

CITY OF OAKLAND

# AGENDA REPORT

**TO:** Elizabeth Lake  
Acting City Administrator

**FROM:** Ashleigh Kanat  
Director, Economic &  
Workforce Development  
Department

**SUBJECT:** Property BID Annual Reports And  
Assessment Payment Approval

**DATE:** May 26, 2026

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City Administrator Approval

  
Betsy Lake (Jun 11, 2026 16:16:50 PDT)

Date: Jun 11, 2026

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## RECOMMENDATION

**Staff Recommends That The City Council And The Oakland Redevelopment Successor Agency (ORSA) Governing Body Adopt The Following Legislation:**

**1) A City of Oakland Resolution:**

**A. Approving The Fiscal Year 2025-26 Annual Reports Of The Lakeshore/Lake Park Business Improvement Management District Of 2022 (Lakeshore District), The Jack London Improvement District (Jack London District), The Temescal/Telegraph Business Improvement District (Temescal District), The Laurel Business Improvement District 2025 (Laurel District), The Koreatown/Northgate Community Benefit District 2017 (Koreatown District), The Oakland Tourism Business Improvement District (Oakland Tourism District), The Downtown Oakland Community Benefit District 2018 (Downtown Oakland District), The Lake Merritt-Uptown Community Benefit District 2018 (Lake Merritt-Uptown District), And The Chinatown Community Benefit District 2021 (Chinatown District) Advisory Boards;**

**B. Confirming The Continuing Annual Assessment For Each Said District And Levying Said Assessments;**

**C. Increasing the 2026-27 Assessment By 5 Percent For The Jack London District, Temescal District, Lakeshore District, Lake Merritt-Uptown District, And Chinatown District, By 3.2 Percent For The Downtown Oakland District, And By 3 Percent For The Laurel District and The Koreatown District;**

**D. Authorizing Payment Of The City of Oakland Cumulative Fiscal Year 2026-27 Fair Share Assessment In An Approximate Amount Of Five Hundred Nine Thousand Six Hundred Sixty-Nine Dollars And Thirty-Four Cents (\$509,669.34) For City of Oakland-Owned Properties In The Jack London District, The Temescal District, The**

CED Committee  
June 23, 2026

**Koreatown District, The Downtown Oakland District, The Lake Merritt-Uptown District, And The Chinatown District; And**

**E. Renewing The Agreements With The Districts For Administration And Disbursement Of Funds; And**

**2) Successor Agency Resolution Authorizing Payment Of The Oakland Redevelopment Successor Agency's Cumulative Fiscal Year 2026-27 Fair Share Assessment In An Approximate Amount Of Three Thousand Three Hundred Seventy-One Dollars And Thirty-Four Cents (\$3,371.34) For One Oakland Redevelopment Successor Agency-Owned Property In The Downtown Oakland Community Benefit District 2018**

**EXECUTIVE SUMMARY**

Adoption of the proposed City of Oakland (City) resolution would approve the Fiscal Year (FY) 2025-26 annual reports for the Lakeshore District, the Jack London District, the Temescal District, the Laurel District, the Koreatown District, the Oakland Tourism District, the Downtown Oakland District, the Lake Merritt-Uptown District and the Chinatown District; confirm the continuing annual assessment for each district for FY 2026-27; and authorize payment of a cumulative fair share assessment of approximately \$509,669.34 on City property located within the above districts. Adoption of the proposed Oakland Redevelopment Successor Agency (ORSA) resolution would authorize payment of a cumulative fair share assessment of approximately \$3,371.34 on one ORSA property located in the Downtown Oakland District.

In FY 2026-27, the special assessment districts will collectively generate an estimated \$13,112,595 of special assessment revenues, as detailed below in **Table 1**.

**Table 1. Total Projected Assessments by Business Improvement District, FY 2026-27**

<b>Business Improvement District</b>	<b>Projected Assessments FY 26-27</b>
Chinatown	\$1,515,255
Downtown Oakland	\$2,878,031
Koreatown	\$774,987
Lake Merritt-Uptown	\$2,426,223
Temescal	\$873,075
Jack London	\$1,835,348
Lakeshore	\$263,254
Laurel	\$255,403
Oakland Tourism	\$2,291,019
<b>Total</b>	<b>\$13,112,595</b>

The FY 2025-26 annual reports indicate no changes to the boundaries of any of the districts or to the original method and basis of levying the assessments, except for the Chinatown District,

which is updating their district boundaries to remove one parcel (assessor parcel number 2-63-1, located at 1218 Webster Street) that was mistakenly included in the official map during formation, but was never included on the assessment roll. The Jack London District, Temescal District, Lakeshore District, Lake Merritt-Uptown District, and Chinatown District are each requesting a five percent increase to the assessments for FY 2026-27, while the Downtown Oakland District is requesting a 3.2 percent increase to the assessments for FY 2026-27, and the Laurel District and Koreatown District are requesting a 3 percent increase to the assessments for FY 2026-27, all of which are increases within the allowable amount.

The Districts submitting reports covered by this proposed resolution are property-based BIDs, which levy assessments on property owners, with the exception of the Oakland Tourism District, which is a tourism-based BID that collects assessments from Oakland hotels with 50 or more rooms. The City also has two merchant-based BIDs, Montclair and Rockridge, which levy assessments on business owners and whose annual reports are not included in this action. Montclair and Rockridge submit their reports later in the year, as their annual reporting and renewal cycles are tied to the City's business license renewal calendar, rather than the property tax billing cycle.<sup>1</sup>

## **BACKGROUND / LEGISLATIVE HISTORY**

In 1999, the City Council approved Ordinance No. 12190 C.M.S. (codified as [Chapter 4.48 of the Oakland Municipal Code](#), subsequently amended by [Ordinance No. 13322 C.M.S.](#), July 21, 2015), establishing the City of Oakland Business Improvement Management District Ordinance, which allows for the formation of property-based assessment districts to undertake a range of services within the assessment area, independent from government, to further the economic viability of affected commercial neighborhoods.

That same year, the City Council also authorized the initiation of the Neighborhood Business Improvement District Program (Resolution No. 75323 C.M.S.) to assist neighborhood representatives in their attempts to form business and property-based assessment districts.

Pursuant to the above legislative actions, the special assessment districts were most recently formed as follows:

- The Lakeshore District on July 5, 2022, pursuant to [Resolution No. 89284 C.M.S.](#)
- The Jack London District, July 18, 2023, pursuant to [Resolution No. 89859 C.M.S.](#)
- The Temescal District, July 16, 2024, pursuant to [Resolution No. 90376 C.M.S.](#)
- The Laurel District, July 1, 2025, pursuant to [Resolution No. 90786 C.M.S.](#)
- The Koreatown District, July 18, 2017, pursuant to [Resolution No. 86864 C.M.S.](#)
- The Oakland Tourism District, June 4, 2024, pursuant to [Resolution No. 90291 C.M.S.](#)
- The Downtown Oakland District, July 24, 2018, pursuant to [Resolution No. 87323 C.M.S.](#)

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<sup>1</sup> Montclair and Rockridge are also unique in that they were formed under the California Parking and Business Improvement Area Law of 1989. All other Oakland BIDs, including the Oakland Tourism District, were formed under the California Property and Business Improvement District Law of 1994, under which the annual reporting and assessment levy requirements of this resolution are established.

- The Lake Merritt-Uptown District, July 24, 2018, pursuant to [Resolution No. 87324 C.M.S.](#)
- The Chinatown District, July 26, 2021, pursuant to [Resolution No. 88781 C.M.S.](#)

Each district was formed for a 10-year term, with the exception of the Oakland Tourism District which was formed for a term of 9 years and 11 months, and the Laurel District which was formed for a term of 20 years.

Pursuant to Ordinance No. 12190 C.M.S., each district must submit an annual report to the City for review and approval.

### **ANALYSIS AND POLICY ALTERNATIVES**

Adoption of the proposed resolutions will enable the special assessment districts to continue providing special benefit services such as enhanced cleaning, district beautification, private security, and marketing and promotional activities. These services are intended to improve the conditions and image of the affected business corridors and to stimulate ongoing economic revitalization within the surrounding commercial neighborhood.

#### **2025 Annual Reporting**

The online annual report form, instituted in 2024, allows for comparison of statistics across all BIDs reporting, and over time. In addition to metrics required by state law, the report form tracks data points that allow for the collective impact of the BID program to be quantified. These BID impact metrics include standardized cleaning, marketing and outreach metrics.

In 2025, the Oakland Tourism BID and the eight (8) property-based BIDs utilized and leveraged \$12.3 million in property and business-based annual assessments to employ 117 full-time equivalent employees (up from 97 in 2024) and utilize 278 volunteers throughout the year. Each week, the property-based BIDs provided 1,158 hours of cleaning services, with most BIDs cleaning their districts 7 days a week. Collectively in 2025, the PBIDs removed 2.1 million pounds of trash from Oakland City streets, removed 11,489 stickers/posters and 45,376 instances of graffiti, and provided 7,074 hours of pressure washing. Over 60% of the PBIDs also support workforce development initiatives through their partners like District Works, Streetplus, and Block by Block, providing a pathway to good quality jobs for those who face barriers to employment.

A time series comparison of select cleaning outputs from 2023 to 2025 is shown in **Attachment A: Business Improvement Districts Annual Impact Reporting 2025**. The BIDs significantly increased outputs over this period for trash collected (120%), illegal dumping incidents removed (169%), and pressure washing hours (106%). Graffiti incidents removed decreased by 54% over the same period, likely reflecting the adoption of a more accurate task-tracking platform in 2025 as well as camera network expansions that may be deterring incidents.

The eight property-based BIDs collectively employed 80 full time equivalent employees who walk the districts, doing business outreach, cleaning and providing hospitality and/or security services. During 2025, these ambassadors and staff provided 53,832 annual patrol hours by public safety officers, ambassadors, and other personnel as part of their safety programs, supporting the maintenance of 456 cameras, down from 537 in 2024, as well as use of camera footage by OPD/merchants/insurance companies in 203 incidents during the year. The BIDs made 4,337 merchant contacts during the year, holding or supporting 50 business support events, and in total supporting the 1,884 occupied storefronts, 19,206 residents and 5,156 parcels in the BID-represented areas. The PBIDs maintained 456 planters and hanging baskets in their districts, 1,010 tree wells, and 436 street pole banners.<sup>2</sup>

In 2025, the 9 BIDs provided robust marketing, communications and events programs benefiting their assessed businesses, property owners and residents, as well as Oakland as a whole. BIDs utilized place-based marketing strategies through media outreach, websites, email communications, social media platforms, print-based marketing materials, and more. Collectively, they share updates with 39,037 email subscribers. The BIDs utilize a variety of social media platforms including Instagram, Facebook, TikTok, YouTube, WhatsApp and Twitter, and collectively reached 20.2 million accounts, a 160% increase from 2024, through social media communications in 2025. BIDs organized 75 community events, in addition to sponsoring 180 more events organized by other community orgs and residents, drawing approximately 409,000 people to the BID areas.

### Alternatives

The City Council may approve the BID annual reports as filed by district Advisory Boards (contained in **Exhibit A** to the proposed City resolution) or may modify any particulars in the reports and approve them as modified.

There is no anticipated adverse impact related to the adoption of the attached resolutions; however, there would be a negative impact to the districts if the proposed resolutions are not adopted and the assessments are not levied. Without a new infusion of assessment funds in the upcoming fiscal year, special benefit services paid for by the assessments would be curtailed or terminated in FY 2026-27. However, if City Council adopts the attached City resolution, the FY 2026-27 assessment levy will be approved and special benefit services in each district will continue uninterrupted in FY 2026-27.

### RELATED PLANNING EFFORTS

The BID program is a key implementation tool of the [Economic Development Action Plan](#) (EDAP), and advances several EDAP goals described below:

- **Economic Growth** – Oakland's BIDs will collectively invest an estimated \$13,112,595 of special assessment revenues, of which \$12,599,555 are private funds, toward enhanced services across the City's commercial corridors, leveraging self-imposed private

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<sup>2</sup> These statistics are compiled from the Fiscal Year 2025-26 BID annual report form submissions contained in Exhibit A to the proposed City resolution.

investment to supplement City services and sustain the commercial conditions that support sales tax and business license tax generation.

- **Business Support** – The BID assessments directly support small businesses through corridor maintenance, marketing, and security services that reduce individual operating burdens.
- **Jobs and Workforce Development** – The BID program supports job retention by sustaining healthy commercial environments where small businesses, Oakland’s primary source of neighborhood-level employment, can remain viable.
- **Place and Community Investment** – BIDs provide additional resources (e.g., public safety, marketing, and cleanliness) that help make commercial corridors vibrant places that are consistently active, better serving the needs of Oakland’s business owners and residents.

**FISCAL IMPACT**

BIDs are self-initiated, self-funded, and self-administered entities. There are limited fiscal impacts to the City associated with the continuance of the above-referenced BIDs other than the costs of staff time to manage the BID program that are only partially recovered by the City’s administrative fee, as well as payment of fair share assessments on City and ORSA property located within the districts \$509,669.34 and \$3,371.34, respectively. Details of those payments appear below.

Pursuant to State Proposition 218, the City and ORSA must pay their fair share of assessments on City- and ORSA-owned property within the above-referenced special assessment districts. This is because public as well as private properties are considered to derive special benefits from the activities of the districts.

Given the approximate \$12,599,555 of private funds that will be leveraged, the above-mentioned City and ORSA payments of \$509,669.34 on City properties and approximately \$3,371.34 on ORSA properties may be considered a reasonable and productive expenditure of public funds.

Affected City and ORSA properties are listed in **Table 2** below.

**Table 2: List of City and ORSA properties subject to FY 2026-27 BID Assessment Levies**

District	APN	Legal Owner	Site Description	Annual Assessment	Fund Index No. *
Chinatown	1-177-1	City	163 9th St	\$9,489.88	1
Chinatown	1-179-1-1	City	822 Alice St	\$1,300.49	1
Chinatown	1-179-1-2	City	Alice St	\$401.02	1
Chinatown	1-183-1	City	640 Harrison St	\$16,444.32	1
Chinatown	2-71-1	City	250 10th St	\$17,082.53	1
Chinatown	2-89-1	City	125 14th St	\$15,151.88	1
Chinatown	2-91-1	City	Oak St	\$8,301.47	1

<b>District</b>	<b>APN</b>	<b>Legal Owner</b>	<b>Site Description</b>	<b>Annual Assessment</b>	<b>Fund Index No. *</b>
Chinatown	2-100-11	City	1220 Harrison St	\$4,911.96	1
Chinatown	18-450-4	City	1000 Oak St	\$62,179.99	1
Downtown Oakland	2-97-45	City	1327 Broadway	\$5,262.37	2
Downtown Oakland	3-65-9-2	City	250 Frank H. Ogawa Plz	\$32,979.34	1
Downtown Oakland	3-67-2	City	City Hall Plz	\$13,945.66	1
Downtown Oakland	3-67-3	City	1 Frank H Ogawa Plz	\$23,198.02	1
Downtown Oakland	3-67-4	City	1414 Clay (Garage)	\$13,941.43	1
Downtown Oakland	8-619-8-1	City	150 Frank H Ogawa Plz	\$32,139.02	1
Downtown Oakland	8-620-9-3	City	524 16 <sup>th</sup> St	\$2,538.78	2
Downtown Oakland	8-641-8-5	City	540 17 <sup>th</sup> St (Oakland Ice Center)	\$32,970.19	3
Downtown Oakland	1-199-1	City	620 Washington (Police Admin Bldg)	\$39,123.80	1
Downtown Oakland	2-98-1	City	Clay St (Scotlan Convention Ctr)	\$38,983.24	1
Koreatown	8-648-16-3	City	2100 Telegraph	\$4,894.54	1
Koreatown	9-684-5-1	City	404 26 <sup>th</sup> Street	\$851.85	1
Koreatown	8-659-25	City	641 W. Grand Ave	\$556.65	1
Lake Merritt	8-623-6-1	City	1731 Franklin (Franklin St Garage)	\$24,220.79	1
Lake Merritt	8-635-1	City	274 19 <sup>th</sup> St (Snow Park)	\$27,328.22	1
Lake Merritt	8-649-5	City	2025 Broadway (Paramount Theater)	\$10,972.79	1
Lake Merritt	8-655-6	City	Grand Ave (foot of Valdez)	\$2,424.07	1
Lake Merritt	10-768-4	City	200 Grand Ave (Veterans Memorial Bldg)	\$13,564.49	1
Lake Merritt	8-673-1	City	2500 Broadway (Plaza)	\$1,623.59	1
Lake Merritt	8-716-58	City	1911 Telegraph (Vacant)	\$10,718.30	2
Lake Merritt	8-668-13	City	2330 Webster St	\$9,190.36	1
Lake Merritt	8-642-16	City	1807 Telegraph (Fox Theater)	\$30,220.76	4

District	APN	Legal Owner	Site Description	Annual Assessment	Fund Index No. *
Temescal	14-1219-3	City	5205 Telegraph Ave	\$2,617.34	1
Jack London	18-425-4-1	City	Embarcadero	\$140.19	1
			<b>CITY TOTAL</b>	<b>\$509,669.34</b>	
Downtown Oakland	2-101-1	ORSA	989 Franklin	\$3,371.34	5
			<b>ORSA TOTAL</b>	<b>\$3,371.34</b>	
			<b>GRAND TOTAL</b>	<b>\$513,040.68</b>	

\*See **Table 3** for corresponding Fund Index Numbers.

A breakdown of the appropriated project funding sources is included in **Table 3**:

**Table 3: Funding Sources for Payment of FY 2026-27 BID Assessments on City and ORSA Properties:**

#	Fund Source	Organization	Account	Project	Program	Amount
1	1010 - General Purpose Fund	85411 - Economic Development	53511 - Taxes and Assessments	1000147 - Business Improvement District Project	IP50 - Citywide Activities	\$427,958.94
2	5610 - Central District Projects	85245 - Central District Redevelopment	53511 - Taxes and Assessments	1000169 - Downtown Capital Project	SC13 - Downtown Redevelopment	\$18,519.45
3	5610 - Central District Projects	85245 - Central District Redevelopment	53511 - Taxes and Assessments	1003244 - Oakland Ice Center Project	SC13 - Downtown Redevelopment	\$32,970.19
4	5614 - Central District: TA Bonds Series 2006T	85245 - Central District Redevelopment	53511 - Taxes and Assessments	1005785 - Fox Theater Operating Project	SC13 - Downtown Redevelopment	\$30,220.76
5	9711 - SRA Unrestricted Land Sales Proceeds Fund	85245 - Central District Redevelopment	53219 - Miscellaneous Account	1001359 - 88 Franklin Garage - ROPS 84 Project	ORSA - Oakland Redevelopment Successor Agency	\$3,371.34
	<b>Total Project:</b>					<b>\$513,040.68</b>

As is standard practice, the City recovers some or most of the cost to administer these programs ranging from 1% to 3% of total assessments depending on when the BID was originally formed. Operations and direct services in the related business improvement districts are self-funded by the special assessments generated by the districts themselves. There is no further direct fiscal impact or cost anticipated with adoption of the proposed resolutions; however, going forward, the City and ORSA should be aware that each of the property-based districts may recommend annual assessment rate increases – up to 8 percent per year for the Laurel BID, up to 7 percent per year for the Temescal BID, and up to 5 percent per year for the remaining districts – for the remainder of their respective terms per their District Management Plans, on file in the Office of the City Clerk. If City Council chooses to approve such future recommendations for assessment rate increases, it would also increase assessment obligations on City- and ORSA-owned properties. Staff will coordinate closely with the City's Finance Department to accommodate such potential increases. As in most municipalities that administer BID programs, the assessments generated by the BIDs create benefits beyond the cities' administrative costs, as they tend to generate increased foot traffic, sales taxes, and business taxes.<sup>3</sup>

Regarding the collection of the assessments, the Treasury Division of the City's Finance Department will directly bill tax-exempt entities not on the County Assessor'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 to the City, less the County's collection fee of approximately 1.7 percent of total assessments billed. The City, in turn, will disburse the funds to the district, less a City cost recovery administrative fee, to be deposited into the General Purpose Fund (1010) primarily to offset the cost of staffing support from the City's Finance Department and the Economic and Workforce Development Department. This administrative fee is pursuant to written agreements between the City and each applicable district's designated non-profit management corporation.

Until disbursed, the BID assessments will be held in special trust funds (one for each district) established by the City's Finance Department. The trust fund Oracle coding is: Miscellaneous Trusts Fund (7999)/Treasury Operations Unit Organization (08721)/Pass-Thru Assessments Account (24224)/DP080 Administrative Project (1000007), as well as Economic Development Organization (85411)/DP850 Administrative Project (1000019).

Future year funding for the BID assessments on City-owned properties will be included in the proposed annual budget and is subject to Council approval of annual appropriations.

### **PUBLIC OUTREACH / INTEREST**

No outreach was deemed necessary for the proposed policy action beyond the standard City Council agenda noticing procedures because the enabling legislation for the BID program does not require outreach for the annual reporting. District stakeholders, however, did perform the

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<sup>3</sup> As BIDs renew, the renewed disbursement agreements have increased the City's administrative fee to 3% to recover a larger share of staff costs. However, any increase to this fee reduces the amount of money the BIDs have to spend to support their districts.

outreach necessary to secure advisory board consensus sufficient to generate the proposed annual reports and proposed 2026 district budgets (contained in **Exhibit A** to the proposed City resolution), and proposed FY 2026-27 district assessments.

### **COORDINATION**

This report and legislation have been reviewed by the Office of the City Attorney and the Budget Bureau.

### **PAST PERFORMANCE, EVALUATION AND FOLLOW-UP**

Pursuant to Ordinance No. 12190 C.M.S., each Business Improvement District is required to submit an annual report to the City for review and approval, documenting services delivered, assessment funds collected and expended, and progress toward the goals established in each district's Management Plan. These annual reports, reviewed by Economic and Workforce Development Department staff, demonstrate that Oakland's BIDs have consistently delivered the enhanced maintenance, safety, marketing, and placemaking services for which they are assessed, and the program as a whole has shown a positive impact on the neighborhoods and commercial corridors served.

### **RACE AND EQUITY**

BIDs enable a form of participatory self-governance, by allowing members of a commercial district to transparently and sustainably fund and manage services that benefit that district. Stakeholders themselves administer revenues generated by the district, contributing to community self-empowerment.

While the majority of existing BIDs are not located in high-priority neighborhoods as identified in the OAKDOT Equity Toolbox, the Lake Merritt-Uptown, Downtown, and Chinatown BIDs *are* located in high-priority neighborhoods and utilize assessments to support safety, cleaning, marketing, community identity, and special event programming within their boundaries.

To address the gap in BID representation in historically underserved communities, EWDD continues to provide organizational assistance to underserved commercial corridors, including support for BID feasibility studies and education on alternative means of formal organization, such as establishing nonprofit status or a merchant association, that can serve as interim steps toward BID formation and corridor self-governance. Current efforts include active outreach and organizational assistance to support potential BID formation in the Prescott area of West Oakland and the Hegenberger/Airport corridor, two high-priority areas that would expand the BID program's reach into communities that have historically faced disinvestment.

**ACTION REQUESTED OF THE CITY COUNCIL**

Staff Recommends That The City Council And The Oakland Redevelopment Successor Agency (ORSA) Governing Body Adopt The Following Legislation:

1) A City of Oakland Resolution:

A. Approving The Fiscal Year 2025-26 Annual Reports Of The Lakeshore/Lake Park Business Improvement Management District Of 2022 (Lakeshore District), The Jack London Improvement District (Jack London District), The Temescal/Telegraph Business Improvement District (Temescal District), The Laurel Business Improvement District 2025 (Laurel District), The Koreatown/Northgate Community Benefit District 2017 (Koreatown District), The Oakland Tourism Business Improvement District (Oakland Tourism District), The Downtown Oakland Community Benefit District 2018 (Downtown Oakland District), The Lake Merritt-Uptown Community Benefit District 2018 (Lake Merritt-Uptown District), And The Chinatown Community Benefit District 2021 (Chinatown District) Advisory Boards;

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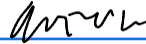
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For questions regarding this report, please contact Eric Simundza, Urban Economic Analyst IV, at 510-238-6249.

Respectfully submitted,



[Ashleigh Kanat \(Jun 9, 2026 12:19:48 PDT\)](#)

ASHLEIGH KANAT  
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**Attachments (1):**  
**A: Business Improvement Districts Annual Impact Reporting 2025**