732	4	\$63.74	\$127.47	\$70.49	\$261.70
001 019501300	443 8Th St #1C	Comm	732	732	4	\$63.74	\$127.47	\$70.49	\$261.70
001 019501400	445 8Th St #1D	Comm	671	671	4	\$58.43	\$116.85	\$70.49	\$245.77
001 019501500	435 8Th St #2A	Comm	655	655	4	\$57.03	\$114.06	\$70.49	\$241.59
001 019501600	435 8Th St #2B	Comm	676	676	4	\$58.86	\$117.72	\$70.49	\$247.07
001 019501700	435 8Th St #2C	Comm	636	636	4	\$55.38	\$110.76	\$70.49	\$236.63
001 019501800	435 8Th St #2D	Comm	686	686	4	\$59.73	\$119.46	\$70.49	\$249.69
001 019501900	435 8Th St #3A	Comm	407	407	4	\$35.44	\$70.88	\$70.49	\$176.81
001 019502000	435 8Th St #3B	Comm	331	331	4	\$28.82	\$57.64	\$70.49	\$156.95
001 019502100	435 8Th St #3C	Comm	286	286	4	\$24.90	\$49.81	\$70.49	\$145.20
001 019502200	435 8Th St #3D	Comm	0	0	4	\$0.00	\$0.00	\$70.49	\$70.49
001 019600100	801 Franklin St #1	Comm	2753	171	1	\$239.71	\$29.78	\$17.62	\$287.11
001 019600200	801 Franklin St #2	Comm	0	171	1	\$0.00	\$29.78	\$17.62	\$47.40
001 019600300	801 Franklin St #3	Comm	0	171	1	\$0.00	\$29.78	\$17.62	\$47.40
001 019600400	801 Franklin St #4	Comm	0	171	1	\$0.00	\$29.78	\$17.62	\$47.40
001 019600500	801 Franklin St #5	Comm	0	171	1	\$0.00	\$29.78	\$17.62	\$47.40
001 019600601	801 Franklin St #6	Comm	660	171	1	\$57.47	\$29.78	\$17.62	\$104.87
001 019600602	429 9Th St #6A	Comm	630	171	1	\$54.86	\$29.78	\$17.62	\$102.26
001 019600700	801 Franklin St #7	Comm	0	171	1	\$0.00	\$29.78	\$17.62	\$47.40
001 019600800	801 Franklin St #8	Comm	0	171	1	\$0.00	\$29.78	\$17.62	\$47.40
001 019600900	801 Franklin St #9	Comm	1365	171	1	\$118.85	\$29.78	\$17.62	\$166.25
001 019601002	449 9Th St	Comm	0	171	1	\$0.00	\$29.78	\$17.62	\$47.40
001 019601003	801 Franklin St #10B	Comm	0	171	1	\$0.00	\$29.78	\$17.62	\$47.40
001 019601004	801 Franklin St #10C	Comm	0	171	1	\$0.00	\$29.78	\$17.62	\$47.40
001 019601101	801 Franklin St #11	Comm	7056	171	1	\$614.38	\$29.78	\$17.62	\$661.78
001 019601201	801 Franklin St #12	Comm	4370	171	1	\$380.50	\$29.78	\$17.62	\$427.91
001 019601301	801 Franklin St #13	Comm	4435	171	1	\$386.16	\$29.78	\$17.62	\$433.57
001 019601401	801 Franklin St #14A	Comm	2513	171	1	\$218.81	\$29.78	\$17.62	\$266.21
001 019601402	801 Franklin St #14B	Comm	0	171	1	\$0.00	\$29.78	\$17.62	\$47.40
001 019601403	801 Franklin St #14C	Comm	0	171	1	\$0.00	\$29.78	\$17.62	\$47.40
001 019601500	801 Franklin St #1A	Comm	240	171	1	\$20.90	\$29.78	\$17.62	\$68.30
001 019601600	801 Franklin St #201	Res	810	0	0	\$255.39	\$0.00	\$0.00	\$255.39
001 019601700	801 Franklin St #202	Res	810	0	0	\$255.39	\$0.00	\$0.00	\$255.39
001 019601800	801 Franklin St #203	Res	1140	0	0	\$359.44	\$0.00	\$0.00	\$359.44
001 019601900	801 Franklin St #204	Res	1140	0	0	\$359.44	\$0.00	\$0.00	\$359.44
001 019602000	801 Franklin St #205	Res	1140	0	0	\$359.44	\$0.00	\$0.00	\$359.44
001 019602100	801 Franklin St #206	Res	1140	0	0	\$359.44	\$0.00	\$0.00	\$359.44
001 019602200	801 Franklin St #207	Res	880	0	0	\$277.47	\$0.00	\$0.00	\$277.47
001 019602300	801 Franklin St #208	Res	975	0	0	\$307.42	\$0.00	\$0.00	\$307.42
001 019602400	801 Franklin St #209	Res	585	0	0	\$184.45	\$0.00	\$0.00	\$184.45
001 019602500	801 Franklin St #210	Res	975	0	0	\$307.42	\$0.00	\$0.00	\$307.42
001 019602600	801 Franklin St #211	Res	880	0	0	\$277.47	\$0.00	\$0.00	\$277.47
001 019602700	801 Franklin St #212	Res	822	0	0	\$259.18	\$0.00	\$0.00	\$259.18
001 019602800	801 Franklin St #213	Res	822	0	0	\$259.18	\$0.00	\$0.00	\$259.18
001 019602900	801 Franklin St #214	Res	822	0	0	\$259.18	\$0.00	\$0.00	\$259.18
001 019603000	801 Franklin St #215	Res	822	0	0	\$259.18	\$0.00	\$0.00	\$259.18
001 019603100	801 Franklin St #216	Res	810	0	0	\$255.39	\$0.00	\$0.00	\$255.39
001 019603200	801 Franklin St #217	Res	810	0	0	\$255.39	\$0.00	\$0.00	\$255.39
001 019603300	801 Franklin St #218	Res	585	0	0	\$184.45	\$0.00	\$0.00	\$184.45
001 019603400	801 Franklin St #219	Res	585	0	0	\$184.45	\$0.00	\$0.00	\$184.45
001 019603500	801 Franklin St #220	Res	822	0	0	\$259.18	\$0.00	\$0.00	\$259.18
001 019603600	801 Franklin St #221	Res	822	0	0	\$259.18	\$0.00	\$0.00	\$259.18
001 019603700	801 Franklin St #222	Res	1140	0	0	\$359.44	\$0.00	\$0.00	\$359.44
001 019603800	801 Franklin St #223	Res	1140	0	0	\$359.44	\$0.00	\$0.00	\$359.44
001 019603900	801 Franklin St #224	Res	601	0	0	\$189.50	\$0.00	\$0.00	\$189.50
001 019604000	801 Franklin St #225	Res	601	0	0	\$189.50	\$0.00	\$0.00	\$189.50
001 019604100	801 Franklin St #301	Res	810	0	0	\$255.39	\$0.00	\$0.00	\$255.39
001 019604200	801 Franklin St #302	Res	810	0	0	\$255.39	\$0.00	\$0.00	\$255.39

APN	SITE ADDRESS	LAND USE	Assessable Footages			2018/19 Assessments			
			Bldg SF	Lot Sz	Frontage	Bldg \$	Lot \$	Linear \$	Total \$
001 019604300	801 Franklin St #303	Res	1140	0	0	\$359.44	\$0.00	\$0.00	\$359.44
001 019604400	801 Franklin St #304	Res	1140	0	0	\$359.44	\$0.00	\$0.00	\$359.44
001 019604500	801 Franklin St #305	Res	1140	0	0	\$359.44	\$0.00	\$0.00	\$359.44
001 019604600	801 Franklin St #306	Res	1140	0	0	\$359.44	\$0.00	\$0.00	\$359.44
001 019604700	801 Franklin St #307	Res	880	0	0	\$277.47	\$0.00	\$0.00	\$277.47
001 019604800	801 Franklin St #308	Res	975	0	0	\$307.42	\$0.00	\$0.00	\$307.42
001 019604901	801 Franklin St #309	Res	585	0	0	\$184.45	\$0.00	\$0.00	\$184.45
001 019605000	801 Franklin St #310	Res	975	0	0	\$307.42	\$0.00	\$0.00	\$307.42
001 019605100	801 Franklin St #311	Res	880	0	0	\$277.47	\$0.00	\$0.00	\$277.47
001 019605200	801 Franklin St #312	Res	822	0	0	\$259.18	\$0.00	\$0.00	\$259.18
001 019605300	801 Franklin St #313	Res	822	0	0	\$259.18	\$0.00	\$0.00	\$259.18
001 019605400	801 Franklin St #314	Res	822	0	0	\$259.18	\$0.00	\$0.00	\$259.18
001 019605500	801 Franklin St #315	Res	822	0	0	\$259.18	\$0.00	\$0.00	\$259.18
001 019605600	801 Franklin St #316	Res	810	0	0	\$255.39	\$0.00	\$0.00	\$255.39
001 019605700	801 Franklin St #317	Res	810	0	0	\$255.39	\$0.00	\$0.00	\$255.39
001 019605800	801 Franklin St #318	Res	585	0	0	\$184.45	\$0.00	\$0.00	\$184.45
001 019605900	801 Franklin St #319	Res	585	0	0	\$184.45	\$0.00	\$0.00	\$184.45
001 019606000	801 Franklin St #320	Res	822	0	0	\$259.18	\$0.00	\$0.00	\$259.18
001 019606100	801 Franklin St #321	Res	822	0	0	\$259.18	\$0.00	\$0.00	\$259.18
001 019606200	801 Franklin St #322	Res	1140	0	0	\$359.44	\$0.00	\$0.00	\$359.44
001 019606300	801 Franklin St #323	Res	1140	0	0	\$359.44	\$0.00	\$0.00	\$359.44
001 019606400	801 Franklin St #324	Res	810	0	0	\$255.39	\$0.00	\$0.00	\$255.39
001 019606500	801 Franklin St #325	Res	810	0	0	\$255.39	\$0.00	\$0.00	\$255.39
001 019606600	801 Franklin St #401	Res	810	0	0	\$255.39	\$0.00	\$0.00	\$255.39
001 019606700	801 Franklin St #402	Res	810	0	0	\$255.39	\$0.00	\$0.00	\$255.39
001 019606800	801 Franklin St #403	Res	1140	0	0	\$359.44	\$0.00	\$0.00	\$359.44
001 019606900	801 Franklin St #404	Res	1140	0	0	\$359.44	\$0.00	\$0.00	\$359.44
001 019607000	801 Franklin St #405	Res	1140	0	0	\$359.44	\$0.00	\$0.00	\$359.44
001 019607100	801 Franklin St #406	Res	1140	0	0	\$359.44	\$0.00	\$0.00	\$359.44
001 019607200	801 Franklin St #407	Res	880	0	0	\$277.47	\$0.00	\$0.00	\$277.47
001 019607300	801 Franklin St #408	Res	975	0	0	\$307.42	\$0.00	\$0.00	\$307.42
001 019607400	801 Franklin St #409	Res	585	0	0	\$184.45	\$0.00	\$0.00	\$184.45
001 019607500	801 Franklin St #410	Res	975	0	0	\$307.42	\$0.00	\$0.00	\$307.42
001 019607600	801 Franklin St #411	Res	880	0	0	\$277.47	\$0.00	\$0.00	\$277.47
001 019607700	801 Franklin St #412	Res	822	0	0	\$259.18	\$0.00	\$0.00	\$259.18
001 019607800	801 Franklin St #413	Res	822	0	0	\$259.18	\$0.00	\$0.00	\$259.18
001 019607900	801 Franklin St #414	Res	822	0	0	\$259.18	\$0.00	\$0.00	\$259.18
001 019608000	801 Franklin St #415	Res	822	0	0	\$259.18	\$0.00	\$0.00	\$259.18
001 019608100	801 Franklin St #416	Res	810	0	0	\$255.39	\$0.00	\$0.00	\$255.39
001 019608200	801 Franklin St #417	Res	810	0	0	\$255.39	\$0.00	\$0.00	\$255.39
001 019608300	801 Franklin St #418	Res	585	0	0	\$184.45	\$0.00	\$0.00	\$184.45
001 019608400	801 Franklin St #419	Res	585	0	0	\$184.45	\$0.00	\$0.00	\$184.45
001 019608500	801 Franklin St #420	Res	822	0	0	\$259.18	\$0.00	\$0.00	\$259.18
001 019608600	801 Franklin St #421	Res	822	0	0	\$259.18	\$0.00	\$0.00	\$259.18
001 019608700	801 Franklin St #422	Res	1140	0	0	\$359.44	\$0.00	\$0.00	\$359.44
001 019608800	801 Franklin St #423	Res	1140	0	0	\$359.44	\$0.00	\$0.00	\$359.44
001 019608900	801 Franklin St #424	Res	810	0	0	\$255.39	\$0.00	\$0.00	\$255.39
001 019609000	801 Franklin St #425	Res	810	0	0	\$255.39	\$0.00	\$0.00	\$255.39
001 019609100	801 Franklin St #501	Res	810	0	0	\$255.39	\$0.00	\$0.00	\$255.39
001 019609200	801 Franklin St #502	Res	810	0	0	\$255.39	\$0.00	\$0.00	\$255.39
001 019609300	801 Franklin St #503	Res	1140	0	0	\$359.44	\$0.00	\$0.00	\$359.44
001 019609400	801 Franklin St #504	Res	1140	0	0	\$359.44	\$0.00	\$0.00	\$359.44
001 019609500	801 Franklin St #505	Res	1140	0	0	\$359.44	\$0.00	\$0.00	\$359.44
001 019609600	801 Franklin St #506	Res	1140	0	0	\$359.44	\$0.00	\$0.00	\$359.44
001 019609700	801 Franklin St #507	Res	880	0	0	\$277.47	\$0.00	\$0.00	\$277.47
001 019609800	801 Franklin St #508	Res	975	0	0	\$307.42	\$0.00	\$0.00	\$307.42
001 019609900	801 Franklin St #509	Res	585	0	0	\$184.45	\$0.00	\$0.00	\$184.45
001 019610000	801 Franklin St #510	Res	975	0	0	\$307.42	\$0.00	\$0.00	\$307.42
001 019610100	801 Franklin St #511	Res	880	0	0	\$277.47	\$0.00	\$0.00	\$277.47
001 019610200	801 Franklin St #512	Res	822	0	0	\$259.18	\$0.00	\$0.00	\$259.18
001 019610300	801 Franklin St #513	Res	822	0	0	\$259.18	\$0.00	\$0.00	\$259.18
001 019610400	801 Franklin St #514	Res	822	0	0	\$259.18	\$0.00	\$0.00	\$259.18
001 019610500	801 Franklin St #515	Res	822	0	0	\$259.18	\$0.00	\$0.00	\$259.18
001 019610600	801 Franklin St #516	Res	819	0	0	\$258.23	\$0.00	\$0.00	\$258.23
001 019610700	801 Franklin St #517	Res	810	0	0	\$255.39	\$0.00	\$0.00	\$255.39
001 019610800	801 Franklin St #518	Res	585	0	0	\$184.45	\$0.00	\$0.00	\$184.45

APN	SITE ADDRESS	LAND USE	Assessable Footages			2018/19 Assessments			
			Bldg SF	Lot Sz	Frontage	Bldg \$	Lot \$	Linear \$	Total \$
001 019610900	801 Franklin St #519	Res	585	0	0	\$184.45	\$0.00	\$0.00	\$184.45
001 019611000	801 Franklin St #520	Res	822	0	0	\$259.18	\$0.00	\$0.00	\$259.18
001 019611100	801 Franklin St #521	Res	822	0	0	\$259.18	\$0.00	\$0.00	\$259.18
001 019611200	801 Franklin St #522	Res	1140	0	0	\$359.44	\$0.00	\$0.00	\$359.44
001 019611300	801 Franklin St #523	Res	1140	0	0	\$359.44	\$0.00	\$0.00	\$359.44
001 019611400	801 Franklin St #524	Res	810	0	0	\$255.39	\$0.00	\$0.00	\$255.39
001 019611500	801 Franklin St #525	Res	810	0	0	\$255.39	\$0.00	\$0.00	\$255.39
001 019611600	801 Franklin St #601	Res	810	0	0	\$255.39	\$0.00	\$0.00	\$255.39
001 019611700	801 Franklin St #602	Res	810	0	0	\$255.39	\$0.00	\$0.00	\$255.39
001 019611800	801 Franklin St #603	Res	1140	0	0	\$359.44	\$0.00	\$0.00	\$359.44
001 019611900	801 Franklin St #604	Res	1140	0	0	\$359.44	\$0.00	\$0.00	\$359.44
001 019612000	801 Franklin St #605	Res	1140	0	0	\$359.44	\$0.00	\$0.00	\$359.44
001 019612100	801 Franklin St #606	Res	1140	0	0	\$359.44	\$0.00	\$0.00	\$359.44
001 019612200	801 Franklin St #607	Res	880	0	0	\$277.47	\$0.00	\$0.00	\$277.47
001 019612300	801 Franklin St #608	Res	975	0	0	\$307.42	\$0.00	\$0.00	\$307.42
001 019612400	801 Franklin St #609	Res	585	0	0	\$184.45	\$0.00	\$0.00	\$184.45
001 019612500	801 Franklin St #610	Res	975	0	0	\$307.42	\$0.00	\$0.00	\$307.42
001 019612600	801 Franklin St #611	Res	880	0	0	\$277.47	\$0.00	\$0.00	\$277.47
001 019612700	801 Franklin St #612	Res	822	0	0	\$259.18	\$0.00	\$0.00	\$259.18
001 019612800	801 Franklin St #613	Res	822	0	0	\$259.18	\$0.00	\$0.00	\$259.18
001 019612900	801 Franklin St #614	Res	822	0	0	\$259.18	\$0.00	\$0.00	\$259.18
001 019613000	801 Franklin St #615	Res	822	0	0	\$259.18	\$0.00	\$0.00	\$259.18
001 019613100	801 Franklin St #616	Res	810	0	0	\$255.39	\$0.00	\$0.00	\$255.39
001 019613200	801 Franklin St #617	Res	810	0	0	\$255.39	\$0.00	\$0.00	\$255.39
001 019613300	801 Franklin St #618	Res	585	0	0	\$184.45	\$0.00	\$0.00	\$184.45
001 019613400	801 Franklin St #619	Res	585	0	0	\$184.45	\$0.00	\$0.00	\$184.45
001 019613500	801 Franklin St #620	Res	822	0	0	\$259.18	\$0.00	\$0.00	\$259.18
001 019613600	801 Franklin St #621	Res	822	0	0	\$259.18	\$0.00	\$0.00	\$259.18
001 019613700	801 Franklin St #622	Res	1140	0	0	\$359.44	\$0.00	\$0.00	\$359.44
001 019613800	801 Franklin St #623	Res	1140	0	0	\$359.44	\$0.00	\$0.00	\$359.44
001 019613900	801 Franklin St #624	Res	810	0	0	\$255.39	\$0.00	\$0.00	\$255.39
001 019614000	801 Franklin St #625	Res	810	0	0	\$255.39	\$0.00	\$0.00	\$255.39
001 019614100	801 Franklin St #701	Res	810	0	0	\$255.39	\$0.00	\$0.00	\$255.39
001 019614200	801 Franklin St #702	Res	810	0	0	\$255.39	\$0.00	\$0.00	\$255.39
001 019614300	801 Franklin St #703	Res	1140	0	0	\$359.44	\$0.00	\$0.00	\$359.44
001 019614400	801 Franklin St #704	Res	1140	0	0	\$359.44	\$0.00	\$0.00	\$359.44
001 019614500	801 Franklin St #705	Res	1140	0	0	\$359.44	\$0.00	\$0.00	\$359.44
001 019614600	801 Franklin St #706	Res	1140	0	0	\$359.44	\$0.00	\$0.00	\$359.44
001 019614700	801 Franklin St #707	Res	880	0	0	\$277.47	\$0.00	\$0.00	\$277.47
001 019614800	801 Franklin St #708	Res	975	0	0	\$307.42	\$0.00	\$0.00	\$307.42
001 019614900	801 Franklin St #709	Res	585	0	0	\$184.45	\$0.00	\$0.00	\$184.45
001 019615000	801 Franklin St #710	Res	975	0	0	\$307.42	\$0.00	\$0.00	\$307.42
001 019615100	801 Franklin St #711	Res	880	0	0	\$277.47	\$0.00	\$0.00	\$277.47
001 019615200	801 Franklin St #712	Res	822	0	0	\$259.18	\$0.00	\$0.00	\$259.18
001 019615300	801 Franklin St #713	Res	822	0	0	\$259.18	\$0.00	\$0.00	\$259.18
001 019615400	801 Franklin St #714	Res	822	0	0	\$259.18	\$0.00	\$0.00	\$259.18
001 019615500	801 Franklin St #715	Res	822	0	0	\$259.18	\$0.00	\$0.00	\$259.18
001 019615600	801 Franklin St #716	Res	810	0	0	\$255.39	\$0.00	\$0.00	\$255.39
001 019615700	801 Franklin St #717	Res	810	0	0	\$255.39	\$0.00	\$0.00	\$255.39
001 019615800	801 Franklin St #718	Res	585	0	0	\$184.45	\$0.00	\$0.00	\$184.45
001 019615900	801 Franklin St #719	Res	585	0	0	\$184.45	\$0.00	\$0.00	\$184.45
001 019616000	801 Franklin St #720	Res	822	0	0	\$259.18	\$0.00	\$0.00	\$259.18
001 019616100	801 Franklin St #721	Res	822	0	0	\$259.18	\$0.00	\$0.00	\$259.18
001 019616200	801 Franklin St #722	Res	1140	0	0	\$359.44	\$0.00	\$0.00	\$359.44
001 019616300	801 Franklin St #723	Res	1140	0	0	\$359.44	\$0.00	\$0.00	\$359.44
001 019616400	801 Franklin St #724	Res	810	0	0	\$255.39	\$0.00	\$0.00	\$255.39
001 019616500	801 Franklin St #725	Res	810	0	0	\$255.39	\$0.00	\$0.00	\$255.39
001 019616600	801 Franklin St #801	Res	810	0	0	\$255.39	\$0.00	\$0.00	\$255.39
001 019616700	801 Franklin St #802	Res	810	0	0	\$255.39	\$0.00	\$0.00	\$255.39
001 019616800	801 Franklin St #803	Res	1140	0	0	\$359.44	\$0.00	\$0.00	\$359.44
001 019616900	801 Franklin St #804	Res	1140	0	0	\$359.44	\$0.00	\$0.00	\$359.44
001 019617000	801 Franklin St #805	Res	1140	0	0	\$359.44	\$0.00	\$0.00	\$359.44
001 019617100	801 Franklin St #806	Res	1140	0	0	\$359.44	\$0.00	\$0.00	\$359.44
001 019617200	801 Franklin St #807	Res	880	0	0	\$277.47	\$0.00	\$0.00	\$277.47
001 019617300	801 Franklin St #808	Res	975	0	0	\$307.42	\$0.00	\$0.00	\$307.42
001 019617400	801 Franklin St #809	Res	585	0	0	\$184.45	\$0.00	\$0.00	\$184.45

PN	SITE ADDRESS	LAND USE	Assessable Footages			2018/19 Assessments			
			Bldg SF	Lot Sz	Frontage	Bldg \$	Lot \$	Linear \$	Total \$
01 019617500	801 Franklin St #810	Res	975	0	0	\$307.42	\$0.00	\$0.00	\$307.42
01 019617600	801 Franklin St #811	Res	880	0	0	\$277.47	\$0.00	\$0.00	\$277.47
01 019617700	801 Franklin St #812	Res	822	0	0	\$259.18	\$0.00	\$0.00	\$259.18
01 019617800	801 Franklin St #813	Res	822	0	0	\$259.18	\$0.00	\$0.00	\$259.18
01 019617900	801 Franklin St #814	Res	822	0	0	\$259.18	\$0.00	\$0.00	\$259.18
01 019618000	801 Franklin St #815	Res	822	0	0	\$259.18	\$0.00	\$0.00	\$259.18
01 019618100	801 Franklin St #816	Res	810	0	0	\$255.39	\$0.00	\$0.00	\$255.39
01 019618200	801 Franklin St #817	Res	810	0	0	\$255.39	\$0.00	\$0.00	\$255.39
01 019618300	801 Franklin St #818	Res	585	0	0	\$184.45	\$0.00	\$0.00	\$184.45
01 019618400	801 Franklin St #819	Res	585	0	0	\$184.45	\$0.00	\$0.00	\$184.45
01 019618500	801 Franklin St #820	Res	822	0	0	\$259.18	\$0.00	\$0.00	\$259.18
01 019618600	801 Franklin St #821	Res	822	0	0	\$259.18	\$0.00	\$0.00	\$259.18
01 019618700	801 Franklin St #822	Res	1140	0	0	\$359.44	\$0.00	\$0.00	\$359.44
01 019618800	801 Franklin St #823	Res	1140	0	0	\$359.44	\$0.00	\$0.00	\$359.44
01 019618900	801 Franklin St #824	Res	810	0	0	\$255.39	\$0.00	\$0.00	\$255.39
01 019619000	801 Franklin St #825	Res	810	0	0	\$255.39	\$0.00	\$0.00	\$255.39
01 019619100	801 Franklin St #901	Res	810	0	0	\$255.39	\$0.00	\$0.00	\$255.39
01 019619200	801 Franklin St #902	Res	810	0	0	\$255.39	\$0.00	\$0.00	\$255.39
01 019619300	801 Franklin St #903	Res	1140	0	0	\$359.44	\$0.00	\$0.00	\$359.44
01 019619400	801 Franklin St #904	Res	1140	0	0	\$359.44	\$0.00	\$0.00	\$359.44
01 019619500	801 Franklin St #905	Res	1140	0	0	\$359.44	\$0.00	\$0.00	\$359.44
01 019619600	801 Franklin St #906	Res	1140	0	0	\$359.44	\$0.00	\$0.00	\$359.44
01 019619700	801 Franklin St #907	Res	880	0	0	\$277.47	\$0.00	\$0.00	\$277.47
01 019619800	801 Franklin St #908	Res	975	0	0	\$307.42	\$0.00	\$0.00	\$307.42
01 019619900	801 Franklin St #909	Res	585	0	0	\$184.45	\$0.00	\$0.00	\$184.45
01 019620000	801 Franklin St #910	Res	975	0	0	\$307.42	\$0.00	\$0.00	\$307.42
01 019620100	801 Franklin St #911	Res	880	0	0	\$277.47	\$0.00	\$0.00	\$277.47
01 019620200	801 Franklin St #912	Res	822	0	0	\$259.18	\$0.00	\$0.00	\$259.18
01 019620300	801 Franklin St #913	Res	822	0	0	\$259.18	\$0.00	\$0.00	\$259.18
01 019620400	801 Franklin St #914	Res	822	0	0	\$259.18	\$0.00	\$0.00	\$259.18
01 019620500	801 Franklin St #915	Res	822	0	0	\$259.18	\$0.00	\$0.00	\$259.18
01 019620600	801 Franklin St #916	Res	810	0	0	\$255.39	\$0.00	\$0.00	\$255.39
01 019620700	801 Franklin St #917	Res	810	0	0	\$255.39	\$0.00	\$0.00	\$255.39
01 019620800	801 Franklin St #918	Res	585	0	0	\$184.45	\$0.00	\$0.00	\$184.45
01 019620900	801 Franklin St #919	Res	585	0	0	\$184.45	\$0.00	\$0.00	\$184.45
01 019621000	801 Franklin St #920	Res	822	0	0	\$259.18	\$0.00	\$0.00	\$259.18
01 019621100	801 Franklin St #921	Res	822	0	0	\$259.18	\$0.00	\$0.00	\$259.18
01 019621200	801 Franklin St #922	Res	1140	0	0	\$359.44	\$0.00	\$0.00	\$359.44
01 019621300	801 Franklin St #923	Res	1140	0	0	\$359.44	\$0.00	\$0.00	\$359.44
01 019621400	801 Franklin St #924	Res	810	0	0	\$255.39	\$0.00	\$0.00	\$255.39
01 019621500	801 Franklin St #925	Res	810	0	0	\$255.39	\$0.00	\$0.00	\$255.39
01 019621600	801 Franklin St #1001	Res	810	0	0	\$255.39	\$0.00	\$0.00	\$255.39
01 019621700	801 Franklin St #1002	Res	810	0	0	\$255.39	\$0.00	\$0.00	\$255.39
01 019621800	801 Franklin St #1003	Res	1140	0	0	\$359.44	\$0.00	\$0.00	\$359.44
01 019621900	801 Franklin St #1004	Res	1140	0	0	\$359.44	\$0.00	\$0.00	\$359.44
01 019622000	801 Franklin St #1005	Res	1140	0	0	\$359.44	\$0.00	\$0.00	\$359.44
01 019622100	801 Franklin St #1006	Res	1140	0	0	\$359.44	\$0.00	\$0.00	\$359.44
01 019622200	801 Franklin St #1007	Res	880	0	0	\$277.47	\$0.00	\$0.00	\$277.47
01 019622300	801 Franklin St #1008	Res	975	0	0	\$307.42	\$0.00	\$0.00	\$307.42
01 019622400	801 Franklin St #1009	Res	585	0	0	\$184.45	\$0.00	\$0.00	\$184.45
01 019622500	801 Franklin St #1010	Res	975	0	0	\$307.42	\$0.00	\$0.00	\$307.42
01 019622600	801 Franklin St #1011	Res	880	0	0	\$277.47	\$0.00	\$0.00	\$277.47
01 019622700	801 Franklin St #1012	Res	822	0	0	\$259.18	\$0.00	\$0.00	\$259.18
01 019622900	801 Franklin St #1014	Res	822	0	0	\$259.18	\$0.00	\$0.00	\$259.18
01 019623100	801 Franklin St #1016	Res	810	0	0	\$255.39	\$0.00	\$0.00	\$255.39
01 019623200	801 Franklin St #1017	Res	810	0	0	\$255.39	\$0.00	\$0.00	\$255.39
01 019623300	801 Franklin St #1018	Res	585	0	0	\$184.45	\$0.00	\$0.00	\$184.45
01 019623500	801 Franklin St #1020	Res	822	0	0	\$259.18	\$0.00	\$0.00	\$259.18
01 019623700	801 Franklin St #1022	Res	1140	0	0	\$359.44	\$0.00	\$0.00	\$359.44
01 019623800	801 Franklin St #1023	Res	1140	0	0	\$359.44	\$0.00	\$0.00	\$359.44
01 019623900	801 Franklin St #1024	Res	810	0	0	\$255.39	\$0.00	\$0.00	\$255.39
01 019624000	801 Franklin St #1025	Res	810	0	0	\$255.39	\$0.00	\$0.00	\$255.39
01 019624100	801 Franklin St #1101	Res	810	0	0	\$255.39	\$0.00	\$0.00	\$255.39
01 019624200	801 Franklin St #1102	Res	810	0	0	\$255.39	\$0.00	\$0.00	\$255.39
01 019624300	801 Franklin St #1103	Res	1140	0	0	\$359.44	\$0.00	\$0.00	\$359.44
01 019624400	801 Franklin St #1104	Res	1140	0	0	\$359.44	\$0.00	\$0.00	\$359.44

APN	SITE ADDRESS	LAND USE	Assessable Footages			2018/19 Assessments			
			Bldg SF	Lot Sz	Frontage	Bldg \$	Lot \$	Linear \$	Total \$
001 019624500	801 Franklin St #1105	Res	1140	0	0	\$359.44	\$0.00	\$0.00	\$359.44
001 019624600	801 Franklin St #1106	Res	1140	0	0	\$359.44	\$0.00	\$0.00	\$359.44
001 019624700	801 Franklin St #1107	Res	880	0	0	\$277.47	\$0.00	\$0.00	\$277.47
001 019624800	801 Franklin St #1108	Res	975	0	0	\$307.42	\$0.00	\$0.00	\$307.42
001 019624900	801 Franklin St #1109	Res	585	0	0	\$184.45	\$0.00	\$0.00	\$184.45
001 019625000	801 Franklin St #1110	Res	975	0	0	\$307.42	\$0.00	\$0.00	\$307.42
001 019625100	801 Franklin St #1111	Res	880	0	0	\$277.47	\$0.00	\$0.00	\$277.47
001 019625200	801 Franklin St #1112	Res	822	0	0	\$259.18	\$0.00	\$0.00	\$259.18
001 019625300	801 Franklin St #1113	Res	822	0	0	\$259.18	\$0.00	\$0.00	\$259.18
001 019625400	801 Franklin St #1114	Res	822	0	0	\$259.18	\$0.00	\$0.00	\$259.18
001 019625500	801 Franklin St #1115	Res	822	0	0	\$259.18	\$0.00	\$0.00	\$259.18
001 019625600	801 Franklin St #1116	Res	810	0	0	\$255.39	\$0.00	\$0.00	\$255.39
001 019625700	801 Franklin St #1117	Res	810	0	0	\$255.39	\$0.00	\$0.00	\$255.39
001 019625800	801 Franklin St #1118	Res	585	0	0	\$184.45	\$0.00	\$0.00	\$184.45
001 019625900	801 Franklin St #1119	Res	585	0	0	\$184.45	\$0.00	\$0.00	\$184.45
001 019626000	801 Franklin St #1120	Res	822	0	0	\$259.18	\$0.00	\$0.00	\$259.18
001 019626100	801 Franklin St #1121	Res	822	0	0	\$259.18	\$0.00	\$0.00	\$259.18
001 019626200	801 Franklin St #1122	Res	1140	0	0	\$359.44	\$0.00	\$0.00	\$359.44
001 019626300	801 Franklin St #1123	Res	1140	0	0	\$359.44	\$0.00	\$0.00	\$359.44
001 019626400	801 Franklin St #1124	Res	810	0	0	\$255.39	\$0.00	\$0.00	\$255.39
001 019626500	801 Franklin St #1125	Res	810	0	0	\$255.39	\$0.00	\$0.00	\$255.39
001 019626600	801 Franklin St #1201	Res	1120	0	0	\$353.14	\$0.00	\$0.00	\$353.14
001 019626700	801 Franklin St #1202	Res	1120	0	0	\$353.14	\$0.00	\$0.00	\$353.14
001 019626800	801 Franklin St #1203	Res	1200	0	0	\$378.36	\$0.00	\$0.00	\$378.36
001 019626900	801 Franklin St #1204	Res	1200	0	0	\$378.36	\$0.00	\$0.00	\$378.36
001 019627000	801 Franklin St #1205	Res	1200	0	0	\$378.36	\$0.00	\$0.00	\$378.36
001 019627100	801 Franklin St #1206	Res	1200	0	0	\$378.36	\$0.00	\$0.00	\$378.36
001 019627200	801 Franklin St #1207	Res	1200	0	0	\$378.36	\$0.00	\$0.00	\$378.36
001 019627300	801 Franklin St #1208	Res	1200	0	0	\$378.36	\$0.00	\$0.00	\$378.36
001 019627400	801 Franklin St #1209	Res	1200	0	0	\$378.36	\$0.00	\$0.00	\$378.36
001 019627500	801 Franklin St #1210	Res	1200	0	0	\$378.36	\$0.00	\$0.00	\$378.36
001 019627600	801 Franklin St #1211	Res	1200	0	0	\$378.36	\$0.00	\$0.00	\$378.36
001 019627700	801 Franklin St #1212	Res	1200	0	0	\$378.36	\$0.00	\$0.00	\$378.36
001 019627800	801 Franklin St #1213	Res	1210	0	0	\$381.52	\$0.00	\$0.00	\$381.52
001 019627900	801 Franklin St #1214	Res	1454	0	0	\$458.45	\$0.00	\$0.00	\$458.45
001 019628000	801 Franklin St #1215	Res	1210	0	0	\$381.52	\$0.00	\$0.00	\$381.52
001 019628100	801 Franklin St #1216	Res	1375	0	0	\$433.54	\$0.00	\$0.00	\$433.54
001 019628200	801 Franklin St #1217	Res	1375	0	0	\$433.54	\$0.00	\$0.00	\$433.54
001 019628300	801 Franklin St #1218	Res	1210	0	0	\$381.52	\$0.00	\$0.00	\$381.52
001 019628400	801 Franklin St #1219	Res	1200	0	0	\$378.36	\$0.00	\$0.00	\$378.36
001 019628500	801 Franklin St #1220	Res	1200	0	0	\$378.36	\$0.00	\$0.00	\$378.36
001 019628600	801 Franklin St #1221	Res	1200	0	0	\$378.36	\$0.00	\$0.00	\$378.36
001 019628700	801 Franklin St #1222	Res	1200	0	0	\$378.36	\$0.00	\$0.00	\$378.36
001 019628800	801 Franklin St #1223	Res	1200	0	0	\$378.36	\$0.00	\$0.00	\$378.36
001 019628900	801 Franklin St #1224	Res	1200	0	0	\$378.36	\$0.00	\$0.00	\$378.36
001 019629000	801 Franklin St #1225	Res	1200	0	0	\$378.36	\$0.00	\$0.00	\$378.36
001 019629100	801 Franklin St #1226	Res	1120	0	0	\$353.14	\$0.00	\$0.00	\$353.14
001 019629200	801 Franklin St #1227	Res	1120	0	0	\$353.14	\$0.00	\$0.00	\$353.14
001 019629300	801 Franklin St #1228	Res	1310	0	0	\$413.05	\$0.00	\$0.00	\$413.05
001 019629400	801 Franklin St #1229	Res	1270	0	0	\$400.43	\$0.00	\$0.00	\$400.43
001 019629500	801 Franklin St #1230	Res	1200	0	0	\$378.36	\$0.00	\$0.00	\$378.36
001 019629600	801 Franklin St #1231	Res	1200	0	0	\$378.36	\$0.00	\$0.00	\$378.36
001 019629700	801 Franklin St #1232	Res	1200	0	0	\$378.36	\$0.00	\$0.00	\$378.36
001 019629800	801 Franklin St #1233	Res	1200	0	0	\$378.36	\$0.00	\$0.00	\$378.36
001 019629900	801 Franklin St #1234	Res	1200	0	0	\$378.36	\$0.00	\$0.00	\$378.36
001 019630000	801 Franklin St #1235	Res	1200	0	0	\$378.36	\$0.00	\$0.00	\$378.36
001 019630100	801 Franklin St #1236	Res	1200	0	0	\$378.36	\$0.00	\$0.00	\$378.36
001 019630200	801 Franklin St #1237	Res	1200	0	0	\$378.36	\$0.00	\$0.00	\$378.36
001 019630300	801 Franklin St #1238	Res	1120	0	0	\$353.14	\$0.00	\$0.00	\$353.14
001 019630400	801 Franklin St #1239	Res	1120	0	0	\$353.14	\$0.00	\$0.00	\$353.14
001 019630500	801 Franklin St #1401	Res	1120	0	0	\$353.14	\$0.00	\$0.00	\$353.14
001 019630600	801 Franklin St #1402	Res	1120	0	0	\$353.14	\$0.00	\$0.00	\$353.14
001 019630700	801 Franklin St #1403	Res	1200	0	0	\$378.36	\$0.00	\$0.00	\$378.36
001 019630800	801 Franklin St #1404	Res	1200	0	0	\$378.36	\$0.00	\$0.00	\$378.36
001 019630900	801 Franklin St #1405	Res	1200	0	0	\$378.36	\$0.00	\$0.00	\$378.36
001 019631000	801 Franklin St #1406	Res	1200	0	0	\$378.36	\$0.00	\$0.00	\$378.36

APN	SITE ADDRESS	LAND USE	Assessable Footages			2018/19 Assessments			
			Bldg SF	Lot Sz	Frontage	Bldg \$	Lot \$	Linear \$	Total \$
001 019631100	801 Franklin St #1407	Res	1200	0	0	\$378.36	\$0.00	\$0.00	\$378.36
001 019631200	801 Franklin St #1408	Res	1200	0	0	\$378.36	\$0.00	\$0.00	\$378.36
001 019631300	801 Franklin St #1409	Res	1200	0	0	\$378.36	\$0.00	\$0.00	\$378.36
001 019631400	801 Franklin St #1410	Res	1200	0	0	\$378.36	\$0.00	\$0.00	\$378.36
001 019631500	801 Franklin St #1411	Res	1200	0	0	\$378.36	\$0.00	\$0.00	\$378.36
001 019631600	801 Franklin St #1412	Res	1200	0	0	\$378.36	\$0.00	\$0.00	\$378.36
001 019631700	801 Franklin St #1413	Res	1210	0	0	\$381.52	\$0.00	\$0.00	\$381.52
001 019631800	801 Franklin St #1414	Res	1454	0	0	\$458.45	\$0.00	\$0.00	\$458.45
001 019631900	801 Franklin St #1415	Res	1255	0	0	\$395.70	\$0.00	\$0.00	\$395.70
001 019632000	801 Franklin St #1416	Res	1375	0	0	\$433.54	\$0.00	\$0.00	\$433.54
001 019632100	801 Franklin St #1417	Res	1210	0	0	\$381.52	\$0.00	\$0.00	\$381.52
001 019632200	801 Franklin St #1418	Res	1200	0	0	\$378.36	\$0.00	\$0.00	\$378.36
001 019632300	801 Franklin St #1419	Res	1200	0	0	\$378.36	\$0.00	\$0.00	\$378.36
001 019632400	801 Franklin St #1420	Res	1200	0	0	\$378.36	\$0.00	\$0.00	\$378.36
001 019632500	801 Franklin St #1421	Res	1200	0	0	\$378.36	\$0.00	\$0.00	\$378.36
001 019632600	801 Franklin St #1422	Res	1200	0	0	\$378.36	\$0.00	\$0.00	\$378.36
001 019632700	801 Franklin St #1423	Res	1200	0	0	\$378.36	\$0.00	\$0.00	\$378.36
001 019632800	801 Franklin St #1424	Res	1200	0	0	\$378.36	\$0.00	\$0.00	\$378.36
001 019632900	801 Franklin St #1425	Res	1200	0	0	\$378.36	\$0.00	\$0.00	\$378.36
001 019633000	801 Franklin St #1426	Res	1120	0	0	\$353.14	\$0.00	\$0.00	\$353.14
001 019633100	801 Franklin St #1427	Res	1120	0	0	\$353.14	\$0.00	\$0.00	\$353.14
001 019633200	801 Franklin St #1428	Res	1310	0	0	\$413.05	\$0.00	\$0.00	\$413.05
001 019633300	801 Franklin St #1429	Res	1270	0	0	\$400.43	\$0.00	\$0.00	\$400.43
001 019633400	801 Franklin St #1430	Res	1200	0	0	\$378.36	\$0.00	\$0.00	\$378.36
001 019633500	801 Franklin St #1431	Res	1200	0	0	\$378.36	\$0.00	\$0.00	\$378.36
001 019633600	801 Franklin St #1432	Res	1200	0	0	\$378.36	\$0.00	\$0.00	\$378.36
001 019633700	801 Franklin St #1433	Res	1200	0	0	\$378.36	\$0.00	\$0.00	\$378.36
001 019633800	801 Franklin St #1434	Res	1200	0	0	\$378.36	\$0.00	\$0.00	\$378.36
001 019633900	801 Franklin St #1435	Res	1200	0	0	\$378.36	\$0.00	\$0.00	\$378.36
001 019634000	801 Franklin St #1436	Res	1200	0	0	\$378.36	\$0.00	\$0.00	\$378.36
001 019634100	801 Franklin St #1437	Res	1200	0	0	\$378.36	\$0.00	\$0.00	\$378.36
001 019634200	801 Franklin St #1438	Res	1120	0	0	\$353.14	\$0.00	\$0.00	\$353.14
001 019634300	801 Franklin St #1439	Res	1120	0	0	\$353.14	\$0.00	\$0.00	\$353.14
001 019634400	801 Franklin St #1021	Res	1407	0	0	\$443.63	\$0.00	\$0.00	\$443.63
001 019634500	801 Franklin St #1013	Res	1644	0	0	\$518.36	\$0.00	\$0.00	\$518.36
001 019900100	620 Washington St	Govt	280086	59883	200	\$19,223.68	\$8,220.13	\$2,778.29	\$30,222.10
001 020100100	826 Washington St	Comm	11014	3707	123	\$959.01	\$645.55	\$2,167.63	\$3,772.19
001 020100200	491 9Th St	Comm	16650	7500	75	\$1,449.75	\$1,306.08	\$1,321.72	\$4,077.55
001 020100300	467 9Th St	Comm	12659	8750	88	\$1,102.24	\$1,523.76	\$1,550.82	\$4,176.83
001 020100400	831 Broadway	Comm	18726	6250	163	\$1,630.51	\$1,088.40	\$2,872.55	\$5,591.46
001 020100500	815 Broadway	Comm	7500	3750	50	\$653.04	\$653.04	\$881.15	\$2,187.23
001 020100600	801 Broadway	Comm	7076	3750	125	\$616.12	\$653.04	\$2,202.87	\$3,472.04
001 020100700	466 8Th St	Comm	9960	7500	75	\$867.24	\$1,306.08	\$1,321.72	\$3,495.04
001 020100800	468 8Th St	Comm	0	2500	25	\$0.00	\$435.36	\$440.57	\$875.93
001 020100900	478 8Th St	Comm	0	5000	50	\$0.00	\$870.72	\$881.15	\$1,751.87
001 020101000	822 Washington St	Comm	0	7580	101	\$0.00	\$1,320.01	\$1,779.92	\$3,099.93
001 020101100	806 Washington St	Comm	0	3750	125	\$0.00	\$653.04	\$2,202.87	\$2,855.91
001 020101400	477 8Th St	Comm	10416	3025	30	\$906.94	\$526.79	\$528.69	\$1,962.42
001 020101600	458 7Th St	Comm	10000	10000	200	\$870.72	\$1,741.44	\$3,524.60	\$6,136.76
001 020101700	464 7Th St	Comm	7000	5000	50	\$609.50	\$870.72	\$881.15	\$2,361.37
001 020101800	478 7Th St	Comm	6825	8125	60	\$594.27	\$1,414.92	\$1,057.38	\$3,066.56
001 020101900	700 Washington St	Comm	3960	4500	140	\$344.80	\$783.65	\$2,467.22	\$3,595.67
001 020102000	726 Washington St	Comm	17003	5625	75	\$1,480.48	\$979.56	\$1,321.72	\$3,781.77
001 020102100	736 Washington St	Comm	2700	2690	54	\$235.09	\$468.45	\$951.64	\$1,655.18
001 020102200	489 8Th St	Comm	1933	1060	21	\$168.31	\$184.59	\$370.08	\$722.99
001 020102500	485 8Th St #201	Res	732	0	0	\$230.80	\$0.00	\$0.00	\$230.80
001 020102600	485 8Th St	Res	732	0	0	\$230.80	\$0.00	\$0.00	\$230.80
001 020102700	485 8Th St #401	Res	732	0	0	\$230.80	\$0.00	\$0.00	\$230.80
001 020102800	485 8Th St	Res	732	0	0	\$230.80	\$0.00	\$0.00	\$230.80
001 020102900	485 8Th St #202	Res	771	0	0	\$243.10	\$0.00	\$0.00	\$243.10
001 020103000	485 8Th St	Res	771	0	0	\$243.10	\$0.00	\$0.00	\$243.10
001 020103100	485 8Th St #402	Res	771	0	0	\$243.10	\$0.00	\$0.00	\$243.10
001 020103200	485 8Th St	Res	771	0	0	\$243.10	\$0.00	\$0.00	\$243.10
001 020103300	485 8Th St #203	Res	598	0	0	\$188.55	\$0.00	\$0.00	\$188.55
001 020103400	485 8Th St	Res	598	0	0	\$188.55	\$0.00	\$0.00	\$188.55
001 020103500	485 8Th St	Res	598	0	0	\$188.55	\$0.00	\$0.00	\$188.55

PN	SITE ADDRESS	LAND USE	Assessable Footages			2018/19 Assessments			
			Bldg SF	Lot Sz	Frontage	Bldg \$	Lot \$	Linear \$	Total \$
01 020103600	485 8Th St #503	Res	598	0	0	\$188.55	\$0.00	\$0.00	\$188.55
01 020103700	485 8Th St	Res	576	0	0	\$181.61	\$0.00	\$0.00	\$181.61
01 020103800	485 8Th St #304	Res	576	0	0	\$181.61	\$0.00	\$0.00	\$181.61
01 020103900	485 8Th St #404	Res	576	0	0	\$181.61	\$0.00	\$0.00	\$181.61
01 020104000	485 8Th St #504	Res	576	0	0	\$181.61	\$0.00	\$0.00	\$181.61
01 020104200	459 8Th St	Comm	0	11243	138	\$0.00	\$1,957.90	\$2,431.97	\$4,389.87
01 020104300	459 8Th St	Comm	0	3757	138	\$0.00	\$654.26	\$2,431.97	\$3,086.23
01 020300600	827 Washington St	Comm	24186	10000	200	\$2,105.92	\$1,741.44	\$3,524.60	\$7,371.96
01 020301600	735 Washington St	Comm	9251	5000	50	\$805.50	\$870.72	\$881.15	\$2,557.37
01 020301700	725 Washington St	Comm	9685	3750	38	\$843.29	\$653.04	\$669.67	\$2,166.01
01 020301901	715 Washington St	Comm	5700	3750	38	\$496.31	\$653.04	\$669.67	\$1,819.02
01 020302000	514 7Th St	Comm	0	7500	75	\$0.00	\$1,306.08	\$1,321.72	\$2,627.80
01 020302600	512 8Th St	Comm	6268	3171	30	\$545.77	\$552.21	\$528.69	\$1,626.67
01 020302700	801 Washington St	Comm	15190	6829	170	\$1,322.62	\$1,189.23	\$2,995.91	\$5,507.76
01 023400100	Broadway	Govt	0	1309	56	\$0.00	\$179.69	\$777.92	\$957.61
01 023400700	425 7th St	Comm	3108	3200		\$270.62	\$557.26	\$0.00	\$827.88
01 023400800	421 7th St	Res	3210	0	0	\$1,012.12	\$0.00	\$0.00	\$1,012.12
01 023500100	423 7th St #101	Res	848	0	0	\$267.38	\$0.00	\$0.00	\$267.38
01 023500200	423 7th St #102	Res	1064	0	0	\$335.48	\$0.00	\$0.00	\$335.48
01 023500300	423 7th St #103	Res	1158	0	0	\$365.12	\$0.00	\$0.00	\$365.12
01 023500400	423 7th St #104	Res	1409	0	0	\$444.26	\$0.00	\$0.00	\$444.26
01 023500500	423 7th St #105	Res	854	0	0	\$269.27	\$0.00	\$0.00	\$269.27
01 023500600	423 7th St #106	Res	791	0	0	\$249.40	\$0.00	\$0.00	\$249.40
01 023500700	423 7th St #107	Res	854	0	0	\$269.27	\$0.00	\$0.00	\$269.27
01 023500800	423 7th St #108	Res	1105	0	0	\$348.41	\$0.00	\$0.00	\$348.41
01 023500900	423 7th St #109	Res	995	0	0	\$313.73	\$0.00	\$0.00	\$313.73
01 023501000	423 7th St #110	Res	1176	0	0	\$370.80	\$0.00	\$0.00	\$370.80
01 023501100	423 7th St #111	Res	905	0	0	\$285.35	\$0.00	\$0.00	\$285.35
01 023501200	423 7th St #112	Res	1185	0	0	\$373.63	\$0.00	\$0.00	\$373.63
01 023501300	423 7th St #113	Res	1225	0	0	\$386.25	\$0.00	\$0.00	\$386.25
01 023501400	423 7th St #114	Res	902	0	0	\$284.40	\$0.00	\$0.00	\$284.40
01 023501500	423 7th St #115	Res	1246	0	0	\$392.87	\$0.00	\$0.00	\$392.87
01 023501600	423 7th St #116	Res	1623	0	0	\$511.74	\$0.00	\$0.00	\$511.74
01 023501700	423 7th St #117	Res	1654	0	0	\$521.51	\$0.00	\$0.00	\$521.51
01 023501800	423 7th St #118	Res	966	0	0	\$304.58	\$0.00	\$0.00	\$304.58
01 023501900	423 7th St #119	Res	1654	0	0	\$521.51	\$0.00	\$0.00	\$521.51
01 023502000	423 7th St #120	Res	785	0	0	\$247.51	\$0.00	\$0.00	\$247.51
01 023502100	423 7th St #121	Res	1623	0	0	\$511.74	\$0.00	\$0.00	\$511.74
01 023600100	423 7th St #201	Res	848	0	0	\$267.38	\$0.00	\$0.00	\$267.38
01 023600200	423 7th St #202	Res	1376	0	0	\$433.86	\$0.00	\$0.00	\$433.86
01 023600300	423 7th St #203	Res	1158	0	0	\$365.12	\$0.00	\$0.00	\$365.12
01 023600400	423 7th St #204	Res	1331	0	0	\$419.67	\$0.00	\$0.00	\$419.67
01 023600500	423 7th St #205	Res	854	0	0	\$269.27	\$0.00	\$0.00	\$269.27
01 023600600	423 7th St #206	Res	791	0	0	\$249.40	\$0.00	\$0.00	\$249.40
01 023600700	423 7th St #207	Res	854	0	0	\$269.27	\$0.00	\$0.00	\$269.27
01 023600800	423 7th St #208	Res	1105	0	0	\$348.41	\$0.00	\$0.00	\$348.41
01 023600900	423 7th St #209	Res	995	0	0	\$313.73	\$0.00	\$0.00	\$313.73
01 023601000	423 7th St #210	Res	1176	0	0	\$370.80	\$0.00	\$0.00	\$370.80
01 023601100	423 7th St #211	Res	905	0	0	\$285.35	\$0.00	\$0.00	\$285.35
01 023601200	423 7th St #212	Res	1185	0	0	\$373.63	\$0.00	\$0.00	\$373.63
01 023601300	423 7th St #213	Res	1253	0	0	\$395.07	\$0.00	\$0.00	\$395.07
01 023601400	423 7th St #214	Res	902	0	0	\$284.40	\$0.00	\$0.00	\$284.40
01 023601500	423 7th St #215	Res	1246	0	0	\$392.87	\$0.00	\$0.00	\$392.87
01 023601600	423 7th St #218	Res	966	0	0	\$304.58	\$0.00	\$0.00	\$304.58
01 023601700	423 7th St #220	Res	785	0	0	\$247.51	\$0.00	\$0.00	\$247.51
01 023700100	423 7th St #301	Res	848	0	0	\$267.38	\$0.00	\$0.00	\$267.38
01 023700200	423 7th St #302	Res	1376	0	0	\$433.86	\$0.00	\$0.00	\$433.86
01 023700300	423 7th St #303	Res	1158	0	0	\$365.12	\$0.00	\$0.00	\$365.12
01 023700400	423 7th St #304	Res	1331	0	0	\$419.67	\$0.00	\$0.00	\$419.67
01 023700500	423 7th St #305	Res	854	0	0	\$269.27	\$0.00	\$0.00	\$269.27
01 023700600	423 7th St #306	Res	791	0	0	\$249.40	\$0.00	\$0.00	\$249.40
01 023700700	423 7th St #307	Res	854	0	0	\$269.27	\$0.00	\$0.00	\$269.27
01 023700800	423 7th St #308	Res	1105	0	0	\$348.41	\$0.00	\$0.00	\$348.41
01 023700900	423 7th St #309	Res	995	0	0	\$313.73	\$0.00	\$0.00	\$313.73
01 023701000	423 7th St #310	Res	1176	0	0	\$370.80	\$0.00	\$0.00	\$370.80
01 023701100	423 7th St #311	Res	905	0	0	\$285.35	\$0.00	\$0.00	\$285.35

APN	SITE ADDRESS	LAND USE	Assessable Footages			2018/19 Assessments			
			Bldg SF	Lot Sz	Frontage	Bldg \$	Lot \$	Linear \$	Total \$
001 023701200	423 7th St #312	Res	1185	0	0	\$373.63	\$0.00	\$0.00	\$373.63
001 023701300	423 7th St #313	Res	1235	0	0	\$389.40	\$0.00	\$0.00	\$389.40
001 023701400	423 7th St #314	Res	902	0	0	\$284.40	\$0.00	\$0.00	\$284.40
001 023701500	423 7th St #315	Res	1246	0	0	\$392.87	\$0.00	\$0.00	\$392.87
001 023701600	423 7th St #318	Res	966	0	0	\$304.58	\$0.00	\$0.00	\$304.58
001 023701700	423 7th St #320	Res	785	0	0	\$247.51	\$0.00	\$0.00	\$247.51
001 023701800	423 7th St #416	Res	848	0	0	\$267.38	\$0.00	\$0.00	\$267.38
001 023701900	423 7th St #417	Res	1376	0	0	\$433.86	\$0.00	\$0.00	\$433.86
001 023702000	423 7th St #419	Res	1158	0	0	\$365.12	\$0.00	\$0.00	\$365.12
001 023702100	423 7th St #421	Res	1331	0	0	\$419.67	\$0.00	\$0.00	\$419.67
001 023800100	423 7th St #401	Res	854	0	0	\$269.27	\$0.00	\$0.00	\$269.27
001 023800200	423 7th St #402	Res	791	0	0	\$249.40	\$0.00	\$0.00	\$249.40
001 023800300	423 7th St #403	Res	854	0	0	\$269.27	\$0.00	\$0.00	\$269.27
001 023800400	423 7th St #404	Res	1105	0	0	\$348.41	\$0.00	\$0.00	\$348.41
001 023800500	423 7th St #405	Res	995	0	0	\$313.73	\$0.00	\$0.00	\$313.73
001 023800600	423 7th St #406	Res	791	0	0	\$249.40	\$0.00	\$0.00	\$249.40
001 023800700	423 7th St #407	Res	905	0	0	\$285.35	\$0.00	\$0.00	\$285.35
001 023800800	423 7th St #408	Res	1185	0	0	\$373.63	\$0.00	\$0.00	\$373.63
001 023800900	423 7th St #409	Res	1253	0	0	\$395.07	\$0.00	\$0.00	\$395.07
001 023801000	423 7th St #410	Res	1176	0	0	\$370.80	\$0.00	\$0.00	\$370.80
001 023801100	423 7th St #411	Res	805	0	0	\$253.82	\$0.00	\$0.00	\$253.82
001 023801200	423 7th St #412	Res	1636	0	0	\$515.83	\$0.00	\$0.00	\$515.83
001 023801300	423 7th St #413	Res	1253	0	0	\$395.07	\$0.00	\$0.00	\$395.07
001 023801400	423 7th St #414	Res	966	0	0	\$304.58	\$0.00	\$0.00	\$304.58
001 023801500	423 7th St #415	Res	1253	0	0	\$395.07	\$0.00	\$0.00	\$395.07
001 023801600	423 7th St #418	Res	785	0	0	\$247.51	\$0.00	\$0.00	\$247.51
001 023801700	423 7th St #420	Res	1636	0	0	\$515.83	\$0.00	\$0.00	\$515.83
001 023900100	423 7th St #501	Res	848	0	0	\$267.38	\$0.00	\$0.00	\$267.38
001 023900200	423 7th St #502	Res	1376	0	0	\$433.86	\$0.00	\$0.00	\$433.86
001 023900300	423 7th St #503	Res	1158	0	0	\$365.12	\$0.00	\$0.00	\$365.12
001 023900400	423 7th St #504	Res	1331	0	0	\$419.67	\$0.00	\$0.00	\$419.67
001 023900500	423 7th St #505	Res	854	0	0	\$269.27	\$0.00	\$0.00	\$269.27
001 023900600	423 7th St #506	Res	791	0	0	\$249.40	\$0.00	\$0.00	\$249.40
001 023900700	423 7th St #507	Res	854	0	0	\$269.27	\$0.00	\$0.00	\$269.27
001 023900800	423 7th St #508	Res	1105	0	0	\$348.41	\$0.00	\$0.00	\$348.41
001 023900900	423 7th St #509	Res	995	0	0	\$313.73	\$0.00	\$0.00	\$313.73
001 023901000	423 7th St #510	Res	1176	0	0	\$370.80	\$0.00	\$0.00	\$370.80
001 023901100	423 7th St #511	Res	905	0	0	\$285.35	\$0.00	\$0.00	\$285.35
001 023901200	423 7th St #512	Res	1185	0	0	\$373.63	\$0.00	\$0.00	\$373.63
001 023901300	423 7th St #513	Res	1253	0	0	\$395.07	\$0.00	\$0.00	\$395.07
001 023901400	423 7th St #514	Res	902	0	0	\$284.40	\$0.00	\$0.00	\$284.40
001 023901500	423 7th St #515	Res	1246	0	0	\$392.87	\$0.00	\$0.00	\$392.87
001 023901600	423 7th St #516	Res	862	0	0	\$271.79	\$0.00	\$0.00	\$271.79
001 023901700	423 7th St #517	Res	874	0	0	\$275.57	\$0.00	\$0.00	\$275.57
001 023901800	423 7th St #518	Res	966	0	0	\$304.58	\$0.00	\$0.00	\$304.58
001 023901900	423 7th St #519	Res	874	0	0	\$275.57	\$0.00	\$0.00	\$275.57
001 023902000	423 7th St #520	Res	785	0	0	\$247.51	\$0.00	\$0.00	\$247.51
001 023902100	423 7th St #521	Res	862	0	0	\$271.79	\$0.00	\$0.00	\$271.79
001 024000100	423 7th St #601	Res	848	0	0	\$267.38	\$0.00	\$0.00	\$267.38
001 024000200	423 7th St #602	Res	1376	0	0	\$433.86	\$0.00	\$0.00	\$433.86
001 024000300	423 7th St #603	Res	1158	0	0	\$365.12	\$0.00	\$0.00	\$365.12
001 024000400	423 7th St #604	Res	1331	0	0	\$419.67	\$0.00	\$0.00	\$419.67
001 024000500	423 7th St #605	Res	854	0	0	\$269.27	\$0.00	\$0.00	\$269.27
001 024000600	423 7th St #606	Res	791	0	0	\$249.40	\$0.00	\$0.00	\$249.40
001 024000700	423 7th St #607	Res	854	0	0	\$269.27	\$0.00	\$0.00	\$269.27
001 024000800	423 7th St #608	Res	1105	0	0	\$348.41	\$0.00	\$0.00	\$348.41
001 024000900	423 7th St #609	Res	995	0	0	\$313.73	\$0.00	\$0.00	\$313.73
001 024001000	423 7th St #610	Res	1176	0	0	\$370.80	\$0.00	\$0.00	\$370.80
001 024001100	423 7th St #611	Res	905	0	0	\$285.35	\$0.00	\$0.00	\$285.35
001 024001200	423 7th St #612	Res	1185	0	0	\$373.63	\$0.00	\$0.00	\$373.63
001 024001300	423 7th St #613	Res	1253	0	0	\$395.07	\$0.00	\$0.00	\$395.07
001 024001400	423 7th St #614	Res	902	0	0	\$284.40	\$0.00	\$0.00	\$284.40
001 024001500	423 7th St #615	Res	1246	0	0	\$392.87	\$0.00	\$0.00	\$392.87
001 024100100	423 7th St #701	Res	812	0	0	\$256.03	\$0.00	\$0.00	\$256.03
001 024100200	423 7th St #702	Res	1320	0	0	\$416.20	\$0.00	\$0.00	\$416.20
001 024100300	423 7th St #703	Res	1110	0	0	\$349.99	\$0.00	\$0.00	\$349.99

APN	SITE ADDRESS	LAND USE	Assessable Footages			2018/19 Assessments			
			Bldg SF	Lot Sz	Frontage	Bldg \$	Lot \$	Linear \$	Total \$
001 024100400	423 7th St #704	Res	1279	0	0	\$403.27	\$0.00	\$0.00	\$403.27
001 024100500	423 7th St #705	Res	819	0	0	\$258.23	\$0.00	\$0.00	\$258.23
001 024100600	423 7th St #706	Res	770	0	0	\$242.78	\$0.00	\$0.00	\$242.78
001 024100700	423 7th St #707	Res	819	0	0	\$258.23	\$0.00	\$0.00	\$258.23
001 024100800	423 7th St #708	Res	1060	0	0	\$334.22	\$0.00	\$0.00	\$334.22
001 024100900	423 7th St #709	Res	913	0	0	\$287.87	\$0.00	\$0.00	\$287.87
001 024101000	423 7th St #710	Res	1124	0	0	\$354.40	\$0.00	\$0.00	\$354.40
001 024101100	423 7th St #711	Res	905	0	0	\$285.35	\$0.00	\$0.00	\$285.35
001 024101200	423 7th St #712	Res	1133	0	0	\$357.24	\$0.00	\$0.00	\$357.24
001 024101300	423 7th St #713	Res	1202	0	0	\$378.99	\$0.00	\$0.00	\$378.99
001 024101400	423 7th St #714	Res	828	0	0	\$261.07	\$0.00	\$0.00	\$261.07
001 024101500	423 7th St #715	Res	1194	0	0	\$376.47	\$0.00	\$0.00	\$376.47
001 024200100	423 7th St #801	Res	812	0	0	\$256.03	\$0.00	\$0.00	\$256.03
001 024200200	423 7th St #802	Res	1320	0	0	\$416.20	\$0.00	\$0.00	\$416.20
001 024200300	423 7th St #803	Res	1110	0	0	\$349.99	\$0.00	\$0.00	\$349.99
001 024200400	423 7th St #804	Res	1279	0	0	\$403.27	\$0.00	\$0.00	\$403.27
001 024200500	423 7th St #805	Res	819	0	0	\$258.23	\$0.00	\$0.00	\$258.23
001 024200600	423 7th St #806	Res	770	0	0	\$242.78	\$0.00	\$0.00	\$242.78
001 024200700	423 7th St #807	Res	819	0	0	\$258.23	\$0.00	\$0.00	\$258.23
001 024200800	423 7th St #808	Res	1060	0	0	\$334.22	\$0.00	\$0.00	\$334.22
001 024200900	423 7th St #809	Res	913	0	0	\$287.87	\$0.00	\$0.00	\$287.87
001 024201000	423 7th St #810	Res	1124	0	0	\$354.40	\$0.00	\$0.00	\$354.40
001 024201100	423 7th St #811	Res	905	0	0	\$285.35	\$0.00	\$0.00	\$285.35
001 024201200	423 7th St #812	Res	1133	0	0	\$357.24	\$0.00	\$0.00	\$357.24
001 024201300	423 7th St #813	Res	1202	0	0	\$378.99	\$0.00	\$0.00	\$378.99
001 024201400	423 7th St #814	Res	828	0	0	\$261.07	\$0.00	\$0.00	\$261.07
001 024201500	423 7th St #815	Res	1194	0	0	\$376.47	\$0.00	\$0.00	\$376.47
001 024300100	423 7th St #901	Res	812	0	0	\$256.03	\$0.00	\$0.00	\$256.03
001 024300200	423 7th St #902	Res	1320	0	0	\$416.20	\$0.00	\$0.00	\$416.20
001 024300300	423 7th St #903	Res	1110	0	0	\$349.99	\$0.00	\$0.00	\$349.99
001 024300400	423 7th St #904	Res	1279	0	0	\$403.27	\$0.00	\$0.00	\$403.27
001 024300500	423 7th St #905	Res	819	0	0	\$258.23	\$0.00	\$0.00	\$258.23
001 024300600	423 7th St #906	Res	770	0	0	\$242.78	\$0.00	\$0.00	\$242.78
001 024300700	423 7th St #907	Res	819	0	0	\$258.23	\$0.00	\$0.00	\$258.23
001 024300800	423 7th St #908	Res	1060	0	0	\$334.22	\$0.00	\$0.00	\$334.22
001 024300900	423 7th St #909	Res	913	0	0	\$287.87	\$0.00	\$0.00	\$287.87
001 024301000	423 7th St #910	Res	1124	0	0	\$354.40	\$0.00	\$0.00	\$354.40
001 024301100	423 7th St #911	Res	905	0	0	\$285.35	\$0.00	\$0.00	\$285.35
001 024301200	423 7th St #912	Res	1133	0	0	\$357.24	\$0.00	\$0.00	\$357.24
001 024301300	423 7th St #913	Res	1202	0	0	\$378.99	\$0.00	\$0.00	\$378.99
001 024301400	423 7th St #914	Res	828	0	0	\$261.07	\$0.00	\$0.00	\$261.07
001 024301500	423 7th St #915	Res	1194	0	0	\$376.47	\$0.00	\$0.00	\$376.47
002 002700700	601 E 12Th St	Comm	0	60000	1000	\$0.00	\$10,448.63	\$17,623.00	\$28,071.63
002 003301501	555 12Th St #250	Comm	676596	60000	1000	\$58,912.52	\$10,448.63	\$17,623.00	\$86,984.16
002 003701900	521 E 10Th St	Parking	0	5400	87	\$0.00	\$940.38	\$1,533.20	\$2,473.58
002 003701900	521 10th St	Parking	0	5400	87	\$0.00	\$940.38	\$1,533.20	\$2,473.58
002 003702000	901 Washington St #2	Comm	43208	43208	697	\$3,762.20	\$7,524.41	\$12,283.23	\$23,569.84
002 003702000	901 Washington St #2	Comm	43208	43208	697	\$3,762.20	\$7,524.41	\$12,283.23	\$23,569.84
002 003702100	918 Clay St	Comm	15813	0	0	\$1,376.87	\$0.00	\$0.00	\$1,376.87
002 003702100	918 Clay St	Res	15813	0	0	\$4,985.87	\$0.00	\$0.00	\$4,985.87
002 003702300	917 Washington St #5	Comm	0	13427	216	\$0.00	\$2,338.23	\$3,806.57	\$6,144.80
002 003702300	917 Washington St #5	Comm	0	13427	216	\$0.00	\$2,338.23	\$3,806.57	\$6,144.80
002 003702600	930 Clay St #F	Res	1107	0	0	\$349.04	\$0.00	\$0.00	\$349.04
002 003702700	930 Clay St #G	Res	1107	0	0	\$349.04	\$0.00	\$0.00	\$349.04
002 003702800	930 Clay St #H	Res	1107	0	0	\$349.04	\$0.00	\$0.00	\$349.04
002 003702900	930 Clay St #J	Res	1447	0	0	\$456.24	\$0.00	\$0.00	\$456.24
002 003703000	930 Clay St #K	Res	1447	0	0	\$456.24	\$0.00	\$0.00	\$456.24
002 003703100	930 Clay St #M	Res	729	0	0	\$229.86	\$0.00	\$0.00	\$229.86
002 003703200	930 Clay St #N	Res	826	0	0	\$260.44	\$0.00	\$0.00	\$260.44
002 003703300	930 Clay St #Q	Res	1221	0	0	\$384.98	\$0.00	\$0.00	\$384.98
002 003703400	930 Clay St #L	Res	717	0	0	\$226.07	\$0.00	\$0.00	\$226.07
002 003703500	930 Clay St #P	Res	650	0	0	\$204.95	\$0.00	\$0.00	\$204.95
002 003703600	930 Clay St #R	Res	858	0	0	\$270.53	\$0.00	\$0.00	\$270.53
002 003703700	930 Clay St #S	Res	955	0	0	\$301.11	\$0.00	\$0.00	\$301.11
002 003703800	930 Clay St #T	Res	955	0	0	\$301.11	\$0.00	\$0.00	\$301.11
002 003703900	930 Clay St #U	Res	955	0	0	\$301.11	\$0.00	\$0.00	\$301.11

PN	SITE ADDRESS	LAND USE	Assessable Footages			2018/19 Assessments			
			Bldg SF	Lot Sz	Frontage	Bldg \$	Lot \$	Linear \$	Total \$
02 003704000	930 Clay St	Res	955	0	0	\$301.11	\$0.00	\$0.00	\$301.11
02 003704100	930 Clay St #16	Res	856	0	0	\$269.90	\$0.00	\$0.00	\$269.90
02 003704200	930 Clay St	Res	829	0	0	\$261.39	\$0.00	\$0.00	\$261.39
02 003704300	930 Clay St #C	Res	829	0	0	\$261.39	\$0.00	\$0.00	\$261.39
02 003704400	930 Clay St #D	Res	1067	0	0	\$336.43	\$0.00	\$0.00	\$336.43
02 003704500	930 Clay St	Res	1169	0	0	\$368.59	\$0.00	\$0.00	\$368.59
02 004700300	493 10Th St	Comm	21621	4875	140	\$1,882.58	\$848.95	\$2,467.22	\$5,198.75
02 004700400	493 10Th St	Comm	2882	750	0	\$250.94	\$130.61	\$0.00	\$381.55
02 004700500	487 10Th St	Comm	0	5000	50	\$0.00	\$870.72	\$881.15	\$1,751.87
02 004700600	469 10Th St	Comm	0	7471	75	\$0.00	\$1,301.03	\$1,321.72	\$2,622.75
02 004700700	933 Broadway	Comm	19295	10029	200	\$1,680.05	\$1,746.49	\$3,524.60	\$6,951.14
02 004700800	901 Broadway	Comm	19069	10000	200	\$1,660.37	\$1,741.44	\$3,524.60	\$6,926.41
02 004700900	478 9Th St	Comm	21183	7583	76	\$1,844.44	\$1,320.53	\$1,339.35	\$4,504.33
02 004701000	492 9Th St	Comm	19392	5953	60	\$1,688.50	\$1,036.68	\$1,057.38	\$3,782.56
02 004701100	902 Washington St	Comm	17992	6516	165	\$1,566.60	\$1,134.72	\$2,907.79	\$5,609.11
02 004701200	922 Washington St	Comm	0	248	0	\$0.00	\$43.19	\$0.00	\$43.19
02 004701300	922 Washington St	Comm	0	1609	25	\$0.00	\$280.20	\$440.57	\$720.77
02 005100100	1226 Broadway	Comm	49453	15000	250	\$4,305.97	\$2,612.16	\$4,405.75	\$11,323.88
02 005100200	409 13Th St	Comm	52120	9000	90	\$4,538.19	\$1,567.29	\$1,586.07	\$7,691.55
02 005100300	401 13Th St	Comm	36000	6000	160	\$3,134.59	\$1,044.86	\$2,819.68	\$6,999.13
02 005100400	406 12Th St	Comm	42408	15000	250	\$3,692.55	\$2,612.16	\$4,405.75	\$10,710.45
02 005100500	1212 Broadway	Comm	106210	15000	250	\$9,247.91	\$2,612.16	\$4,405.75	\$16,265.82
02 005100602	1100 Broadway	Comm	0	22003	420	\$0.00	\$3,831.69	\$7,401.66	\$11,233.35
02 005101301	1111 Franklin St	Govt	206000	38000	580	\$14,138.80	\$5,216.25	\$8,057.03	\$27,412.08
02 005300100	1330 Broadway	Comm	328427	22700	327	\$28,596.78	\$3,953.07	\$5,762.72	\$38,312.56
02 005300200	405 14Th St	Comm	95216	7300	173	\$8,290.64	\$1,271.25	\$3,048.78	\$12,610.67
02 005300301	1305 Franklin St	Comm	31780	7500	175	\$2,767.15	\$1,306.08	\$3,084.02	\$7,157.25
02 005300500	414 13Th St	Comm	23478	3750	38	\$2,044.27	\$653.04	\$669.67	\$3,366.99
02 005300600	420 13Th St	Comm	15660	8750	88	\$1,363.55	\$1,523.76	\$1,550.82	\$4,438.13
02 005300800	1308 Broadway	Comm	9280	5000	50	\$808.03	\$870.72	\$881.15	\$2,559.90
02 005301000	428 13Th St	Comm	2500	417	12	\$217.68	\$72.62	\$211.48	\$501.77
02 005301100	428 13Th St	Comm	1397	417	12	\$121.64	\$72.62	\$211.48	\$405.73
02 005301200	428 13Th St	Comm	4540	417	12	\$395.31	\$72.62	\$211.48	\$679.40
02 005301300	428 13Th St	Comm	4540	417	12	\$395.31	\$72.62	\$211.48	\$679.40
02 005301400	428 13Th St	Comm	4540	417	12	\$395.31	\$72.62	\$211.48	\$679.40
02 005301500	428 13Th St	Comm	4540	417	12	\$395.31	\$72.62	\$211.48	\$679.40
02 005301600	428 13Th St	Comm	4540	417	12	\$395.31	\$72.62	\$211.48	\$679.40
02 005301700	428 13Th St	Comm	4540	417	12	\$395.31	\$72.62	\$211.48	\$679.40
02 005301800	428 13Th St	Comm	4540	417	12	\$395.31	\$72.62	\$211.48	\$679.40
02 005301900	428 13Th St	Comm	4540	417	12	\$395.31	\$72.62	\$211.48	\$679.40
02 005302000	428 13Th St	Comm	4540	417	12	\$395.31	\$72.62	\$211.48	\$679.40
02 005302100	428 13Th St	Comm	4540	417	12	\$395.31	\$72.62	\$211.48	\$679.40
02 005500100	1314 Franklin St	Parking	0	60000	1000	\$0.00	\$10,448.63	\$17,623.00	\$28,071.63
02 005700100	393 13Th St	Govt	10663	5000	150	\$731.85	\$686.35	\$2,083.71	\$3,501.92
02 005700200	375 13Th St	Comm	33949	5000	50	\$2,956.01	\$870.72	\$881.15	\$4,707.87
02 005700301	363 13Th St	Comm	6652	3000	30	\$579.20	\$522.43	\$528.69	\$1,630.32
02 005700402	1225 Webster St	Parking	0	12000	120	\$0.00	\$2,089.73	\$2,114.76	\$4,204.49
02 005700800	392 12Th St	Comm	75862	10000	100	\$6,605.45	\$1,741.44	\$1,762.30	\$10,109.19
02 005700900	1220 Franklin St	Govt	10663	5000	50	\$731.85	\$686.35	\$694.57	\$2,112.77
02 005701800	392 11Th St	Comm	21100	3750	38	\$1,837.22	\$653.04	\$669.67	\$3,159.93
02 005701900	1110 Franklin St	Comm	11875	6250	63	\$1,033.98	\$1,088.40	\$1,110.25	\$3,232.63
02 005702200	381 12Th St	Comm	16788	2100	30	\$1,461.76	\$365.70	\$528.69	\$2,356.16
02 005702300	377 12Th St	Comm	16788	2100	30	\$1,461.76	\$365.70	\$528.69	\$2,356.16
02 005702400	Franklin St	Comm	0	3000	30	\$0.00	\$522.43	\$528.69	\$1,051.12
02 005702500	1126 Franklin St	Comm	0	0	55	\$0.00	\$0.00	\$969.26	\$969.26
02 005702600	1126 Franklin St	Comm	0	0	55	\$0.00	\$0.00	\$969.26	\$969.26
02 006300100	1218 Webster St	Comm	0	12236	100	\$0.00	\$2,130.82	\$1,762.30	\$3,893.12
02 006500100	347 14Th St	Comm	4642	5000	50	\$404.19	\$870.72	\$881.15	\$2,156.06
02 006501100	344 13Th St	Comm	29888	5000	50	\$2,602.41	\$870.72	\$881.15	\$4,354.28
02 006501200	Webster St	Parking	0	5000	50	\$0.00	\$870.72	\$881.15	\$1,751.87
02 006501300	1322 Webster St	Comm	22187	5000	50	\$1,931.87	\$870.72	\$881.15	\$3,683.73
02 009400100	Broadway	Comm	0	88943	883	\$0.00	\$15,488.88	\$15,561.11	\$31,049.99
02 009500100	1000 Broadway	Comm	359978	0	0	\$31,343.98	\$0.00	\$0.00	\$31,343.98
02 009600300	988 Broadway	Comm	98000	37342	418	\$8,533.05	\$6,502.88	\$7,366.41	\$22,402.34
02 009700100	1333 Broadway	Comm	246928	40825	420	\$21,500.50	\$7,109.42	\$7,401.66	\$36,011.58
02 009702300	505 14Th St	Comm	169587	21203	188	\$14,766.27	\$3,692.37	\$3,313.12	\$21,771.77

APN	SITE ADDRESS	LAND USE	Assessable Footages			2018/19 Assessments			
			Bldg SF	Lot Sz	Frontage	Bldg \$	Lot \$	Linear \$	Total \$
02 009702400	475 14Th St	Govt	182092	23263	167	\$12,497.87	\$3,193.31	\$2,319.87	\$18,011.05
02 009703100	1200 Clay St	Comm	79964	32926	460	\$6,962.62	\$5,733.86	\$8,106.58	\$20,803.06
02 009703200	1200 Clay St	Comm	0	6424	40	\$0.00	\$1,118.70	\$704.92	\$1,823.62
02 009703300	1300 Clay St	Comm	205969	29118	324	\$17,934.12	\$5,070.72	\$5,709.85	\$28,714.69
02 009703400	499 14Th St	Comm	56827	46610	0	\$4,948.04	\$8,116.85	\$0.00	\$13,064.88
02 009703500	500 12Th St	Comm	31019	17604	50	\$2,700.88	\$3,065.63	\$881.15	\$6,647.66
02 009703600	500 12Th St	Comm	27598	13975	50	\$2,403.01	\$2,433.66	\$881.15	\$5,717.82
02 009703700	500 12Th St	Comm	53310	30868	100	\$4,641.80	\$5,375.47	\$1,762.30	\$11,779.58
02 009703800	11Th St	Govt	0	24484	550	\$0.00	\$3,360.92	\$7,640.28	\$11,001.20
02 009703900	11Th St	Govt	0	18785	110	\$0.00	\$2,578.61	\$1,528.06	\$4,106.67
02 009704000	11Th St	Govt	0	10963	110	\$0.00	\$1,504.89	\$1,528.06	\$3,032.95
02 009704100	11Th St	Parking	0	18997	180	\$0.00	\$3,308.21	\$3,172.14	\$6,480.35
02 009704200	1111 Broadway	Comm	551289	47045	860	\$48,001.80	\$8,192.60	\$15,155.78	\$71,350.18
02 009704400	1221 Broadway	Comm	568722	43219	404	\$49,519.73	\$7,526.32	\$7,119.69	\$64,165.74
02 009704500	1327 Broadway	Govt	0	18971	104	\$0.00	\$2,604.15	\$1,444.71	\$4,048.85
02 009800100	Clay St	Govt	71308	102155	806	\$4,894.22	\$14,022.80	\$11,196.49	\$30,113.51
02 009800200	1011 Broadway	Govt	354000	44866	584	\$24,296.77	\$6,158.75	\$8,112.59	\$38,568.11
02 009800300	11Th St	Govt	0	400	45	\$0.00	\$54.91	\$625.11	\$680.02
02 009900101	11Th St	Comm	0	17826	400	\$0.00	\$3,104.29	\$7,049.20	\$10,153.49
02 010100100	9Th St	Govt	0	13406	55	\$0.00	\$1,840.24	\$764.03	\$2,604.27
02 010100200	9Th St	Comm	0	159	30	\$0.00	\$27.69	\$528.69	\$556.38
02 010100300	9Th St	Comm	0	9527	222	\$0.00	\$1,659.07	\$3,912.31	\$5,571.37
02 010200100	989 Franklin St #301	Res	533	0	0	\$168.06	\$0.00	\$0.00	\$168.06
02 010200200	989 Franklin St #302	Res	614	0	0	\$193.60	\$0.00	\$0.00	\$193.60
02 010200300	989 Franklin St #303	Res	533	0	0	\$168.06	\$0.00	\$0.00	\$168.06
02 010200400	989 Franklin St #305	Res	533	0	0	\$168.06	\$0.00	\$0.00	\$168.06
02 010200500	989 Franklin St #306	Res	524	0	0	\$165.22	\$0.00	\$0.00	\$165.22
02 010200600	989 Franklin St #307	Res	533	0	0	\$168.06	\$0.00	\$0.00	\$168.06
02 010200700	989 Franklin St #308	Res	976	0	0	\$307.73	\$0.00	\$0.00	\$307.73
02 010200800	989 Franklin St #309	Res	1060	0	0	\$334.22	\$0.00	\$0.00	\$334.22
02 010200900	989 Franklin St #310	Res	524	0	0	\$165.22	\$0.00	\$0.00	\$165.22
02 010201000	989 Franklin St #311	Res	642	0	0	\$202.42	\$0.00	\$0.00	\$202.42
02 010201100	989 Franklin St #312	Res	524	0	0	\$165.22	\$0.00	\$0.00	\$165.22
02 010201200	989 Franklin St #313	Res	641	0	0	\$202.11	\$0.00	\$0.00	\$202.11
02 010201300	989 Franklin St #315	Res	612	0	0	\$192.96	\$0.00	\$0.00	\$192.96
02 010201400	989 Franklin St #316	Res	524	0	0	\$165.22	\$0.00	\$0.00	\$165.22
02 010201500	989 Franklin St #317	Res	920	0	0	\$290.08	\$0.00	\$0.00	\$290.08
02 010201600	989 Franklin St #318	Res	984	0	0	\$310.26	\$0.00	\$0.00	\$310.26
02 010201700	989 Franklin St #319	Res	1119	0	0	\$352.82	\$0.00	\$0.00	\$352.82
02 010201800	989 Franklin St #320	Res	524	0	0	\$165.22	\$0.00	\$0.00	\$165.22
02 010201900	989 Franklin St #321	Res	524	0	0	\$165.22	\$0.00	\$0.00	\$165.22
02 010202000	989 Franklin St #322	Res	614	0	0	\$193.60	\$0.00	\$0.00	\$193.60
02 010202100	989 Franklin St #323	Res	571	0	0	\$180.04	\$0.00	\$0.00	\$180.04
02 010202200	989 Franklin St #325	Res	826	0	0	\$260.44	\$0.00	\$0.00	\$260.44
02 010300100	989 Franklin St #401	Res	533	0	0	\$168.06	\$0.00	\$0.00	\$168.06
02 010300200	989 Franklin St #402	Res	614	0	0	\$193.60	\$0.00	\$0.00	\$193.60
02 010300300	989 Franklin St #403	Res	533	0	0	\$168.06	\$0.00	\$0.00	\$168.06
02 010300400	989 Franklin St #405	Res	533	0	0	\$168.06	\$0.00	\$0.00	\$168.06
02 010300500	989 Franklin St #406	Res	524	0	0	\$165.22	\$0.00	\$0.00	\$165.22
02 010300600	989 Franklin St #407	Res	533	0	0	\$168.06	\$0.00	\$0.00	\$168.06
02 010300700	989 Franklin St #408	Res	976	0	0	\$307.73	\$0.00	\$0.00	\$307.73
02 010300800	989 Franklin St #409	Res	1060	0	0	\$334.22	\$0.00	\$0.00	\$334.22
02 010300900	989 Franklin St #410	Res	524	0	0	\$165.22	\$0.00	\$0.00	\$165.22
02 010301000	989 Franklin St #411	Res	642	0	0	\$202.42	\$0.00	\$0.00	\$202.42
02 010301100	989 Franklin St #412	Res	524	0	0	\$165.22	\$0.00	\$0.00	\$165.22
02 010301200	989 Franklin St #413	Res	641	0	0	\$202.11	\$0.00	\$0.00	\$202.11
02 010301300	989 Franklin St #415	Res	612	0	0	\$192.96	\$0.00	\$0.00	\$192.96
02 010301400	989 Franklin St #416	Res	524	0	0	\$165.22	\$0.00	\$0.00	\$165.22
02 010301500	989 Franklin St #417	Res	920	0	0	\$290.08	\$0.00	\$0.00	\$290.08
02 010301600	989 Franklin St #418	Res	984	0	0	\$310.26	\$0.00	\$0.00	\$310.26
02 010301700	989 Franklin St #419	Res	1119	0	0	\$352.82	\$0.00	\$0.00	\$352.82
02 010301800	989 Franklin St #420	Res	524	0	0	\$165.22	\$0.00	\$0.00	\$165.22
02 010301900	989 Franklin St #421	Res	524	0	0	\$165.22	\$0.00	\$0.00	\$165.22
02 010302000	989 Franklin St #422	Res	614	0	0	\$193.60	\$0.00	\$0.00	\$193.60
02 010302100	989 Franklin St #423	Res	571	0	0	\$180.04	\$0.00	\$0.00	\$180.04
02 010302200	989 Franklin St #425	Res	826	0	0	\$260.44	\$0.00	\$0.00	\$260.44

PN	SITE ADDRESS	LAND USE	Assessable Footages			2018/19 Assessments			
			Bldg SF	Lot Sz	Frontage	Bldg \$	Lot \$	Linear \$	Total \$
02 010400100	989 Franklin St #501	Res	533	0	0	\$168.06	\$0.00	\$0.00	\$168.06
02 010400200	989 Franklin St #502	Res	614	0	0	\$193.60	\$0.00	\$0.00	\$193.60
02 010400300	989 Franklin St #503	Res	533	0	0	\$168.06	\$0.00	\$0.00	\$168.06
02 010400400	989 Franklin St #505	Res	533	0	0	\$168.06	\$0.00	\$0.00	\$168.06
02 010400500	989 Franklin St #506	Res	524	0	0	\$165.22	\$0.00	\$0.00	\$165.22
02 010400600	989 Franklin St #507	Res	533	0	0	\$168.06	\$0.00	\$0.00	\$168.06
02 010400700	989 Franklin St #508	Res	976	0	0	\$307.73	\$0.00	\$0.00	\$307.73
02 010400800	989 Franklin St #509	Res	1060	0	0	\$334.22	\$0.00	\$0.00	\$334.22
02 010400900	989 Franklin St #510	Res	524	0	0	\$165.22	\$0.00	\$0.00	\$165.22
02 010401000	989 Franklin St #511	Res	642	0	0	\$202.42	\$0.00	\$0.00	\$202.42
02 010401100	989 Franklin St #512	Res	524	0	0	\$165.22	\$0.00	\$0.00	\$165.22
02 010401200	989 Franklin St #513	Res	641	0	0	\$202.11	\$0.00	\$0.00	\$202.11
02 010401300	989 Franklin St #515	Res	612	0	0	\$192.96	\$0.00	\$0.00	\$192.96
02 010401400	989 Franklin St #516	Res	524	0	0	\$165.22	\$0.00	\$0.00	\$165.22
02 010401500	989 Franklin St #517	Res	920	0	0	\$290.08	\$0.00	\$0.00	\$290.08
02 010401600	989 Franklin St #518	Res	984	0	0	\$310.26	\$0.00	\$0.00	\$310.26
02 010401700	989 Franklin St #519	Res	1119	0	0	\$352.82	\$0.00	\$0.00	\$352.82
02 010401800	989 Franklin St #520	Res	524	0	0	\$165.22	\$0.00	\$0.00	\$165.22
02 010401900	989 Franklin St #521	Res	524	0	0	\$165.22	\$0.00	\$0.00	\$165.22
02 010402000	989 Franklin St #522	Res	614	0	0	\$193.60	\$0.00	\$0.00	\$193.60
02 010402100	989 Franklin St #523	Res	571	0	0	\$180.04	\$0.00	\$0.00	\$180.04
02 010402200	989 Franklin St #525	Res	826	0	0	\$260.44	\$0.00	\$0.00	\$260.44
02 010500100	989 Franklin St #601	Res	533	0	0	\$168.06	\$0.00	\$0.00	\$168.06
02 010500200	989 Franklin St #602	Res	614	0	0	\$193.60	\$0.00	\$0.00	\$193.60
02 010500300	989 Franklin St #603	Res	533	0	0	\$168.06	\$0.00	\$0.00	\$168.06
02 010500400	989 Franklin St #605	Res	533	0	0	\$168.06	\$0.00	\$0.00	\$168.06
02 010500500	989 Franklin St #606	Res	524	0	0	\$165.22	\$0.00	\$0.00	\$165.22
02 010500600	989 Franklin St #607	Res	533	0	0	\$168.06	\$0.00	\$0.00	\$168.06
02 010500700	989 Franklin St #608	Res	976	0	0	\$307.73	\$0.00	\$0.00	\$307.73
02 010500800	989 Franklin St #609	Res	1060	0	0	\$334.22	\$0.00	\$0.00	\$334.22
02 010500900	989 Franklin St #610	Res	524	0	0	\$165.22	\$0.00	\$0.00	\$165.22
02 010501000	989 Franklin St #611	Res	642	0	0	\$202.42	\$0.00	\$0.00	\$202.42
02 010501100	989 Franklin St #612	Res	524	0	0	\$165.22	\$0.00	\$0.00	\$165.22
02 010501200	989 Franklin St #613	Res	641	0	0	\$202.11	\$0.00	\$0.00	\$202.11
02 010501300	989 Franklin St #615	Res	612	0	0	\$192.96	\$0.00	\$0.00	\$192.96
02 010501400	989 Franklin St #616	Res	524	0	0	\$165.22	\$0.00	\$0.00	\$165.22
02 010501500	989 Franklin St #617	Res	920	0	0	\$290.08	\$0.00	\$0.00	\$290.08
02 010501600	989 Franklin St #618	Res	984	0	0	\$310.26	\$0.00	\$0.00	\$310.26
02 010501700	989 Franklin St #619	Res	1119	0	0	\$352.82	\$0.00	\$0.00	\$352.82
02 010501800	989 Franklin St #620	Res	524	0	0	\$165.22	\$0.00	\$0.00	\$165.22
02 010501900	989 Franklin St #621	Res	524	0	0	\$165.22	\$0.00	\$0.00	\$165.22
02 010502000	989 Franklin St #622	Res	614	0	0	\$193.60	\$0.00	\$0.00	\$193.60
02 010502100	989 Franklin St #623	Res	571	0	0	\$180.04	\$0.00	\$0.00	\$180.04
02 010502200	989 Franklin St #625	Res	826	0	0	\$260.44	\$0.00	\$0.00	\$260.44
03 006500100	1633 San Pablo Ave	Comm	0	720	75	\$0.00	\$125.38	\$1,321.72	\$1,447.11
03 006500200	1601 San Pablo Ave	Comm	940	10951	435	\$81.85	\$1,907.05	\$7,666.00	\$9,654.90
03 006500702	200 Frank H Ogawa Plz	Comm	11571	2252	113	\$1,007.51	\$392.17	\$1,991.40	\$3,391.08
03 006500902	250 Frank H Ogawa Plz	Govt	98258	53578	819	\$6,743.93	\$7,354.64	\$11,377.08	\$25,475.65
03 006700200	City Hall Plz	Govt	0	27879	500	\$0.00	\$3,826.95	\$6,945.71	\$10,772.66
03 006700300	1 Frank H Ogawa Plz	Govt	88048	33493	524	\$6,043.17	\$4,597.58	\$7,279.11	\$17,919.86
03 006700400	1414 Clay St	Govt	0	28766	491	\$0.00	\$3,948.70	\$6,820.69	\$10,769.39
08 061900101	350 Frank H Ogawa Plz	Comm	65878	8500	219	\$5,736.13	\$1,480.22	\$3,859.44	\$11,075.78
08 061900401	300 Frank H Ogawa Plz	Comm	339289	48787	744	\$29,542.55	\$8,495.96	\$13,111.51	\$51,150.02
08 061900801	150 Frank H Ogawa Plz	Govt	130045	33057	818	\$8,925.63	\$4,537.73	\$11,363.19	\$24,826.55
08 061900901	334 Frank H Ogawa Plz	Comm	8392	8870	98	\$730.71	\$1,544.66	\$1,727.05	\$4,002.42
08 062000100	1645 Telegraph Ave	Comm	8375	2500	125	\$729.23	\$435.36	\$2,202.87	\$3,367.46
08 062000200	1635 Telegraph Ave	Comm	5000	2500	25	\$435.36	\$435.36	\$440.57	\$1,311.29
08 062000300	1631 Telegraph Ave	Comm	5102	2000	20	\$444.24	\$348.29	\$352.46	\$1,144.99
08 062000400	1627 Telegraph Ave	Comm	16700	3500	35	\$1,454.10	\$609.50	\$616.80	\$2,680.41
08 062000500	1611 Telegraph Ave	Comm	125070	10500	205	\$10,890.09	\$1,828.51	\$3,612.71	\$16,331.31
08 062000600	510 16Th St	Comm	30010	7875	75	\$2,613.03	\$1,371.38	\$1,321.72	\$5,306.14
08 062000700	516 16Th St	Comm	5250	2625	25	\$457.13	\$457.13	\$440.57	\$1,354.83
08 062000903	524 16Th St	Govt	0	6697	75	\$0.00	\$919.30	\$1,041.86	\$1,961.15
08 062000907	529 17Th St	Comm	0	23155	202	\$0.00	\$4,032.30	\$3,559.85	\$7,592.15
08 062001000	532 16Th St	Comm	41148	6850	142	\$3,582.84	\$1,192.89	\$2,502.47	\$7,278.19
08 062001106	1608 San Pablo Ave	Comm	0	2925	36	\$0.00	\$509.37	\$634.43	\$1,143.80

APN	SITE ADDRESS	LAND USE	Assessable Footages			2018/19 Assessments			
			Bldg SF	Lot Sz	Frontage	Bldg \$	Lot \$	Linear \$	Total \$
008 062001404	1630 San Pablo Ave	Comm	26700	3863	173	\$2,324.82	\$672.72	\$3,048.78	\$6,046.32
008 062001900	519 17Th St	Comm	61968	10500	100	\$5,395.67	\$1,828.51	\$1,762.30	\$8,986.48
008 062100100	449 15Th St	Comm	42541	12656	226	\$3,704.13	\$2,203.96	\$3,982.80	\$9,890.89
008 062100200	421 15Th St	Comm	9075	3156	25	\$790.18	\$549.60	\$440.57	\$1,780.35
008 062100300	417 15Th St	Comm	7813	2531	25	\$680.29	\$440.76	\$440.57	\$1,561.63
008 062100400	411 15Th St	Comm	6582	2100	25	\$573.11	\$365.70	\$440.57	\$1,379.38
008 062100500	405 15Th St	Comm	2000	2500	25	\$174.14	\$435.36	\$440.57	\$1,050.08
008 062100600	401 15Th St	Comm	14366	4212	134	\$1,250.88	\$733.49	\$2,361.48	\$4,345.85
008 062100700	1441 Franklin St	Comm	18670	4825	42	\$1,625.63	\$840.24	\$740.17	\$3,206.04
008 062100804	425 15Th St	Comm	5199	3508	25	\$452.69	\$610.90	\$440.57	\$1,504.16
008 062100806	1440 Broadway	Comm	83165	11730	124	\$7,241.34	\$2,042.71	\$2,185.25	\$11,469.30
008 062100807	1431 Franklin St	Comm	0	20974	100	\$0.00	\$3,652.49	\$1,762.30	\$5,414.79
008 062100900	1411 Franklin St	Comm	20348	7500	175	\$1,771.74	\$1,306.08	\$3,084.02	\$6,161.84
008 062101000	420 14Th St	Comm	34651	7630	76	\$3,017.13	\$1,328.72	\$1,339.35	\$5,685.20
008 062101100	436 14Th St	Comm	143907	14967	249	\$12,530.26	\$2,606.41	\$4,388.13	\$19,524.80
008 062200102	17Th St	Govt	0	290	3	\$0.00	\$39.81	\$41.67	\$81.48
008 062200103	17Th St	Comm	0	3510	38	\$0.00	\$611.25	\$669.67	\$1,280.92
008 062200104	17Th St	Comm	0	5020	0	\$0.00	\$874.20	\$0.00	\$874.20
008 062200105	449 17Th St	Comm	0	13674	260	\$0.00	\$2,381.24	\$4,581.98	\$6,963.22
008 062200200	1511 Franklin St	Comm	10049	10060	200	\$874.99	\$1,751.89	\$3,524.60	\$6,151.47
008 062200300	420 15Th St	Comm	7348	5030	50	\$639.80	\$875.94	\$881.15	\$2,396.90
008 062200400	422 15Th St	Comm	17010	6200	50	\$1,481.09	\$1,079.69	\$881.15	\$3,441.94
008 062200501	1500 Broadway	Comm	88530	23770	300	\$7,708.48	\$4,139.40	\$5,286.90	\$17,134.78
008 062200700	1544 Broadway	Comm	11370	11370	76	\$990.01	\$1,980.02	\$1,339.35	\$4,309.37
008 062200801	Broadway	Govt	0	27	0	\$0.00	\$3.71	\$0.00	\$3.71
008 062200802	Broadway	Comm	0	447	0	\$0.00	\$77.84	\$0.00	\$77.84
008 062200803	Broadway	Comm	0	47	0	\$0.00	\$8.18	\$0.00	\$8.18
008 062200804	1600 Broadway	Comm	26598	8779	62	\$2,315.94	\$1,528.81	\$1,092.63	\$4,937.37
008 062201207	1587 Franklin St	Govt	630000	58050	538	\$43,240.01	\$7,968.52	\$7,473.59	\$58,682.11
008 062201300	1521 Franklin St	Govt	0	13110	88	\$0.00	\$1,799.61	\$1,222.45	\$3,022.05
008 062300700	1701 Franklin St	Comm	0	10000	200	\$0.00	\$1,741.44	\$3,524.60	\$5,266.04
008 062300800	426 17Th St	Comm	61435	10000	100	\$5,349.26	\$1,741.44	\$1,762.30	\$8,853.00
008 062300900	446 17Th St	Comm	5509	2631	44	\$479.68	\$458.17	\$775.41	\$1,713.26
008 062301400	1700 Broadway	Comm	28560	3369	116	\$2,486.77	\$586.69	\$2,044.27	\$5,117.73
008 062401800	359 17Th St	Comm	6510	6510	172	\$566.84	\$1,133.68	\$3,031.16	\$4,731.67
008 062401900	1629 Webster St	Comm	0	11250	75	\$0.00	\$1,959.12	\$1,321.72	\$3,280.84
008 062402000	1615 Webster St	Comm	13064	10650	71	\$1,137.51	\$1,854.63	\$1,251.23	\$4,243.37
008 062402200	1537 Webster St	Govt	14450	7500	50	\$991.77	\$1,029.52	\$694.57	\$2,715.87
008 062402300	1531 Webster St	Comm	33436	15000	100	\$2,911.34	\$2,612.16	\$1,762.30	\$7,285.80
008 062402601	1504 Franklin St	Comm	27336	9900	216	\$2,380.20	\$1,724.02	\$3,806.57	\$7,910.79
008 062402700	1510 Franklin St	Comm	8475	3795	25	\$737.93	\$660.88	\$440.57	\$1,839.39
008 062402802	1600 Franklin St	Govt	111222	43635	239	\$7,633.71	\$5,989.77	\$3,320.05	\$16,943.54
008 062403000	1618 Franklin St	Comm	18000	10500	70	\$1,567.29	\$1,828.51	\$1,233.61	\$4,629.42
008 062403100	1624 Franklin St #504	Comm	70062	7500	50	\$6,100.43	\$1,306.08	\$881.15	\$8,287.66
008 062403200	389 15Th St	Comm	10835	10538	220	\$943.42	\$1,835.13	\$3,877.06	\$6,655.61
008 062403300	369 15Th St	Comm	2283	2283	32	\$198.79	\$397.57	\$563.94	\$1,160.29
008 062403400	363 15Th St	Comm	2100	2107	30	\$182.85	\$366.92	\$528.69	\$1,078.46
008 062403500	359 15Th St	Comm	6146	6146	158	\$535.14	\$1,070.29	\$2,784.43	\$4,389.87
008 062403600	1433 Webster St	Comm	19216	9750	65	\$1,673.17	\$1,697.90	\$1,145.49	\$4,516.57
008 062403700	1425 Webster St	Parking	0	12150	81	\$0.00	\$2,115.85	\$1,427.46	\$3,543.31
008 062403800	1415 Webster St	Comm	10000	5000	150	\$870.72	\$870.72	\$2,643.45	\$4,384.89
008 062403900	364 14Th St	Comm	23332	5000	50	\$2,031.56	\$870.72	\$881.15	\$3,783.43
008 062404000	376 14Th St	Parking	0	6500	60	\$0.00	\$1,131.94	\$1,057.38	\$2,189.32
008 062404100	1404 Franklin St	Comm	53913	8937	210	\$4,694.31	\$1,556.32	\$3,700.83	\$9,951.46
008 062404200	1424 Franklin St	Govt	0	21963	146	\$0.00	\$3,014.86	\$2,028.15	\$5,043.01
008 062404500	1428 Franklin St	Comm	13834	7500	50	\$1,204.55	\$1,306.08	\$881.15	\$3,391.78
008 062404600	1515 Webster St #1	Comm	35340	35340	135	\$3,077.12	\$6,154.24	\$2,379.10	\$11,610.47
008 062404700	1515 Webster St #2	Comm	26118	26118	135	\$2,274.14	\$4,548.29	\$2,379.10	\$9,201.54
008 062503000	328 15Th St	Comm	3414	1741	35	\$297.26	\$303.18	\$616.80	\$1,217.25
008 062503100	336 E 15Th St	Comm	3980	1990	40	\$346.55	\$346.55	\$704.92	\$1,398.01
008 062503200	15Th St	Comm	0	3731	125	\$0.00	\$649.73	\$2,202.87	\$2,852.61
008 062503401	1510 Webster St	Comm	23280	10500	70	\$2,027.03	\$1,828.51	\$1,233.61	\$5,089.16
008 062503500	1526 Webster St	Parking	0	6000	40	\$0.00	\$1,044.86	\$704.92	\$1,749.78
008 062503601	1528 Webster St	Comm	8398	5100	34	\$731.23	\$888.13	\$599.18	\$2,218.55
008 062503602	Webster St	Parking	0	3899	26	\$0.00	\$678.99	\$458.20	\$1,137.18
008 062503801	1535 Harrison St	Govt	22322	22049	50	\$1,532.07	\$3,026.66	\$694.57	\$5,253.30

PN	SITE ADDRESS	LAND USE	Assessable Footages			2018/19 Assessments			
			Bldg SF	Lot Sz	Frontage	Bldg \$	Lot \$	Linear \$	Total \$
08 062503900	1608 Webster St	Comm	13722	7499	50	\$1,194.80	\$1,305.90	\$881.15	\$3,381.86
08 062504000	1614 Webster St	Comm	14297	7500	50	\$1,244.87	\$1,306.08	\$881.15	\$3,432.10
08 062504100	1624 Webster St	Parking	0	7500	50	\$0.00	\$1,306.08	\$881.15	\$2,187.23
08 062504200	1464 Webster St	Comm	9355	3037	170	\$814.56	\$528.87	\$2,995.91	\$4,339.34
08 062505000	332 14Th St	Comm	4659	4738	46	\$405.67	\$825.09	\$810.66	\$2,041.42
08 062505100	1412 Webster St	Comm	10800	5562	157	\$940.38	\$968.59	\$2,766.81	\$4,675.78
08 062505301	1418 Webster St	Comm	77198	30450	203	\$6,721.78	\$5,302.68	\$3,577.47	\$15,601.93
08 062505400	1501 HARRISON ST	Comm	1100	1100	68	\$95.78	\$191.56	\$1,198.36	\$1,485.70
08 062505500	304 15TH ST	Comm	766	530	43	\$66.70	\$92.30	\$757.79	\$916.78
08 062505600	306 15TH ST	Comm	766	530	43	\$66.70	\$92.30	\$757.79	\$916.78
08 062505700	308 15TH ST	Comm	766	530	43	\$66.70	\$92.30	\$757.79	\$916.78
08 062505800	310 15TH ST	Comm	766	530	43	\$66.70	\$92.30	\$757.79	\$916.78
08 062505900	312 15TH ST	Comm	766	530	43	\$66.70	\$92.30	\$757.79	\$916.78
08 062506000	314 15TH ST	Comm	766	530	43	\$66.70	\$92.30	\$757.79	\$916.78
08 062506100	316 15TH ST	Comm	766	530	43	\$66.70	\$92.30	\$757.79	\$916.78
08 062506200	318 15TH ST	Comm	766	530	43	\$66.70	\$92.30	\$757.79	\$916.78
08 064001100	1701 Broadway	Comm	18700	4695	196	\$1,628.25	\$817.61	\$3,454.11	\$5,899.96
08 064001200	457 17Th St	Comm	5364	1788	125	\$467.05	\$311.37	\$2,202.87	\$2,981.30
08 064001300	1636 Telegraph Ave	Comm	3212	1606	53	\$279.68	\$279.68	\$934.02	\$1,493.37
08 064001400	1634 Telegraph Ave	Comm	6198	1727	65	\$539.67	\$300.75	\$1,145.49	\$1,985.91
08 064001500	1628 Telegraph Ave	Comm	3342	1115	49	\$290.99	\$194.17	\$863.53	\$1,348.69
08 064001600	1617 Broadway	Comm	1920	960	49	\$167.18	\$167.18	\$863.53	\$1,197.88
08 064100500	1701 Telegraph Ave	Comm	5800	5974	161	\$505.02	\$1,040.34	\$2,837.30	\$4,382.66
08 064100601	510 17Th St	Comm	29988	14399	128	\$2,611.11	\$2,507.50	\$2,255.74	\$7,374.35
08 064100805	540 17Th St	Govt	84012	70567	721	\$5,766.16	\$9,686.72	\$10,015.72	\$25,468.60
08 064101101	1728 San Pablo Ave	Comm	18707	9970	0	\$1,628.85	\$1,736.21	\$0.00	\$3,365.07
08 072300100	1615 Broadway	Comm	31735	2353	220	\$2,763.23	\$409.76	\$3,877.06	\$7,050.05
08 072400200	1615 Broadway	Comm	1863	140	0	\$162.22	\$24.38	\$0.00	\$186.60
08 072500100	1615 Broadway #2	Comm	2650	140	0	\$230.74	\$24.38	\$0.00	\$255.12
08 072600100	1615 Broadway	Res	1989	0	0	\$627.14	\$0.00	\$0.00	\$627.14
08 072700100	1615 Broadway	Comm	2650	140	0	\$230.74	\$24.38	\$0.00	\$255.12
08 072800100	1615 Broadway #5	Res	2650	0	0	\$835.55	\$0.00	\$0.00	\$835.55
08 072900100	1615 Broadway	Comm	2650	140	0	\$230.74	\$24.38	\$0.00	\$255.12
08 073000100	1615 Broadway #7	Res	2169	0	0	\$683.89	\$0.00	\$0.00	\$683.89
08 073100100	1615 Broadway #8	Res	1906	0	0	\$600.97	\$0.00	\$0.00	\$600.97
08 073200100	1615 Broadway	Res	1906	0	0	\$600.97	\$0.00	\$0.00	\$600.97
08 073300100	1615 Broadway #10	Res	1906	0	0	\$600.97	\$0.00	\$0.00	\$600.97
08 073400100	1615 Broadway #11	Res	1448	0	0	\$456.56	\$0.00	\$0.00	\$456.56
08 073500100	1615 Broadway #12	Res	1706	0	0	\$537.91	\$0.00	\$0.00	\$537.91
08 073600100	1615 Broadway	Res	2017	0	0	\$635.96	\$0.00	\$0.00	\$635.96
TOTAL ASSESSMENT						\$939,028.80	\$456,505.66	\$602,104.86	\$1,997,639.31

Exhibit B

CITY OF OAKLAND DOWNTOWN OAKLAND COMMUNITY BENEFIT DISTRICT 2018 PROPERTY OWNER BALLOT

This ballot is for the property owners of the parcel(s) identified below by Assessment Parcel Numbers (APN), which parcel(s) is/are located within the proposed Downtown Oakland Community Benefit District 2018 (hereinafter "Downtown Oakland CBD 2018") in the City of Oakland. A Copy of the Community Benefit District Plan is enclosed with this Ballot. Please advise the City of Oakland as soon as possible at (510) 238-6176, if the owner and/or assessment information set forth below is incorrect.

This ballot may be used to express either support for, or opposition to, the proposed Downtown Oakland CBD 2018 assessment. In order to be counted, this ballot must be completed, signed, and dated below by an owner of the identified parcel(s) or by an authorized representative of the owner. **The ballot must be received by the City Clerk of Oakland by the date and time stated below. It may be delivered by mail or in person to: Office of the City Clerk, Oakland City Hall, One Frank H. Ogawa Plaza, First Floor, Oakland, CA, 94612, Attn: Downtown Oakland CBD 2018.** If a majority (as weighted by assessment amount) of ballots received oppose the Downtown Oakland CBD 2018 assessment, the Downtown Oakland CBD 2018 will not be established and the Downtown Oakland CBD 2018 assessment will not be levied.

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

Personal Delivery: If in person, fold and insert the ballot in the enclosed pre-addressed envelope, seal the envelope provided, and deliver to the City Clerk's office (address shown above) or deliver to the City Clerk at the public hearing on the Downtown Oakland CBD 2018.

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

IN ORDER TO BE COUNTED, THIS BALLOT MUST BE RECEIVED BY THE CITY CLERK PRIOR TO THE CLOSE OF THE PUBLIC INPUT PORTION OF THE PUBLIC HEARING ON THE DOWNTOWN OAKLAND COMMUNITY BENEFIT DISTRICT 2018, WHICH IS SCHEDULED FOR JULY 17, 2018, AT 6:30 PM IN THE CITY COUNCIL CHAMBERS, OAKLAND CITY HALL, 1 FRANK OGAWA PLAZA, OAKLAND, CALIFORNIA 94612. To cast this ballot, check the appropriate box below (either yes or no), sign the ballot at the bottom, and return either this entire page or the portion below this line.

BALLOT

Please mark in the box below to cast your vote:

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

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

Owner
Xxxx

APN
xxxx

Assessment
\$xxxxxx

Total Downtown Oakland Community Benefit District 2018 Proposed Initial Annual Assessment Amount (Votes Eligible)

\$ _____

NAME (PRINTED) _____

SIGNATURE _____

DATE _____

DRAFT

Oakland City Attorney's Office

FILED
OFFICE OF THE CITY CLERK
OAKLAND

2010 APR 26 PM 5:11

OAKLAND CITY COUNCIL

RESOLUTION NO. _____ C.M.S.

RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR (1) TO SIGN THE BALLOT IN FAVOR OF THE FORMATION OF THE DOWNTOWN OAKLAND COMMUNITY BENEFIT DISTRICT 2018 ("DCBD 2018"); AND (2) TO PAY A CUMULATIVE FISCAL YEAR 2018-2019 FAIR SHARE ASSESSMENT IN AN APPROXIMATE AMOUNT OF \$188,716.94 FOR TWELVE (12) CITY-OWNED PROPERTIES ON WHICH ASSESSMENTS ARE TO BE LEVIED (1327 BROADWAY APN 002 009704500; 250 FRANK H OGAWA PLZ APN 003 006500902; CITY HALL PLZ APN 003 006700200; 1 FRANK H OGAWA PLZ APN 003 006700300; 1414 CLAY ST (GARAGE) APN 003 006700400; 150 FRANK H OGAWA PLZ APN 008 061900801; 524 16TH ST APN 008 062000903; 540 17TH ST (OAKLAND ICE CENTER) APN 008 064100805; 620 WASHINGTON ST APN 001 019900100; CLAY ST APN 002 009800100; 11TH ST (T 5/6 DEVELOPMENT SITE) APN 002 009703900; 11TH ST (T 5/6 DEVELOPMENT SITE) APN 002 009704000) IF THE DCBD 2018 IS ESTABLISHED.

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

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

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

WHEREAS, pursuant to the requirements of the Oakland Business Management District Ordinance stakeholders in the Downtown Oakland district (generally the core of the downtown Oakland area along the Broadway corridor between 8th and 17th Streets as well as the Webster Street corridor from 12th to 17th Streets, west to Martin Luther King Jr. Way between 9th and 14th Streets and south along Broadway from 8th to 6th Streets) have circulated a Petition to form the Downtown Oakland Community Benefit District 2018 (hereinafter "District") to undertake the Management District Plan for the Downtown Oakland Community Benefit District 2018 (hereinafter "Plan"); and

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

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

WHEREAS, the proposed District includes twelve (12) City-owned properties on which assessments are to be levied (1327 Broadway APN 002 009704500; 250 Frank H Ogawa Plz APN 003 006500902; City Hall Plz APN 003 006700200; 1 Frank H Ogawa Plz APN 003 006700300; 1414 Clay St (Garage) APN 003 006700400; 150 Frank H Ogawa Plz APN 008 061900801; 524 16th St APN 008 062000903; 540 17th St (Oakland Ice Center) APN 008 064100805; 620 Washington St APN 001 019900100; Clay St APN 002 009800100; 11th St (T 5/6 Development Site) APN 002 009703900; 11th St (T 5/6 Development Site) APN 002 009704000) which gives the City the right to sign the ballots in support of District formation (the "Ballots"); and

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

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

WHEREAS, if the District is established, the cumulative maximum total assessment amount over the ten-year life of the district for the twelve (12) City-owned properties on which assessments are to be levied (1327 Broadway APN 002 009704500; 250 Frank H Ogawa Plz APN 003 006500902; City Hall Plz APN 003 006700200; 1 Frank H Ogawa Plz APN 003 006700300; 1414 Clay St (Garage) APN 003 006700400; 150 Frank H Ogawa Plz APN 008 061900801; 524 16th St APN 008 062000903; 540 17th St (Oakland Ice Center) APN 008 064100805; 620 Washington St APN 001 019900100; Clay St APN 002 009800100; 11th St (T 5/6 Development Site) APN 002 009703900; 11th St (T 5/6 Development Site) APN 002 009704000)) is approximately \$2,373,653.84; and

WHEREAS, funds to pay the FY 2018-2019 assessment will be budgeted as follows:

For APN:	Fund Source Coding Block	Amount
003 06500902; 003 006700200; 003 006700300; 003 006700400; 008 061900801; 001 019900100; 002 009800100; 002 009703900; 002 00970400	General Purpose Fund (1010)/Citywide Activities Organization (90591)/Taxes and Assessments (53511)/Business Improvement District Project (1000147)/IP50	\$ 157,238.34
002 009704500; 008 062000903	Central District Projects Fund (5610)/Central District Redevelopment Organization (85245)/Taxes and Assessments (53511)/Downtown Capital Project (1000169)/SC13	\$ 6,010.00
008 064100805	Central District Projects Fund (5610)/Central District Redevelopment Organization (85245)/Taxes and Assessments (53511)/Oakland Ice Center Project (1003244)/SC13	\$ 25,468.60 s
	Total FY 2018-2019 DCBD 2018 City Assessment Amount	\$ 188,716.94

; and.

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

RESOLVED, that the City Council hereby authorizes the City Administrator (1) to execute the ballots in favor of the formation of the Downtown Oakland Community Benefit District 2018 and (2) to pay the FY 2018-2019 cumulative fair share assessment for twelve (12) City-owned properties on which assessments are to be levied (1327 Broadway APN 002 009704500; 250 Frank H Ogawa Plz APN 003 006500902; City Hall Plz APN 003 006700200; 1 Frank H Ogawa Plz APN 003 006700300; 1414 Clay St (Garage) APN 003 006700400; 150 Frank H Ogawa Plz APN 008 061900801; 524 16th St APN 008 062000903; 540 17th St (Oakland Ice Center) APN 008 064100805; 620 Washington St APN 001 019900100; Clay St APN 002 009800100; 11th St (T 5/6 Development Site) APN 002 009703900; 11th St (T 5/6 Development Site) APN 002 009704000)) in an approximate amount of \$188,716.94 from the General Purpose Fund (1010)/Citywide Activities Organization (90591)/Taxes and Assessments (53511)/Business Improvement District Project (1000147)/IP50 and the Central District Projects Fund (5610)/Central District Redevelopment Organization (85245)/Taxes and Assessments (53511)/Downtown Capital Project (1000169)/SC13 and the Central District Projects Fund (5610)/Central District Redevelopment Organization (85245)/Taxes and Assessments (53511)/Oakland Ice Center Project (1003244)/SC13 as more specifically described in the recitals above.

IN COUNCIL, OAKLAND, CALIFORNIA, _____, 2018.

PASSED BY THE FOLLOWING VOTE:

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

NOES-

ABSENT-

ABSTENTION-

ATTEST:_____

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

FILED
OFFICE OF THE CITY CLERK
OAKLAND

BY: DRAFT
ORSA COUNSEL

2010 APR 26 PM 5:11
**OAKLAND REDEVELOPMENT
SUCCESSOR AGENCY**

RESOLUTION No. - _____

RESOLUTION AUTHORIZING THE AGENCY ADMINISTRATOR TO SIGN THE BALLOT IN FAVOR OF THE FORMATION OF THE DOWNTOWN OAKLAND COMMUNITY BENEFIT DISTRICT 2018 ("DCBD 2018"); AND (2) TO PAY A CUMULATIVE FISCAL YEAR 2018-2019 FAIR SHARE ASSESSMENT IN AN APPROXIMATE AMOUNT OF \$2,604.27 FOR ONE OAKLAND REDEVELOPMENT SUCCESSOR AGENCY-OWNED PROPERTY (989 FRANKLIN APN 002-010-100-100) ON WHICH ASSESSMENTS ARE TO BE LEVIED IF THE DCBD 2018 IS ESTABLISHED

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

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

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

WHEREAS, pursuant to the requirements of the Oakland Business Management District Ordinance stakeholders in the Downtown Oakland district have circulated a Petition to form the Downtown Oakland Community Benefit District 2018 (hereinafter "District") to undertake the Management District Plan for the Downtown Oakland Community Benefit District 2018 (hereinafter "Plan"); and

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

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

WHEREAS, the proposed District includes one (1) Successor Agency-owned property on which assessments are to be levied (989 Franklin APN 002-010-100-100) which gives the Successor Agency the right to sign the ballot in support of District formation (the "Ballot"); and

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

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

WHEREAS, if the District is established, the cumulative maximum total assessment amount over the ten-year life of the district for the one (1) Successor Agency-owned property (989 Franklin APN 002-010-100-100) is approximately \$32,756.23; and

WHEREAS, funds to pay the FY 2018-2019 assessment have been budgeted to

- SRA Unrestricted Land Sales (9711)/Central District Redevelopment Organization (85245)/Rental: Miscellaneous (53219)/88 Franklin Garage - ROPS 8 (1001359)/Oakland Redevelopment Successor Agency (ORSA); and/or
- SRA Redevelopment Planning ((9708)/OSRA General Operations (95911)/Contract Contingencies (54011)/B.DPCIP Administrative Project (1000023)/Oakland Redevelopment Successor Agency (ORSA).
; and

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

RESOLVED, that the Oakland Redevelopment Successor Agency hereby authorizes the Agency Administrator (1) to execute the ballot in favor of the formation of the Downtown Oakland Community Benefit District 2018 and (2) to pay the FY 2018-2019 assessment for the one (1) Successor Agency-owned property on which assessments are to be levied (989 Franklin APN 002 010100100) in an approximate amount of \$2,604.27 from the following funding sources:

- SRA Unrestricted Land Sales (9711)/Central District Redevelopment Organization (85245)/Rental: Miscellaneous (53219)/88 Franklin Garage - ROPS 8 (1001359)/Oakland Redevelopment Successor Agency (ORSA); and/or
- SRA Redevelopment Planning ((9708)/OSRA General Operations (95911)/Contract Contingencies (54011)/B.DPCIP Administrative Project (1000023)/Oakland Redevelopment Successor Agency (ORSA).

IN SUCCESSOR AGENCY, OAKLAND, CALIFORNIA, _____, 2017.

PASSED BY THE FOLLOWING VOTE:

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

NOES-

ABSTENTIONS-

ATTEST: _____
 LATONDA SIMMONS
 Secretary of the Oakland
 Redevelopment Successor Agency