

Memorandum

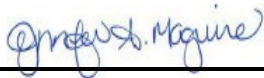
TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Lee Wilcox
Matt Loesch
Jim Shannon

SUBJECT: See Below

DATE: June 6, 2025

Approved



Date:

6/6/25

COUNCIL DISTRICT: 6

SUBJECT: Actions by the City Council and by the Board of Successor Agency to the Redevelopment Agency of the City of San José Related to The Alameda Community Benefit Improvement District

RECOMMENDATION

- (a) That the City Council:
- (1) Conduct a public hearing for proposed formation of The Alameda Community Benefit Improvement District and authorize the City Clerk to tabulate ballots.
 - (2) Adopt a resolution by the City Council, as the property owner of parcels within the proposed district, authorizing the execution of a ballot in favor of the formation of The Alameda Community Benefit Improvement District and the imposition of an assessment in the amount of \$8,450 with annual increases of up to seven percent (7%) over the next 15 years.
 - (3) Direct the City Clerk to report the results of the tabulation of ballots.
 - (4) In the event that The Alameda Community Benefit Improvement District is approved, by a majority of weighted assessments of property owners, adopt a resolution by the City Council:
 - (i) Approving The Alameda Community Benefit Improvement District Management Plan and Engineer's Report;
 - (ii) Approving and imposing the respective assessments; and
 - (iii) Directing the Director of Public Works to deliver the assessment role to the County for collection with the property taxes.
- (b) That the Board of the Successor Agency to the Redevelopment Agency of the City of San José abstains from casting its ballot regarding the formation of The Alameda Community Benefit Improvement District and the proposed assessment in the amount of \$3,453 with annual increases of up to seven percent (7%) over the next 15 years.

- (c) Approve an ordinance amending Chapter 4.80 of Title 4 of the San José Municipal Code to add a new Part 91 to establish the Alameda Community Benefit Improvement District Fund.
- (d) Adopt the following 2025-2026 Appropriation Ordinance and Funding Sources Resolution amendments in the Alameda Community Benefit Improvement District Fund:
 - (1) Establish the Alameda Community Benefit Improvement District appropriation to the Public Works Department in the amount of \$312,977;
 - (2) Establish the Administration Services appropriation to the Public Works Department in the amount of \$6,550; and
 - (3) Establish a revenue estimate for Special Assessments for the Alameda Community Benefit Improvement District in the amount of \$319,527.

SUMMARY AND OUTCOME

On April 29, 2025, the City Council adopted a resolution of intention to form The Alameda Community Benefit Improvement District (CBID) and set a public hearing and the tabulation of the ballots on June 17, 2025. The public hearing on June 17, 2025, will allow public testimony to be presented to the City Council. At the close of the public hearing, City Council will direct the City Clerk to tabulate ballots cast with votes weighted by the amount of the proposed assessment on each parcel. The assessment can only be implemented if a simple majority vote in favor is reached by the affected property owners.

If approved by the property owners, formation of The Alameda CBID would result in the assessment of properties within the district boundaries to pay for enhanced services and activities through enhanced maintenance and cleaning of sidewalk areas, information and safety services, and beautification activities beyond those provided by the City, for an anticipated 15-year period from early 2026 to December 31, 2040.

BACKGROUND

Property owners signed a petition supporting the formation of The Alameda CBID by meeting the threshold of over 30% of properties in favor of the proposed improvement district. In response to the petitions submitted reaching the 30% threshold, City Council and the Board of the Successor Agency later executed petitions in support of the community's desire to self-assess for enhanced services. The City Council adopted Resolution No. RES2025-103 on April 29, 2025,¹ pursuant to Chapter 14.31 of the San

¹ See April 29, 2025, City Council Memorandum at <https://sanjose.legistar.com/View.ashx?M=F&ID=14086723&GUID=B4E401C0-6936-4450-95C9-334B93E2E4F7>

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José Municipal Code, which incorporates and modifies the Property and Business Improvement District Law of 1994 in the California Streets and Highways Code (CBID Law):

- Stating its intent to form The Alameda CBID for a 15-year term pursuant to CBID Law;
- Preliminarily approving The Alameda CBID Management Plan and Engineer's Report; and
- Setting a public hearing and the tabulation of the ballots on June 17, 2025.

The mailing of ballots and notice of public hearing was completed on May 2, 2025, meeting the legal requirement of 45 days before the June 17, 2025, public hearing. The notice of public hearing was published in the San Jose Post Record on May 5, 2025.

Property owners have been submitting ballots to the City Clerk and staff have been available for any property owner inquiries.

ANALYSIS

The Alameda CBID Services and Budget

The assessments to be collected by the proposed CBID are anticipated to provide enhanced services above and beyond those currently provided by the City and would provide special benefits to parcels within the District. Table 1, below, outlines the services and proposed CBID budget for its first year of operation, commencing early 2026, as shown in the Management District Plan and Engineer's Report.

Table 1

REVENUES	TOTAL BUDGET	% OF BUDGET
Assessment Revenues	\$327,977	96.1%
Other Revenues (general public benefit*)	\$13,233	3.9%
Total Revenues	\$341,210	100.0%
EXPENDITURES	TOTAL BUDGET	% OF BUDGET
Clean & Safe	\$266,002	78.0%
Beautification & Image Enhancement	\$30,851	9.0%
Administration & Advocacy	\$34,121	10.0%
Contingency/Reserve	\$10,236	3.0%
Total Expenditures	\$341,210	100.0%

* General public benefit includes contributions from Alameda Business Association sources.

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These services are described in more detail in The Alameda CBID Management District Plan and Engineer's Report (Attachment A), which are on file in the City Clerk's Office and are posted on the City's website for the June 17, 2025 City Council meeting agenda.

The Alameda CBID Boundaries, Zones of Service and Assessment Rates

Attachment B boundary map outlines the proposed CBID area and zones of benefit. The CBID will include parcels fronting The Alameda from the intersection of The Alameda and Stockton Avenue to Schiele Avenue. On the south side of The Alameda, the boundaries proceed south at the intersection with Race Street to W San Fernando Street, and at the intersection with Bush Street to Laurel Grove Lane. On the north side of The Alameda, the boundaries proceed north at the intersection of Stockton Avenue to West Julian Street and include parcels between West Julian Street and The Alameda. The Alameda CBID area contains 448 parcels, three of which are owned by the City of San José and one property owned by the Successor Agency to the Redevelopment Agency.

The Alameda CBID Management District Plan and Engineer's Report proposes two benefit zones within the improvement district: Zone 1 and Zone 2. Zone 1 has the highest concentration of commercial development and receives high levels of pedestrian traffic. Therefore, Zone 1 parcels will receive twice the frequency of service compared to Zone 2. Zone 1 encompasses properties east of the intersection Magnolia Avenue on the southerly side of The Alameda and east of Lenzen Avenue on the northerly side of The Alameda. Commercial parcels in Zone 1 will receive the full level of benefit from the district's improvements, maintenance, and activities. Residential parcels other than those zoned solely for residential purposes, nonprofit, and government (non-enterprise) parcels in Zone 1 will not benefit from District Beautification and Image Enhancement Services and will therefore be assessed at a lower rate than commercial parcels. Zone 2 includes those properties that are removed from the main commercial corridor of The Alameda and do not require the same need for services as Zone 1 parcels. The parcels in Zone 2 will receive approximately half of the frequency of service in the district and will be assessed at a lower rate proportionate with the benefit received. Table 2 below provides the assessment rates based on land use type and zone.

Table 2

Parcel Type	Initial Parcel Assessment Rate (\$/lot sq. ft.)	Initial Building Assessment Rate (\$/building sq. ft.)	Initial Frontage Assessment Rate** (\$/parcel linear ft.)
Zone 1 Commercial	\$0.0500	\$0.0500	\$11.0000
Zone 1 Residential*, Nonprofit, Government (Non-Enterprise)	\$0.0375	\$0.0375	\$8.2500
Zone 2*	\$0.0250	\$0.0250	\$5.5000

* Properties zoned solely for residential use are not subject to the assessment

** Frontage assessment is related to properties fronting The Alameda, Race Street, and Stockton Avenue

The following information represents five examples of special assessments on a range of property types and sizes within Zone 1 based upon the above rates.

- Condominium - \$96.66 per year
998.3 square foot lot; 992 square foot building; and 2.67-foot linear frontage
- Single Family Residential - \$280.80 per year
5,962 square foot lot; 1,526 square foot building; and 0-foot linear frontage
- Small retail/office building - \$1,165.84 per year
8,250 square foot lot; 3,088 square foot building; and 54.45-foot linear frontage
- Large retail/office building - \$13,143.60 per year
104,108 square foot lot; 94,700 square foot building; and 291.2-foot linear frontage
- Mixed Use Development - \$10,761.24 per year
45,302 square foot lot; 187,894 square foot building; and 20.84-foot linear frontage (Mixed Use includes a combination of commercial and residential)

If The Alameda CBID is approved, assessments at the rates in Table 2 will be submitted to the County of Santa Clara Controller-Treasurer Department in August 2025 for collection through property tax bills in Fiscal Year 2025-2026. For new districts, a new special assessment tax code must also be set up with the County typically occurring in early June. Although the ballot tabulation is after the County's new tax code deadline, the County has agreed to a one-time exception for The Alameda CBID pending the formation approval. Properties that do not receive tax bills will be invoiced directly by the City under the same billing schedule. The funds will then be disbursed to The Alameda CBID to provide the enhanced services.

Public Hearing and Next Steps

At the June 17, 2025 meeting, the City Council will conduct a public hearing to receive public testimony and consider objections or protests to the proposed assessment. A final call for any ballots to be submitted in person is required prior to the close of the public hearing. In addition, City Council and the Board of the Successor Agency may cast ballots as property owners in favor of or opposed to the formation of The Alameda CBID. Staff recommends City Council, representing its three properties, vote in favor of the formation as it supports business district assessments for services beyond the level that the City is able to provide, especially those that encourage placemaking, identity, activation and beautification. Pursuant to California Health and Safety Code 34162, the Successor Agency is prohibited from incurring new debts, including the approval of new assessments on its property. Therefore, staff recommends that the Successor Agency Board abstain from voting on its property with respect to the formation of The Alameda CBID.

At the close of the public hearing, the City Council will conduct a form of an election, called an assessment ballot proceeding, whereby property owners within the district cast ballots in favor of or opposed to the assessment, with votes weighted by the amount of the proposed assessment on each parcel. The City Clerk tabulates the ballots. The assessment can only be implemented if affected property owner protests do not outweigh the ballots cast in favor of the assessment (simple majority).

If the proposed CBID achieves voter support and City Council votes to approve the district, it effectuates the approval by adopting a resolution that declares the ballot tabulation results; approves The Alameda CBID Management District Plan and Engineer's Report; and imposes the assessments on those properties within the CBID. The City Manager, or her designee, was delegated authority by City Council on April 29, 2025, by adopting Resolution No. RES2025-104, to negotiate an agreement with The Alameda Business Association to oversee the management and provision of CBID services, transfer of funds, and annual reporting for approval by the City Council.

EVALUATION AND FOLLOW-UP

No additional follow-up action with the City Council is expected at this time.

COST SUMMARY/IMPLICATIONS

The Alameda CBID assessments are restricted for use exclusively within The Alameda CBID service area. Estimated total assessments for Fiscal Year 2025-2026, including the assessment from the City, will total \$327,977. The City must pay annual assessments on three City-owned properties totaling approximately \$8,450 from the General Fund beginning in Fiscal Year 2025-2026, subject to annual increases of up to 7% per year. The assessments owed from the City will be a transfer from the General Fund to the new Alameda Community Benefit Improvement District Fund and will be brought forward as part of the 2024-2025 Annual Report and the ongoing General Fund transfer will be included in the development of the Fiscal Year 2026-2027 Base Budget.

If The Alameda CBID is approved, the Successor Agency will be subject to an annual assessment on one Successor Agency-owned property totaling approximately \$3,453 beginning in Fiscal Year 2025-2026, subject to annual increases of up to 7% per year, pending the assessment obligation being added to the Recognized Obligations Payment Schedule approved through the Successor Agency Board, the County Oversight Board and the State Department of Finance.

COORDINATION

This memorandum has been coordinated with the City Attorney's Office and the Planning, Building and Code Enforcement Department.

PUBLIC OUTREACH

This memorandum will be posted on the City's Council Agenda website for the June 17, 2025, City Council meeting. A notice of public hearing and ballots were mailed to all property owners within the proposed CBID on May 2, 2025, and the notice public hearing was published on May 5, 2025.

COMMISSION RECOMMENDATION AND INPUT

No commission recommendation or input is associated with this action.

CEQA

Not a Project, File No. PP17-004, Government Funding Mechanism or Fiscal Activity with no commitment to a specific project which may result in a potentially significant physical impact on the Environment.

HONORABLE MAYOR AND CITY COUNCIL

June 6, 2025

**Subject: Actions by the City Council and by the Board of Successor Agency to the
Redevelopment Agency of the City of San José Related to The Alameda Community Benefit
Improvement District**

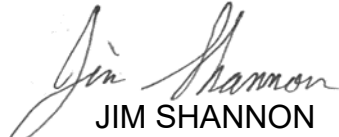
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PUBLIC SUBSIDY REPORTING

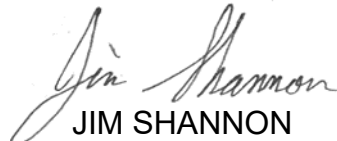
This item does not include a public subsidy as defined in section 53083 or 53083.1 of the California Government Code or the City's Open Government Resolution.

/s/
MATT LOESCH
Director of Public Works


LEE WILCOX
Assistant City Manager/Acting Director
of the City Manager's Office of
Economic Development and Cultural
Affairs


JIM SHANNON
Budget Director

I hereby certify that there will be available for appropriation in the Alameda Community Benefit Improvement District Fund in the Fiscal Year 2025-2026 moneys in excess of those heretofore appropriated wherefrom, said excess being at least \$319,527.


JIM SHANNON
Budget Director

For questions regarding The Alameda CBID formation, please contact J. Guevara, Deputy Director of Public Works, at j.guevara@sanjoseca.gov or (408) 535-8300; and for questions regarding outreach and benefits to the community, please contact Blage Zelalich, Deputy Director, City Manager's Office of Economic Development and Cultural Affairs, at blage.zelalich@sanjoseca.gov or (408) 535-8172.

ATTACHMENTS:

Attachment A – The Alameda CBID Management Plan and Engineer's Report

Attachment B – The Alameda CBID Boundary Map



The Alameda Community Benefit Improvement District MANAGEMENT DISTRICT PLAN AND ENGINEER'S REPORT

Prepared pursuant to the City of San José's Community Benefit Improvement District statute, City of San José Municipal Code Section 14.31

April 4, 2025

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Prepared by Civitas

www.civitasadvisors.com

(800)999-7781

I. OVERVIEW

Developed by property owners and The Alameda Business Association (The ABA), The Alameda Community Benefit Improvement District (District) is a benefit assessment district proposed to provide specific benefits to payors, by funding improvements, maintenance, and activities for property owners paying the District assessment. It is intended that these programs, and related administration, will increase commerce, occupancies, property values, and attraction of new tenants. The District will be formed pursuant to the City of San José's Community Benefit Improvement District statute, City of San José Municipal Code Section 14.31 (CBID Ordinance). As required by law, property owners have created this Management District Plan (Plan) to form the District.

Location: The District includes all parcels fronting The Alameda from the intersection of The Alameda and Stockton Ave until intersecting with Race Street. At the intersection with Race Street, the boundaries proceed south until the intersection of W. San Fernando Street. The boundaries proceed north on The Alameda from the intersection with Race Street until the intersection of Schiele Avenue. At the intersection of The Alameda and W. Julian Street the boundaries go north along W. Julian Street and include all parcels touching the southern portion of W. Julian Street before intersecting with Stockton Avenue. Parcels between W. Julian St and The Alameda on streets N. Keeble Ave, N. Morrison Avenue, Rhodes Court, and Clinton Place are also included. The boundaries of the District are described in further detail and shown on the map in Section IV.

Purpose: The purpose of the District is to provide improvements, maintenance, and activities which constitute and convey a special benefit to assessed parcels. The District will provide Clean & Safe, Beautification & Image Enhancement, and related Administration & Advocacy programs directly and only to assessed parcels within its boundaries. Further detail on the improvements, maintenance, and activities to be provided by The District is provided in Section V.

Budget: The District annual assessment budget for the initial year of its fifteen (15) year operation is anticipated to be \$327,976.83 ("Special Benefit Budget"). The annual assessment budget may be subject to a cost-of-living increase in assessment rates of no more than seven percent (7%) per year, upon approval by The ABA. The assessment funds will be supplemented by non-assessment funds (such as grants and event income), so that the total budget for the initial year is estimated at \$341,210.38 ("Total Budget"). The amount of non-assessment funds is the minimum amount necessary to pay for the general benefit provided by the District programs. Further detail on the separation of special and general benefit is provided in Section VIII.

Cost: The assessment rate (cost to each parcel owner) within the District boundaries is based on parcel type, parcel size, building size, benefit zone, and parcel linear frontage along The Alameda, Race Street, and Stockton Avenue. Parcels zoned solely for residential purposes will not be assessed. Commercial parcels in Zone 1 shall be assessed at the full rate. Nonprofit parcels, government (non-enterprise) parcels, and residential parcels not zoned solely for residential purposes in Zone 1 will be assessed at seventy-five percent (75%) of the Zone 1 commercial rate. Parcels in Zone 2 will be assessed

at fifty percent (50%) of the Zone 1 commercial rate. Further detail on the determination of assessment rates is provided in Section VIII.

The initial annual assessment rate to each parcel is shown in the table below (rounded to the nearest thousandth of a cent). Assessment rates may be subject to a cost-of-living increase of no more than seven percent (7%) per year, upon approval by The ABA Board. The maximum annual assessment rates are shown in Appendix 1.

Zone/Parcel Type	Initial Parcel Assessment Rate (\$/lot sq. ft.)	Initial Building Assessment Rate (\$/building sq. ft.)	Initial Frontage Assessment Rate (\$/parcel linear ft.)
Zone 1 Commercial	\$0.050	\$0.050	\$11.000
Zone 1 Residential*, Nonprofit, Government (Non-Enterprise)	\$0.038	\$0.038	\$8.250
Zone 2*	\$0.025	\$0.025	\$5.500

* Properties zoned solely for residential use are not subject to the assessment.

Formation: The District formation requires submittal of petitions from property owners representing more than 30% of the total assessment. The “Right to Vote on Taxes Act” (also known as Proposition 218) requires a ballot vote in which more than fifty percent (50%) of the ballots received, weighted by assessment, be in support of the District.

Duration: The District will have a fifteen (15)-year-life, beginning on January 1, 2026 through December 31, 2040. After the fifteen (15) year term, the District may be renewed pursuant to the CBID Ordinance if property owners support continuing the District programs by repeating the petition, ballot, and City Council hearing process.

Management: The ABA shall serve as the Owners’ Association for the District. The Owners’ Association is charged with managing funds and implementing programs in accordance with this Plan and must provide annual reports to the City Council. The ABA may form a The Alameda Community Benefit Improvement District Committee (District Committee) tasked with determining how District funds are spent, within the designated programs in this Plan, subject to final approval by The ABA Board. Any assessed property owner in the District may be a member of The ABA.

II. IMPETUS

There are several reasons why now is the time to form the District. The most compelling reasons are as follows:

1. The Need for Services.

Civitas, in conjunction with The ABA, conducted outreach to property owners to determine what concerns they have regarding the long-term prosperity of their community and the services that are needed to improve the area. Outreach efforts included a survey of property owners, a series of property owner and steering committee meetings, an analysis of current property conditions and needs, and an intercept survey of visitors. The primary needs to be addressed were: safety, cleanliness, vandalism and property crime, and vacancies.

2. The Need to be Proactive in Determining the Future of The Alameda.

In order to protect their investment, parcel owners must be partners in the process that determines the level and frequency of services, and how new improvements and development projects are implemented. The District will allow these owners to lead and shape future services and improvements through the District.

3. The Need to Attract New Business and Investment Along The Alameda.

If businesses along The Alameda are to compete as a successful commercial district, The Alameda must develop its own well-financed, proactive strategy to retain businesses and tenants as well as attract new business and investment. The District provides the financial resources to develop and implement a focused strategy that will work to prevent and fill vacancies and attract new tenants to all areas of The Alameda.

4. An Opportunity to Create a Private/Public Partnership with a Unified Voice for The Alameda.

Because parcel owners would be investing financial resources through the District, they will be looked upon as a strong partner in negotiations with the City and other public agencies. This partnership will have the ability to leverage the parcel owner's investment with additional public investment in The Alameda.

5. An Opportunity to Establish Private Sector Management and Accountability.

The ABA will manage the District, and the services provided. Annual District work plans and budgets will be developed by a board composed of stakeholders that own or represent properties in The Alameda. Improvements and activities provided by the District are subject to private sector performance standards, controls, and accountability.

III. BACKGROUND

The International Downtown Association estimates that more than 2,500 Property-based Business Improvement Districts (PBIDs), currently operate throughout North America. PBIDs are a time-tested tool for property owners who wish to come together and obtain collective services which benefit their properties.

PBIDs provide supplemental services in addition to those provided by local government. They may also finance physical and capital improvements. These improvements, maintenance and activities are concentrated within a distinct geographic area and are funded by a special parcel assessment. Services and improvements are only provided to those who pay the assessment.

Although funds are collected by the local government, they are then directed to a private nonprofit. The nonprofit implements services and provides day-to-day oversight. The nonprofit is managed by a Board of Directors representing those who pay the assessment, to help ensure the services meet the needs of property owners and are responsive to changing conditions within the PBID.

PBIDs all over the globe have been proven to work by providing services that improve the overall viability of commercial districts, resulting in higher property values, lease rates, occupancy rates, and sales volumes.

The District will be formed pursuant to the San José, California Code of Ordinances § 14.31.010 et seq. Community Benefit Improvement District statute (CBID Ordinance), which is based in part on the “Property and Business Improvement District Law of 1994,” California Streets and Highways Code section 36600 et seq. Key provisions of the law include:

- ☐ Allows a wide variety of services which are tailored to meet specific needs of assessed properties in each individual PBID;
- ☐ Requires property owner input and support throughout the formation process;
- ☐ Requires written support on both a petition and ballot from property owners paying the proposed assessments;
- ☐ Allows for a designated, private nonprofit corporation to manage funds and implement programs, with oversight from property owners and the City;
- ☐ Requires limits for assessment rates to ensure that they do not exceed the amount owners are willing to pay; and
- ☐ Requires the PBID be renewed after a certain time period, making it accountable to property owners.

The CBID Ordinance is provided in Appendix 2.

IV. BOUNDARIES

The District includes all parcels fronting The Alameda from the intersection of The Alameda and Stockton Avenue until intersecting with Race Street. At the intersection with Race Street, the boundaries proceed south until the intersection of W. San Fernando Street. The boundaries proceed north on The Alameda from the intersection with Race Street until the intersection of Schiele Avenue. At the intersection of The Alameda and W. Julian Street the boundaries go north along W. Julian Street and include all parcels touching the southern portion of W. Julian Street before intersecting with Stockton Avenue. Parcels between W. Julian Street and The Alameda on streets N. Keeble Avenue, N. Morrison Avenue, Rhodes Court, and Clinton Place are also included.

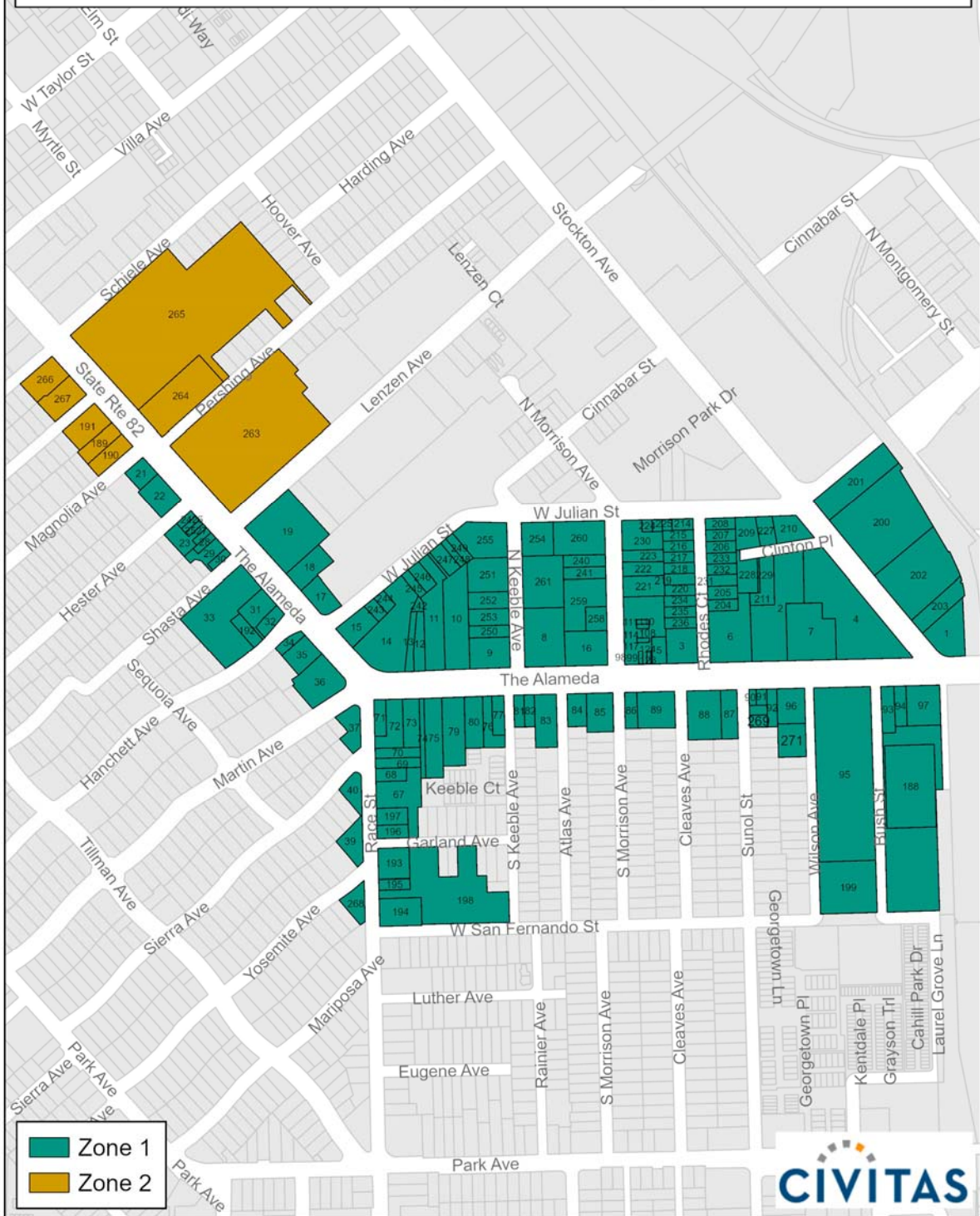
Additionally, the boundaries extend on Bush Street for parcels on both sides of the street from The Alameda until San Fernando Street. On Wilson Avenue it also heads southerly for one parcel facing the west, APN 26133053. On Sunol Street the boundaries continue southerly for east facing parcels until APN 26133018.

The District is divided into two zones to reflect the level and frequency of deployed District improvements, maintenance, and activities. Zone 1 has the highest concentration of commercial development and receives high levels of pedestrian traffic. Commercial parcels in Zone 1 of the district, along the main stretch of The Alameda, will receive the full level of benefit from the District's improvements, maintenance, and activities. Residential parcels other than those zoned solely for residential purposes, nonprofit, and government (non-enterprise) parcels in Zone 1 will not benefit from District Beautification and Image Enhancement services and will therefore be assessed at a lower rate than commercial parcels in Zone 1.

Parcels in Zone 2 are removed from the main commercial corridor of The Alameda and do not have the same need for services as Zone 1 parcels. These parcels will receive approximately half of the District services and will be assessed at a rate commensurate with the benefit received. Zone 2 includes the front facing parcels on The Alameda from Schiele Avenue to Pershing Avenue and all west facing parcels on The Alameda from Magnolia Avenue to Lenzen Avenue.

The District boundary is illustrated by the map below. A larger map is available on request by calling Civitas at (916) 437-4300 or (800) 999-7781.

The Alameda Community Benefit Improvement District



V. SERVICE PLAN & BUDGET

A. Formation

Property and business owners in The Alameda have been concerned about the need for coordinated supplemental services in the area for several years. City services and efforts in the area have been welcomed, but limited resources have not allowed for a more comprehensive approach to managing the commercial area. Property owners in The Alameda area now wish to establish the Alameda Community Benefit Improvement District to pursue this mission.

A service plan to provide special benefits to assessed properties was developed by the formation steering committee, consisting of several property owners in the district. The following methods were utilized to assess the needs of the District and design the service plan: a survey of property owners, a series of property owner meetings, an analysis of current property conditions and needs, and an intercept survey of visitors were all conducted. The primary needs to be addressed were: safety, cleanliness, vandalism and property crime, and vacancies. To meet those needs, the District will provide Clean & Safe, Beautification & Image Enhancement, and related Administration & Advocacy services to assessed parcels within its boundaries.

B. Improvements, Maintenance and Activities

The District will provide supplemental improvements, maintenance and activities that are above and beyond those provided by the City and other government agencies. None of the services to be provided by the District are provided by the City or other government agencies. The improvements, maintenance and activities will be provided directly and only to assessed parcels; they will not be provided to parcels that are not assessed. Each and every service is unique to the District, thus the benefits provided are particular and distinct to each assessed parcel.

Clean & Safe

Safety services may include dedicated patrols by off-duty officers of the San José Police Department or supplemental private security patrols. The patrol will seek to serve as both a deterrent by creating a visible presence, and a respondent to incidences that occur. The goal of the program is to address issues which discourage property owners, tenants, and customers from visiting assessed parcels thereby increasing the usability of assessed parcels, ultimately constituting and providing unique, special benefits to assessed parcels. These services may include, but are not limited to:

- Partnerships with local law enforcement to provide property and business owners direct communication with local law enforcement;
- A safety and patrol program to deter and report illegal street vending, illegal dumping, and street code violations. This program will address a myriad of quality-of-life problems including: public intoxication, panhandling, loitering, trespassing, and scavenging;
- A safety program may be implemented to improve day and evening safety in the District by controlling vagrancy, property damage, encampment, and petty crimes;
- Support crime prevention on assessed parcels by working closely with local law enforcement; and
- Respond and work to reduce nuisance behaviors which can deter tenants and customers on assessed parcels.

Cleaning services will make the District cleaner, more accessible, and more inviting to potential tenants and customers. A regular schedule will be established for most of the maintenance services, while some will be provided on an as-needed basis. Cleaning services may include, but are not limited to:

- Pressure washing sidewalks and gum removal;
- Regular litter removal services and installation and management of additional receptacles, including garbage, debris, and leaves;
- Landscape improvements and maintenance, such as weeding, mulching, planting of trees and flowers and subsequent trimming and upkeep; and
- Similar services designed to maintain a clean, attractive environment.

Beautification & Image Enhancement

The Beautification and Image Enhancement program will focus on positioning the District as a vibrant commercial center and creating a more desirable and attractive place for customers, tenants, and owners. Beautification and image enhancement services may include, but are not limited to:

- Directional, wayfinding and gateway signage that establishes a sense of place, promotes patronage and activity, and connects the properties of the District service area with the larger community;
- Funding the purchase and installation of regular rotational displays of pole banners, decorative lighting, holiday décor, art installations, and other decorative adornments throughout the District which serve to celebrate various shopping seasons which serve to present a cohesive image of community personality and identity; and
- Similar services designed to enhance the image of the District.

Administration & Advocacy

The administration and advocacy portion of the budget will be utilized to provide a unified voice to represent and promote the shared needs and concerns of the District's property owners. The administration costs are associated with providing the activities and improvements for the District. These costs may include rent, telephone charges, legal fees, accounting fees, postage, administrative staff, insurance, and other general office expenses. The Advocacy program will utilize dedicated staff time to provide unified attention, communication and responsiveness throughout the District and provide a unified voice to represent the District's best interests.

The County of Santa Clara shall retain a collection fee estimated at 1% of assessments to cover the costs of collection. The City of San José shall be paid a management fee of \$15,000 per year to cover the costs associated with the overhead and administrative support of programs.

Contingency/Reserve

The contingency line item is included as a buffer to account for delinquent assessments. If any funds allocated to contingency are collected, they may be used as a reserve. Changes in parcel data, increasing service costs, delinquencies, and other issues may change the revenue and expenses. The reserve, if any, is intended to buffer the organization for unexpected changes in revenue and allow the District to fund other program expenses or renewal costs. If at the end of the District's term there are funds remaining and property owners wish to renew, those funds may be used for the costs of renewing the District.

C. Annual Assessment Budget

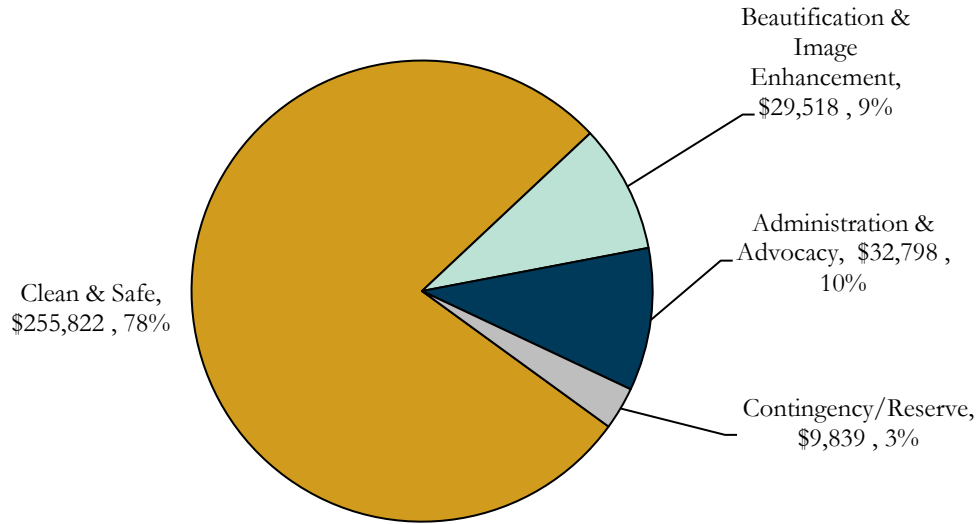
A projected fifteen (15) year budget for the District is provided below. The overall assessment budget shall remain consistent with this Plan. In the event of a legal challenge, assessment funds may be used to defend the District. The annual assessment budget is based on the following assumptions and guidelines:

1. The cost of providing improvements, maintenance and activities may vary depending upon the market cost for those improvements, maintenance and activities. Expenditures may require adjustment up or down to continue the intended level of improvements, maintenance and activities. The ABA shall have the authority to adjust budget allocations between the categories by no more than twenty percent (20%) of the total budget per year. Any change will be approved by The ABA and submitted with the Annual Report.
2. Funds not spent in any given year may be rolled over to the next year.
3. The assessment rates may be subject to annual increases that will not exceed seven percent (7%) per year to account for increases in the costs of providing improvements, maintenance, and activities. Increases will be determined by The ABA and may vary each year. The projections in subsection E below illustrate the maximum annual seven percent (7%) increase for all budget items.
4. Each budget category includes all costs related to providing that improvement, maintenance, or activity. For example, the District includes the cost of staff time dedicated to overseeing and implementing the District. Staff time dedicated purely to administrative tasks is allocated to the administration portion of the budget. The costs of an individual staff members may be allocated to multiple budget categories. The staff levels necessary to provide the District services will be determined by the District on an as-needed basis.

D. Assessment Budget

The total improvements, maintenance and activity budget for 2026 that is funded by property assessments is \$327,976.83. In addition to the assessment revenue, the programs will be supplemented by non-assessment funds. The total of non-assessment funds, and the determination of special and general benefit, is included in the Engineer's Report. The total of assessment and non-assessment funds is provided in Appendix 4. Below is an illustration of the estimated total assessment budget allocations for each budget category for the initial year of the fifteen (15) year term of the District. Non-assessment funds may be shifted between budget categories as needed by The ABA.

Initial Annual Assessment Budget - \$327,977



E. Annual Maximum Assessment Budget

The assessment budget below assumes the maximum annual increase of seven percent (7%) is enacted and that there are no changes to the categorical budget allocations.

Year	Clean & Safe	Beautification & Image Enhancement	Administration & Advocacy	Contingency / Reserve	Total
2026	\$255,822	\$29,518	\$32,798	\$9,839	\$327,977
2027	\$273,730	\$31,584	\$35,094	\$10,528	\$350,935
2028	\$292,891	\$33,795	\$37,550	\$11,265	\$375,501
2029	\$313,393	\$36,161	\$40,179	\$12,053	\$401,786
2030	\$335,330	\$38,692	\$42,991	\$12,897	\$429,911
2031	\$358,804	\$41,401	\$46,001	\$13,800	\$460,005
2032	\$383,920	\$44,299	\$49,221	\$14,766	\$492,205
2033	\$410,794	\$47,399	\$52,666	\$15,799	\$526,659
2034	\$439,550	\$50,717	\$56,353	\$16,905	\$563,526
2035	\$470,318	\$54,268	\$60,298	\$18,089	\$602,972
2036	\$503,241	\$58,066	\$64,519	\$19,355	\$645,180
2037	\$538,467	\$62,131	\$69,035	\$20,710	\$690,343
2038	\$576,160	\$66,480	\$73,867	\$22,159	\$738,667
2039	\$616,491	\$71,134	\$79,038	\$23,710	\$790,374
2040	\$659,646	\$76,113	\$84,571	\$25,370	\$845,700

VI. ASSESSMENT RATE

A. Assessment Formula

The assessment rate (cost to each parcel owner) within the District boundaries is based on parcel type, parcel size, building size, benefit zone, and parcel linear frontage along The Alameda, Race Street, and Stockton Avenue. Parcels zoned solely for residential purposes will not be assessed. Commercial parcels in Zone 1 shall be assessed at the full rate. Nonprofit parcels, government (non-enterprise) parcels, and residential parcels not zoned solely for residential purposes in Zone 1 will be assessed at seventy-five percent (75%) of the Zone 1 commercial rate. Parcels in Zone 2 will be assessed at fifty percent (50%) of the Zone 1 commercial rate. Further detail on the determination of assessment rates is provided in Section VIII.

The assessment methodology has been created to ensure that the assessment paid by each parcel is commensurate with the benefit received. Individual assessed parcels shall be assessed an assessment rate according to each assessed parcel's proportionate special benefit derived from the services provided to each assessed parcel, as shown in the table below (rates rounded to the nearest thousandth of a cent).

Zone/Parcel Type	Initial Parcel Assessment Rate (\$/lot sq. ft.)	Initial Building Assessment Rate (\$/building sq. ft.)	Initial Frontage Assessment Rate (\$/parcel linear ft.)
Zone 1 Commercial	\$0.050	\$0.050	\$11.000
Zone 1 Residential*, Nonprofit, Government (Non-Enterprise)	\$0.038	\$0.038	\$8.250
Zone 2*	\$0.025	\$0.025	\$5.500

* Properties zoned solely for residential use are not subject to the assessment.

B. Changes in Zoning, Parcel Size, Building Size, or Frontage

If the zoning, building square footage, parcel linear frontage along The Alameda, Race Street, and Stockton Avenue, or size of a parcel within the District boundary changes during the term of the District, the assessment amount may be modified according to the assessment methodology detailed in this Plan that is applicable to the parcel. These changes may be a result of land adjustments including but not limited to lot splits, consolidations, right of way setbacks, new construction, or changes in zoning.

VII. GOVERNANCE

A. Owners' Association

The City Council, through adoption of this Management District Plan, has the right, pursuant to Streets and Highways Code §36651, to identify the body that shall implement the proposed program, which shall be the Owners' Association of the District as defined in Streets and Highways Code §36612. The City Council has determined that The ABA will serve as the Owners' Association for the District, with oversight from the City of San José. The Board of Directors of The ABA and its staff are charged with the day-to-day operations of the District.

The ABA may form a District Committee to determine how District funds are spent, within the designated programs in this Plan, subject to final approval by The ABA Board. If a District Committee is formed, The ABA will aim to ensure the Committee consists of a majority of parcel owners, or representatives of parcel owners, paying the assessment. In addition, The ABA will aim to ensure the Committee represents a variety of interests within the District and responds to the needs of all properties within the District.

B. Brown Act & Public Records Act Compliance

An Owners' Association is a private entity and may not be considered a public entity for any purpose, nor may its board members or staff be considered to be public officials for any purpose. The Owners' Association is, however, subject to government regulations relating to transparency, namely the Ralph M. Brown Act and the California Public Records Act. These regulations are designed to promote public accountability. The Owners' Association must act as a legislative body under the Ralph M. Brown Act (Government Code §54950 et seq.). Thus, meetings of The ABA Board of Directors and certain committees must be held in compliance with the public notice and other requirements of the Brown Act. The Owners' Association is also subject to the record keeping and disclosure requirements of the California Public Records Act.

C. Annual Report

The ABA shall present an annual report at the end of each year of operation to the City Council pursuant to the CBID Ordinance (see Appendix 2). The annual report is a prospective report for the upcoming year and must include:

1. Any proposed changes in the boundaries of the District or classification of property within the District;
2. The improvements, maintenance, and activities to be provided for that fiscal year;
3. The estimated cost of providing the improvements, maintenance, and activities to be provided for that fiscal year;
4. The method and basis of levying the assessment in sufficient detail to allow each real property owner to estimate the amount of the assessment to be levied against his or her property for that fiscal year;
5. The estimated amount of any surplus or deficit revenues to be carried over from a previous fiscal year; and
6. The estimated amount of any contributions to be made from sources other than assessments levied pursuant to this Plan.

VIII. ENGINEER'S REPORT

The District's parcel assessments will be imposed solely on property-based parcels and in accordance with the provisions of Article XIII D of the California Constitution (Proposition 218). Proposition 218 provides that "only special benefits are assessable,"¹ and requires the City to "separate the general benefits from the special benefits conferred on a parcel."² Special benefits are a "particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public-at-large."³ Conversely, a general benefit is "conferred on real property located in the district or to the public-at-large."⁴ Assessment law also mandates that "no assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel."⁵

The Engineer determined the total cost of the improvements, maintenance and activities of the District, quantified the general benefit accruing to the public-at-large, assessed parcels, and non-assessed parcels adjacent to and within the District, and separated that amount from the special benefit accruing to the assessed parcels. Then, the Engineer determined the proportional special benefit derived by each parcel within the District and allocated the special benefit value of the improvements, maintenance, and activities accordingly. The Engineer's determinations and detailed calculations are summarized in this report.

A. Separation of General and Special Benefits

Each of the improvements, maintenance and activities, and the associated costs and assessments within the District, were reviewed, identified, and allocated based on special and general benefits pursuant to Proposition 218. The assessment has been apportioned based on the proportional special benefits conferred to the assessed parcels located within the District boundaries as determined below.

1. General Benefits

Proposition 218 provides that, for all assessments imposed, there must be a separation and accounting of general and special benefits. Special benefits are conferred directly and only upon assessed parcels. A general benefit may be conferred on the general public, assessed parcels or non-assessed parcels. Existing City and other public services, which are provided to every person and parcel, everywhere within the City, are an example of services that only provide a general benefit. Although the District's boundaries have been narrowly drawn and programs have been carefully designed to provide special benefits, it is acknowledged that there will be general benefits as a result of the District's improvements, maintenance, and activities.

The California Constitution mandates that "only special benefits are assessable, and an agency shall separate the general benefits from the special benefits."⁶ "Generally, this separation and quantification of general and special benefits must be accomplished by apportioning the cost of a service or improvement between the two and assessing property owners only for the portion of the cost representing special benefits."⁷ The first step that must be undertaken to separate general and special benefits provided by the District's improvements, maintenance, and activities is to identify and quantify the general benefits.

¹ Cal. Const., art. XIII D, §4(a)

² Cal. Const., art. XIII D, §4(a)

³ Id., §2(i)

⁴ Cal Const., art XIII D §2(i)

⁵ Cal. Const., art XIII D, §4(a)

⁶ Cal. Const., art XIII D, §4(a)

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

This method of computing the value of general benefit involves a composite of three distinct types of general benefit — general benefit to the public at large, general benefit to assessed parcels within the District, and general benefit to non-assessed parcels within and surrounding the District.

a. General Benefit to the Public-at-Large and Assessed Parcels

Although the improvements, maintenance, and activities are narrowly designed and carefully implemented to specially benefit the assessed parcels, and are only provided directly to assessed parcels, they will generate a general benefit to the public-at-large and assessed parcels within the District. To account for the general benefit created by the public at large and assessed parcels, a percentage of the total budget has been calculated to pay for these costs.

i. General Benefit to the Public-at-Large

To quantify the amount of general benefit to the public-at-large, an intercept survey was conducted to determine the reasons why members of the public were present within District boundaries. Survey results are attached as Appendix 5. Those members of the public who were within the District to conduct some sort of business, or were likely to conduct some sort of business, on assessed parcels (shopping, dining, personal business) are considered special benefit. Those members of the public who were merely passing through, and not conducting or likely to conduct any sort of business on assessed parcels, are considered general benefit. Of 210 respondents, 2 indicated that they were not likely or only slightly likely to conduct any business within the District. Therefore, it is estimated that 0.95% (2/210) of the benefit created by the District improvements and activities is provided to the public-at-large. Out of an abundance of caution, this Engineer used 1.0% as the general benefit to the public-at-large. To ensure that the assessment dollars do not fund general benefits to the public-at-large, that portion of the cost of services will be paid for with funds not obtained through assessments. Using the 1.0% figure, based on the initial budget, the value of general benefit to the public-at-large is \$3,412.10 ($\$341,210.38 \times 1.0\%$).

ii. General Benefit to Assessed Parcels

Although District improvements, maintenance, and activities have been directed at assessed parcels to the degree and level proportionate to their assessment rate, in an abundance of caution, this report accounts for the potential general benefits received by assessed parcels. General benefits to assessed parcels includes incidental benefits to parcels who, despite paying a lower rate, incidentally, receive a slightly higher level of benefit because they are abutted by parcels paying a higher rate for an increased level of services. In the opinion of this Engineer, the assessed parcels shall receive 0.30% of general benefit. In many instances, other PBIDs have found the general benefit to assessed parcels as 0%. However, three Sacramento City districts that renewed or were formed recently found general benefit to the assessed parcels in the amount of 0.10% (Stockton Blvd. PBID which renewed in 2019, Franklin Blvd. PBID which renewed in 2020, and the 16th Street PBID formed in 2020). Out of an abundance of caution, this Engineer used 0.30% as the general benefit to assessed parcels. The 0.30% of the budget for each service category will be paid for by funds not obtained through assessments to pay for general benefit to assessed parcels. This portion of the budget totals to \$1,023.63 ($\$341,210.38 \times 0.003$).

b. General Benefit to Non-Assessed Parcels

The calculation of general benefit to non-assessed parcels can be found in part e of this section under “calculations.” Although they are only provided directly to the assessed parcels, the District’s improvements, maintenance, and activities may also confer general benefits upon non-assessed parcels within and surrounding the District. The California Court of Appeals has found that “services specifically

intended for assessed parcels concomitantly confer collateral general benefits to surrounding properties.”⁸ It is reasonable to conclude that improvements, maintenance, and activities within the District will have an incidental impact on non- assessed parcels surrounding or within the District boundaries. Although the legislature has indicated that “the value of any incidental or collateral effects that arise from the improvements, maintenance, or activities of a property-based district and that benefit property or persons not assessed shall *not* be deducted from the entirety of the cost of any special benefit,”⁹ the California Court of Appeals has noted that “the characterization of a benefit may depend on whether the parcel receives a direct advantage from the improvement...or receives an indirect, derivative advantage resulting from the overall public benefits of the improvement.”¹⁰ Those derivative and indirect impacts are considered general benefits and will be quantified and separated. In this Engineer’s opinion, because improvements, maintenance, and activities are provided only within the District and on its perimeter, parcels separated from the District by either at least one intervening parcel or an impassable physical barrier such as a wall, freeway, or ditch will not receive spill over benefits. Therefore, this analysis considers non-assessed parcels within the District’s boundaries and surrounding parcels that are immediately adjacent to and accessible from the District’s boundaries.

The total District improvements, maintenance, and activities budget for the initial year of it’s fifteen (15) year operation is \$341,210.38. After reducing the improvements, maintenance, and activities budget by the general benefit to the public-at-large (\$3,412.10) and assessed parcels (\$1,023.63), the remaining benefit to parcels is \$336,774.65. This benefit has been distributed to both assessed and non-assessed parcels using the following methodology. The general benefit to the public-at-large and the general benefit to assessed parcels has been proportionally allocated to the District’s improvements, maintenance, and activities categories as shown in the following table.

Category	Remaining Benefit to Parcels	General Benefit to Public-at-Large	General Benefit to Assessed Parcels	Total
Clean & Safe	\$262,544.39	\$2,660.02	\$798.01	\$266,002.42
Beautification & Image Enhancement	\$30,449.55	\$308.51	\$92.55	\$30,850.61
Administration & Advocacy, Contingency/Reserve	\$43,780.71	\$443.57	\$133.07	\$44,357.35
Total	\$336,774.65	\$3,412.10	\$1,023.63	\$341,210.38

The remaining benefit, or service cost, to parcels has been distributed to both assessed and non-assessed parcels using the following methodology. To determine the general benefit to parcels, the Engineer assigned each parcel group a benefit factor, determined the appropriate parcel characteristic to use in the calculation, multiplied the benefit factor by the benefit characteristic to determine the benefit units attributable to each parcel group, and apportioned the remaining service cost (service cost minus general benefit to the public and the general benefit to assessed parcels) in accordance with the benefit units derived by each parcel group.

⁸ Beutz v. Riverside (2010) 184 Cal.App.4th 1516

⁹ Streets and Highways Code section 36622(k)(2)

¹⁰ Tiburon v. Bonander (2009) 180 Cal.App.4th 1057, 1077

c. Benefit Factors

All parcels within and adjacent to the District have been assigned a benefit factor to mathematically represent the proportional special and general benefit and quantify the value of each. The determination of benefit factors for each type of improvement, maintenance, and activity follows.

i. Improvements

The improvements to be provided by the District provide two types of special benefits:

- *Improvement* – The primary special benefit provided by the District’s improvements is the improvements themselves, which are available to tenants and customers of assessed parcels. Directional, wayfinding and gateway signage that establishes a sense of place, promotes patronage and activity, and connects the properties of the District service area with the larger community. Additionally, the District will fund the purchase and installation of regular rotational displays of pole banners, decorative lighting, holiday décor, art installations, and other decorative adornments throughout the District which serve to celebrate various shopping seasons and present a cohesive image of community personality and identity.
- *Proximity* – The District’s improvements also provide the special benefit of being in proximity to a parcel that is benefitting from an improvement, as parcels will enjoy the spillover benefits of neighboring parcels utilizing the improvements.

The majority of the benefit is the improvements themselves; proximity is a lesser benefit. It is this Engineer’s estimation that eighty-five percent (85%) of the special benefit from the District’s improvements is the improvement, while the proximity special benefit accounts for fifteen percent (15%) of the special benefit. Assessed parcels will receive both benefits; non-assessed parcels within and adjacent to the District will not be directly improved, and therefore only receive the general benefit of proximity.

ii. Tangible Activities

The tangible activities (those that are physically provided via a person or people working throughout the district) to be provided by the District generate three types of special benefits:

- *Service* – The primary special benefit provided by the District’s physical activities is the actual service. That is, the actual cleanliness and safety created by security and maintenance personnel. The clean & safe program provides benefits related to the provision of dedicated security patrols designed to create a visible presence and a respondent to incidents that occur. A safety and patrol program will deter and report illegal street vending, illegal dumping, and street code violations. This program will address a myriad of quality-of-life problems including: public intoxication, panhandling, loitering, trespassing, and scavenging. Additionally, cleaning services will make the district cleaner, more accessible, and more inviting to potential tenants and customers. A regular schedule will be established for most of the maintenance services, while some will be provided on an as-needed basis. Cleaning services may include, but are not limited to: pressure washing sidewalks and gum removal, regular litter removal services and installation and management of additional garbage receptacles, and landscape improvements and maintenance.
- *Presence* – The District’s physical activities also provide the special benefit of an individual’s presence on the assessed parcel as the activities are provided, which can have a deterrent effect and creates a positive impression that the area is well-maintained and safe. The “Disneyland effect” is the benefit

the parcels receive from the observation that parcels are being maintained. There are studies which link the perception of cleanliness to a perception of increased security. An increased perception of security within the District fosters a sense of safety among visitors, encouraging more frequent visits and boosting overall foot traffic. The visible presence of the District's dedicated safety and patrol teams enhances both the perception and reality of a well-maintained, safe, and inviting public space, providing direct benefits to assessed parcels.

- *Proximity* – The District's physical activities also provide the special benefit of being in proximity to a more maintained, safer parcel. Neighboring parcels enjoy the spillover benefits of being adjacent to increased maintenance and security. Maintenance services within the District benefit the assessed parcels by providing a cleaner environment for the parcel itself as well as the surrounding areas, i.e. sidewalks and streets. Safety services within the District benefit the assessed parcels by providing safer streets and sidewalks to access assessed parcels.

The majority of the benefit received by the parcels is the results of the District's services; onsite presence and proximity are lesser benefits. It is this Engineer's estimation that seventy-five percent (75%) of the special benefit from the District's physical activities is the service, while the presence and proximity benefits each account for twelve and one-half percent (12.5% presence, 12.5% proximity) of the special benefit. Assessed parcels will receive all three benefits; non-assessed parcels within and adjacent to the District will not be directly serviced and therefore only receive the general benefit of proximity.

iii. Factors Determined

Based on the foregoing analysis, all assessed parcels within the District specially benefit from the District's improvements, maintenance, and activities, and have been assigned a benefit factor of 1.0. Parcels that are not assessed have been assigned benefit factors based on the portion of the benefit they will receive, as described above. Instead, the non-assessed parcels will benefit from fifteen percent (15%) of the improvements and twelve and one-half percent (12.5%) of the tangible activities; therefore, they have been assigned benefit factors of 0.15 and 0.125 respectively.

d. Non-Assessed Benefit Characteristics

There are two types of parcels that are not assessed; those within the District and those immediately adjacent to and accessible from the District. Because they generally benefit in a differing manner, distinct parcel characteristics are used to quantify the general benefit to each type.

- *Inside* – Non-assessed parcels inside of the District are surrounded by parcels that are assessed and receiving the full special benefits; they will, therefore, receive the general benefit of proximity. These parcels are impacted on more than one side by the District's improvements, maintenance, and activities, and improvements, maintenance, and activities are provided all around them. Because these parcels are surrounded by specially benefitted parcels, it is appropriate that parcel square footage be used to measure the general benefit they receive.
- *Adjacent* – Adjacent parcels are those that are immediately adjacent to or directly across the street from specially benefitted parcels, and accessible from specially benefitted parcels. These parcels generally benefit differently than those inside the District, because these parcels are adjacent to, rather than surrounded by, specially benefitted parcels. Square footage is not an appropriate measure of benefit to these parcels. Because the parcels are not surrounded by serviced parcels, a long, shallow parcel with

the same square footage as a deep, narrow parcel will receive a different level of general benefit. Likewise, two parcels with the same depth but a different width adjacent to serviced parcels will benefit differently. To account for this difference, it is appropriate that parcel linear frontage be used to measure the general benefit the adjacent parcels receive. The linear frontage is the length of parcels fronting public streets.

e. Calculations

To quantify and separate the general benefit to non-assessed parcels, the following calculations were undertaken for each budget category.

1. The total activity budget for each category was determined by the costs of services that will be provided by the District to the assessed property owners. The amount of general benefit to the public-at-large and assessed parcels were subtracted from the category budget.
2. Because all assessed parcels within the District specially benefit from the District's activities, assessed parcels were assigned a benefit factor of 1.0. Similarly, non-assessed parcels have been assigned benefit factors based on the portion of the benefit they will receive. Each activity was assigned a benefit factor based on the type of activities to be provided by that category. The benefit factor applicable to each improvement, maintenance, and activity was multiplied by the parcel square footage, or linear frontage of assessed and non-assessed parcels, to determine the number of benefit units received by each parcel group. This approach ensures that the general benefit to non-assessed parcels is proportionally tied to the special benefits received by assessed parcels, reflecting the indirect and derivative impacts of the District's activities.
3. For each activity category, the benefit units for all parcel groups were summed, and the percentage of benefit units attributable to each parcel group was calculated.
4. The total remaining improvements, maintenance, and activities budget, less the amount already determined to be general benefit to the public-at-large and the general benefit to assessed parcels, was allocated to general and special benefit categories for each parcel group using the calculated benefit percent and applicable benefit characteristic methodology.
5. The special and general benefit resulting from the administration & advocacy and contingency/reserve portions of the budget were determined based on the proportional allocation of benefits derived from the administration & advocacy and contingency/reserve budget category. The administration & advocacy and contingency/reserve budget of the District benefits property owners by covering essential administrative functions such as accounting, human resources, insurance, governance, office leases, and other operational activities necessary to effectively manage the district and support the delivery of special benefit programs to assessed properties within the District.

Clean & Safe

The Clean & Safe improvements, maintenance, and activities specifically benefit each assessed parcel in the District by providing a safe, clean, and aesthetically appealing environment. Safety services will include dedicated patrols by off-duty officers of the San José Police Department or supplemental private security, making the area safer, which attracts more businesses, customers, and residents, and ultimately encourages private investment

Cleaning services will include pressure-washing sidewalks and removing gum, conducting regular litter-removal services, installing and managing additional receptacles for garbage and debris, and maintaining landscaped areas by weeding, mulching, and planting trees and flowers, as well as subsequent trimming and upkeep. These efforts create the environment needed to achieve the District's goals. Sidewalks and streets that are dirty and unkempt deter pedestrians and commercial activity.

The special benefit to assessed parcels from these Clean & Safe improvements, maintenance, and activities includes the likelihood of increased lease rates and higher tenant occupancy, stemming from the boost in commercial activity and foot traffic in a safer, cleaner environment.

Clean & Safe activities are expected to provide special benefits to assessed parcels in several ways. For example:

- Safety and Patrol Program: Reducing nuisance behaviors through regular patrols directly benefits assessed parcels by discouraging activities that repel tenants and customers. These services address issues that deter property owners, tenants, and customers from visiting assessed parcels, thereby enhancing each parcel's usability and providing unique, special benefits.
- Cleaning Services: Making the District cleaner, more accessible, and more welcoming to potential tenants and customers helps foster an inviting environment and encourages pedestrian movement throughout the area. Dirty or unkempt sidewalks deter both pedestrians and commercial activity.
- Landscape Improvements: Providing landscape maintenance—such as weeding, mulching, planting trees and flowers, as well as subsequent trimming and upkeep—along with regular litter removal and the installation of additional receptacles for garbage and debris, creates the welcoming environment needed to meet the District's goals.

The clean & safe budget, minus the amount of general benefit to the public-at-large (\$2,660.02) and assessed parcels (\$798.01), is \$262,544.39. The calculations below determine the amount of general benefit to non-assessed parcels within the District.

Parcel Type	Square Footage	Benefit Factor	Benefit Units	Benefit Percent	Remaining Budget	
Assessed	3,276,056.00	X 1.00	= 3,276,056.00	99.423%	X \$262,544.39	= \$261,030.63
Non-Assessed	151,987.00	X 0.125	= 18,998.38	0.577%	X \$262,544.39	= \$1,513.76

The clean & safe budget, minus the amount of general benefit to the public, assessed parcels, and non-assessed parcels within the District, is \$261,030.63. The calculations below determine the amount of general benefit to parcels adjacent to the District.

Parcel Type	Linear Frontage	Benefit Factor	Benefit Units	Benefit Percent	Remaining Budget	
Inside	27,203.22	X 1.00	= 27,203.22	98.005%	X \$261,030.63	= \$255,821.93
Adjacent	4,431.00	X 0.125	= 553.88	1.995%	X \$261,030.63	= \$5,208.70

Therefore, the allocation of the clean & safe budget is as follows:

General Benefit – Public At Large	\$2,660.02
General Benefit – Assessed Parcels	\$798.01
General Benefit – Non-assessed Inside Parcels	\$1,513.76
General Benefit – Adjacent Parcels	\$5,208.70
Special Benefit	\$255,821.93
Total	\$266,002.42

Beautification & Image Enhancement

Beautification & Image Enhancement services will be provided directly to assessed parcels via directional, wayfinding, and gateway signage that establishes a sense of place and promotes patronage and activity. This will include the purchase and installation of regular rotational displays of pole banners, decorative lighting, holiday décor, art installations, and other decorative adornments throughout the District. These services directly benefit the assessed parcels by encouraging business development and investment and increased economic activity, positioning the District as a vibrant commercial center and creating a more desirable and attractive place for customers, tenants, and owners. Decisions on where to shop, eat or conduct business are largely based on a perception of the place. If these services were not provided, it would be a deterrent to pedestrian traffic, business, and commerce for the assessed parcels. The special benefit to assessed parcels from these improvements, maintenance, and activities is the likelihood of increased commercial activity from the positioning of the District as a commercial center with a cohesive image of community personality and identity.

The beautification & image enhancement budget, minus the amount of general benefit to the public-at-large and assessed parcels is \$30,449.55. The calculations below determine the amount of general benefit to non-assessed parcels within the District.

Parcel Type	Square Footage	Benefit Factor	Benefit Units	Benefit Percent	Remaining Budget	
Assessed	3,276,056.00	X 1.00	3,276,056.00	99.309%	X \$30,449.55	= \$30,239.12
Non-Assessed	151,987.00	X 0.15	22,798.05	0.691%	X \$30,449.55	= \$210.43

The beautification & image enhancement budget, minus the amount of general benefit to the public, assessed parcels, and non-assessed parcels within the District, is \$30,239.12. The calculations below determine the amount of general benefit to parcels adjacent to the District.

Parcel Type	Linear Frontage	Benefit Factor	Benefit Units	Benefit Percent	Remaining Budget	
Inside	27,203.22	X 1.00	27,203.22	97.615%	X \$30,239.12	= \$29,517.92
Adjacent	4,431.00	X 0.15	664.65	2.385%	X \$30,239.12	= \$721.20

Therefore, the allocation of the beautification & image enhancement budget is as follows:

General Benefit – Public At Large	\$308.51
General Benefit – Assessed Parcels	\$92.55
General Benefit – Non-assessed Inside Parcels	\$210.43
General Benefit – Adjacent Parcels	\$721.20
Special Benefit	\$29,517.92
Total	\$30,850.61

Administration & Advocacy, Contingency/Reserve

The administration & advocacy, contingency/reserve budget line items relate to the improvements, maintenance, and activities provided. These costs have been allocated proportionally based on the special and general benefit provided by each category.

	Special Benefit to Parcels	General Benefit to Parcels
Clean & Safe	\$255,821.93	\$6,722.46
Beautification & Image Enhancement	\$29,517.92	\$931.64
Activity Totals	\$285,339.85	\$7,654.10
Percent	97.388%	2.612%
Administration & Advocacy, Contingency/Reserve	\$42,636.99	\$1,143.71
Total Parcel Benefits	\$327,976.84	\$8,797.81

Total Benefits

Based on the foregoing calculations, the total benefits to assessed parcels, non-assessed parcels, and the general public are:

	Special Benefit to Parcels	General Benefit to Parcels	General Benefit to Non-Assessed Parcels	General Benefit to Public	Total
Clean & Safe	\$255,821.93	\$798.01	\$6,722.46	\$2,660.02	\$266,002.42
Beautification & Image Enhancement	\$29,517.92	\$92.55	\$931.64	\$308.51	\$30,850.62
Administration & Advocacy, Contingency/Reserve	\$42,636.98	\$133.07	\$1,143.72	\$443.57	\$44,357.34
Total	\$327,976.83	\$1,023.63	\$8,797.82	\$3,412.10	\$341,210.38

f. Non-Assessment Funding

The programs funded by the District receive additional non-assessment funding in the form of grants, corporate sponsorships, event income, and other miscellaneous funds. These funding sources are anticipated to equal or exceed the amount of general benefit conferred annually by the District's improvements, maintenance, and activities, \$13,233.55. These non-assessment funds will be used to pay for the general benefit provided by the District's improvements, maintenance, and activities, ensuring

that parcel assessments will only be used to provide special benefits and “any additional costs of providing general benefits [are] not included in the amounts assessed.”¹¹

2. Special Benefit

The improvements, maintenance, and activities to be provided by the District constitute and convey special benefits directly to the assessed parcels. Assessment law requires that “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.”¹² Further, “no assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel.”¹³ 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.”¹⁴

To determine the total special benefit value to be conveyed to the assessed parcels, we deduct the general benefit value (\$13,233.55) from the total value of the improvements, maintenance, and activities (\$341,210.38). The remaining \$327,976.83 is considered the special benefit to assessed parcels (the “Total Assessment”). The Total Assessment represents the total value of the special benefit to be provided by the improvements, maintenance, and activities. The Total Assessment has been proportionally divided among the assessed parcels so that no assessment exceeds the reasonable cost of the proportional special benefit conferred on a parcel. The assessment rate has been designed to ensure that “properties that receive the same proportionate special benefit pay the same assessment.”¹⁵

Service Provided	Total Benefit Value	General Benefit Value to Public	Benefit Value to Parcels (Special & General)	Special Benefit to Assessed Parcels
Clean & Safe	\$266,002.42	\$2,660.02	\$7,520.46	\$255,821.93
Beautification & Image Enhancement	\$30,850.62	\$308.51	\$1,024.19	\$29,517.92
Administration & Advocacy, Contingency/ Reserve	\$44,357.34	\$443.57	\$1,276.79	\$42,636.98
TOTAL	\$341,210.38	\$3,412.10	\$9,821.44	\$327,976.83

B. Assessment Methodology

1. Base Formula

Each parcel will be assessed based on proportional special benefits received. The variables used for the annual assessment formula are parcel type, building square footage, benefit zone, parcel square footage,

¹¹ Streets and Highways Code section 36632(a)

¹² Cal. Const., art XIII D §4(a)

¹³ Ibid

¹⁴ Streets and Highways Code section 36615.5

¹⁵ *Tiburon v. Bonander* (2009) 180 Cal.App.4th 1057

and parcel linear frontage along The Alameda, Race Street, and Stockton Avenue. These variables are appropriate measures of the proportional special benefit because the need for services, level of services, and quantity of services are all relative to these variables; thus the special benefit provided to each parcel by the services can be proportionally measured using these variables.

a. Determination of Assessment Rates

Parcel size is an appropriate assessment basis and measure of benefit “because not all parcels in the district are identical in size...some will receive more special benefit than others,”¹⁶ thus parcel size relates to the quantity of services and resultant benefit to be provided. Each of the variables used relates directly to the service level and special benefit provided to each parcel. Parcel square footage is the size of the parcel, measured in square feet.

Building square footage is the size of any buildings on the parcel, measured in square feet. Building square footage reflects the benefit derived from the amount of commercial use the parcel can have and contributes significantly to the density of visitation within an area. Planned and potential building developments over the fifteen (15) year life of the District were also taken into consideration in the determination of assessment rates.

The larger the parcel or building the more business and commercial use the parcel can have, resulting in higher foot traffic. Smaller parcels and buildings benefit to a lesser degree than larger parcels and buildings. Size is an appropriate measure of proportional special benefit because it relates directly to the quantity of services provided to the parcel, the highest and best use of a parcel, and reflects the long-term value implications of the District. The larger a parcel and the building thereon, the more services and benefit the parcel will receive.

The cost of providing services is primarily dependent upon the parcel and building size. Larger parcels and buildings inherently require more resources to deliver these services, making parcel and building size a stronger determinant of service costs than linear frontage.

The frontage budget for each parcel type is tied to frontage activities along The Alameda, Race Street, and Stockton Avenue. Frontage is the length of that portion of the parcel which touches the street, measured in linear feet. It is also an appropriate measure of special benefit. Frontage is relevant to each parcel’s special benefit received from services provided along main corridors and perimeters such as security patrols and the maintenance activities of pressure washing, graffiti removal, illegal dumping removal, litter pick up, landscaping, and promotional displays.

The Alameda, Race Street, and Stockton Avenue are busy commercial corridors with store fronts along both sides of the street resulting in high foot traffic. Due to the high levels of activity, parcels along these streets will inherently need more services. Though all assessed parcels will receive Clean & Safe services, those with frontage along The Alameda, Race Street, and Stockton Avenue will require and receive a higher level of service than parcels with no frontage along these streets. Assessed parcels along these streets will also receive more benefit from the customer attraction activities provided by the Beautification and Image Enhancement services. The more frontage a parcel has along those streets, the more services and benefit it will receive.

To determine the assessment rates, the estimated special benefit value for each parcel type was divided by the total assessable parcel square footage, building square footage, and parcel linear frontage along The Alameda, Race Street, and Stockton Avenue as shown in the tables below.

¹⁶ *Dahms v. Downtown Pomona* (2009) 173 Cal.App.4th 1201

Parcel Group	Initial Parcel Size Budget	Parcel Square Footage (sq. ft.)	Initial Parcel Assessment Rate (\$/sq. ft./yr.)
Zone 1 Commercial	\$72,970.04 ÷	1,459,400.82 =	\$0.050
Zone 1 Residential*, Nonprofit, Government (Non-Enterprise)	\$47,144.14 ÷	1,257,177.18 =	\$0.038
Zone 2	\$17,371.83 ÷	694,873.00 =	\$0.025

Parcel Group	Initial Building Size Budget	Building Square Footage (sq. ft.)	Initial Building Assessment Rate (\$/sq. ft./yr.)
Zone 1 Commercial	\$36,310.30 ÷	726,206.00 =	\$0.050
Zone 1 Residential*, Nonprofit, Government (Non-Enterprise)	\$49,124.89 ÷	1,309,997.00 =	\$0.038
Zone 2	\$2,569.93 ÷	102,797.00 =	\$0.025

Parcel Group	Initial Parcel Frontage Budget	Parcel Frontage Footage (ln. ft.)	Initial Parcel Assessment Rate (\$/ln. ft./yr.)
Zone 1 Commercial	\$79,318.33 ÷	7,210.76 =	\$11.00
Zone 1 Residential*, Nonprofit, Government (Non-Enterprise)	\$15,483.93 ÷	1,876.84 =	\$8.25
Zone 2	\$7,683.50 ÷	1,397.00 =	\$5.50

* Properties zoned solely for residential use are not subject to the assessment.

b. Summary of Assessment Rates

Therefore, the annual cost to parcels is as shown below. If you would like more information about parcel assessments, please call Civitas at (916) 437-4300 or (800) 999-7781.

Parcel Type	Initial Parcel Assessment Rate (\$/lot sq. ft.)	Initial Building Assessment Rate (\$/building sq. ft.)	Initial Frontage Assessment Rate (\$/parcel linear ft.)
Zone 1 Commercial	\$0.050	\$0.050	\$11.000
Zone 1 Residential*, Nonprofit, Government (Non-Enterprise)	\$0.038	\$0.038	\$8.250
Zone 2	\$0.025	\$0.025	\$5.500

* Properties zoned solely for residential use are not subject to the assessment.

c. Parcel Types

Assessment categories for each parcel were determined based on the parcel's zoning and land use code as shown in the Assessor's Records and supplemented by other available information. In general, the

assessment category for each parcel reflects the use of the parcel as described by its zoning or land use code. In cases where the zoning or land use code and actual use differ, the actual use prevails for classification purposes.

i. Commercial Parcels

Commercial parcels will receive and benefit from all District improvements, maintenance, and activities, as these services are designed to make the District cleaner, more accessible, and more inviting to potential tenants and customers and position the District as a vibrant commercial center. Commercial parcels will therefore be assessed the full rate.

ii. Government, Residential, and Nonprofit Parcels

Non-enterprise government parcels are traditional government-owned parcels that do not support economic activities as opposed to other enterprise government-owned parcels which are of a commercial nature. All government parcels in the District are non-enterprise. Under “The Right to Vote on Taxes Act” (also known as Proposition 218) all public parcels are required to pay assessments unless they can demonstrate by clear and convincing evidence that their parcels do not receive a special benefit.

Non-enterprise government parcels, residential parcels (other than those zoned exclusively for residential use), and nonprofit parcels will benefit from the Clean and Safe program’s safety and maintenance services by making these parcels cleaner and safer. The Clean and Safe improvements, maintenance, and activities will reduce nuisance behaviors and the occurrence of detrimental activities such as graffiti, littering, loitering, and criminal activity, which negatively impact the parcels and have high remediation costs. However, because these parcels are not engaged in customer attraction activities, they will not receive or benefit from Beautification and Image Enhancement services as these services are aimed at increasing commercial activity and encouraging business development and therefore will not be assessed for those services.

The state legislature has determined that “properties zoned solely for residential use...are conclusively presumed not to benefit from the improvements and services funded through these assessments, and shall not be subject to any assessment.”. As a result, the properties zoned solely for residential use within the District will not be assessed or receive the Clean and Safe or Beautification and Image Enhancement improvements, maintenance, and activities.

iii. Mixed Use

Mixed use parcels that have more than one land use as identified above will be assessed for each portion of that land use’s square footage multiplied by the appropriate assessment rate for that land use.

iv. Changes in Data

It is the intent of this Plan and Engineer’s Report that each parcel included in the District can be clearly identified. Every effort has been made to ensure that all parcels included in the District are consistent in the boundary map and the assessment calculation table. However, if inconsistencies arise, the order of precedence shall be: 1) the assessment calculation table and 2) the boundary map.

If the zoning, building square footage, or size of a parcel changes during the term of the District, the assessment calculation may be modified accordingly.

v. **Categorization Appeals**

The category determined for each parcel is shown in Appendix 3. The use for each parcel is established at formation and may be updated upon each renewal. If a parcel owner believes their parcel has been mis-classified or has changed, they may appeal in writing to the City of San José for re-consideration. Appeals must be received by the City no later than June 1 of each year. Appeals must include the parcel number, current classification, requested classification, and the evidence upon which the appeal is based (for instance if a parcel is occupied by a retail store, but classified as commercial, a current photo of the retail store showing the building number). Appeals will not provide retroactive reductions.

Appeals should be made to:

Vic Farlie, Assistant to the City Manager - Small Business
City of San Jose | Office of Economic Development
200 E. Santa Clara St., 16th Floor, San Jose, CA 95113
(408)535-8100

C. Assessment Notice

During the hearing process, an Assessment Ballot and a Public Notice will be sent to owners of each parcel in the District. The Assessment Ballot provides an estimated assessment. The final individual assessment for any particular parcel may change, up or down, if the parcel size, parcel linear frontage, building size, and property tax-exemption status differ from those found on the Assessment Notice. A list of parcels to be included in the District is provided within Appendix 3.

D. Bonds

Bonds will not be issued to finance services as a part of this District.

E. Time and Manner for Collecting Assessments

As provided by State Law, the District assessment will appear as a separate line item on annual property tax bills prepared by the County of Santa Clara. Parcels which do not receive property tax bills will be invoiced by the City or the District. Property tax bills are generally distributed in the fall, and payment is expected by lump sum or installment. The County of Santa Clara shall distribute funds collected to the City of San José, which shall forward them to The ABA. Existing laws for enforcement and appeal of property taxes, including overdue charges and interest, apply to the District assessments.

F. Engineer's Certification

I hereby certify, to the best of my knowledge and experience, that each of the identified assessed parcels located within the District will receive a special benefit over and above the general benefits conferred and that the amount of the assessment is no greater than the proportional special benefits conferred on each parcel, as described in this Engineer's Report.

Review of this The Alameda Community Benefit Improvement District Management District Plan and preparation of the Engineer's Report was completed by:

Ross Peabody

Date

This Engineer's Report is intended to be distributed as part of the Management District Plan in its entirety, including the Assessment Calculation Table and the Boundary Map. Reproduction and distribution of only Section VIII of this Management District Plan violates the intent of this stamp and signature.

APPENDIX 1 – MAXIMUM ANNUAL ASSESSMENT RATES

The table below illustrates the maximum annual assessment rate (rounded to the nearest thousandth of a cent) with the assumption that the rates will be increased annually by seven percent (7%) with approval of The ABA. The maximum rates listed are a required disclosure and not the anticipated course of action.

Year	Zone 1 Commercial		Zone 1 Residential*, Nonprofit, Government		Zone 2	
	Parcel/ Building Assessment Rate (\$/sq. ft.)	Frontage Assessment Rate (\$/parcel linear ft.)	Parcel/ Building Assessment Rate (\$/sq. ft.)	Frontage Assessment Rate (\$/parcel linear ft.)	Parcel/ Building Assessment Rate (\$/sq. ft.)	Frontage Assessment Rate (\$/parcel linear ft.)
2026	\$0.050	\$11.000	\$0.038	\$8.250	\$0.025	\$5.500
2027	\$0.054	\$11.770	\$0.040	\$8.828	\$0.027	\$5.885
2028	\$0.057	\$12.594	\$0.043	\$9.445	\$0.029	\$6.297
2029	\$0.061	\$13.475	\$0.046	\$10.107	\$0.031	\$6.738
2030	\$0.066	\$14.419	\$0.049	\$10.814	\$0.033	\$7.209
2031	\$0.070	\$15.428	\$0.053	\$11.571	\$0.035	\$7.714
2032	\$0.075	\$16.508	\$0.056	\$12.381	\$0.038	\$8.254
2033	\$0.080	\$17.664	\$0.060	\$13.248	\$0.040	\$8.832
2034	\$0.086	\$18.900	\$0.064	\$14.175	\$0.043	\$9.450
2035	\$0.092	\$20.223	\$0.069	\$15.167	\$0.046	\$10.112
2036	\$0.098	\$21.639	\$0.074	\$16.229	\$0.049	\$10.819
2037	\$0.105	\$23.153	\$0.079	\$17.365	\$0.053	\$11.577
2038	\$0.113	\$24.774	\$0.084	\$18.581	\$0.056	\$12.387
2039	\$0.120	\$26.508	\$0.090	\$19.881	\$0.060	\$13.254
2040	\$0.129	\$28.364	\$0.097	\$21.273	\$0.064	\$14.182

* Properties zoned solely for residential use are not subject to the assessment.

APPENDIX 2 – CBID ORDINANCE

Chapter 14.31 COMMUNITY BENEFIT AND IMPROVEMENT DISTRICT PROCEDURE

14.31.010 Purpose and intent.

The purpose and intent of this chapter is to provide an alternate procedure for financing certain public improvements and services which confer special benefits to businesses, residential, commercial, or residential and commercial property through the establishment of an assessment district, the imposition of assessments and the collection of assessments within such districts.

(Ord. 28271.)

14.31.020 Authority.

The City of San José is a charter city and as such has the authority to add to state law requirements by adopting an ordinance that provides for such additions.

(Ord. 28271.)

14.31.030 Non-exclusivity.

- A. This chapter is not, in any way, exclusive.
- B. The procedural and substantive requirements provided in this chapter are in addition to and an alternative to any other procedural and substantive requirements provided in this Code or under state law.
- C. The resolution of intention in any proceedings under any state law or other provision of the Municipal Code may provide that such provisions are supplemented by this chapter.

(Ord. 28271.)

14.31.040 Construction.

This chapter is to be liberally construed.

(Ord. 28271.)

14.31.050 Incorporation of the Property and Business Improvement District Law of 1994.

- A. The Property and Business Improvement District Law of 1994 (Chapter 1, commencing with Section 36600, of Part 7 of Division 18 of the Streets and Highway Code, as amended from time to time), is incorporated in and made a part of this chapter.
- B. Except as otherwise provided by this chapter, the procedural and substantive requirements for formation of a community benefit and improvement district and levying of the corresponding assessment shall be as prescribed in the Property and Business Improvement District Law of 1994.

(Ord. 28271.)

14.31.060 Petition requirements.

- A. Notwithstanding Streets and Highways Code Section 36621(a) or any other provision of state law, the city council may initiate proceedings to establish a community benefit and improvement district upon receipt of a petition signed by property owners, business owners, or a combination of property owners and business owners in the proposed district who will pay at least thirty (30) percent of the assessments proposed to be levied.

- B. The amount of the assessment attributable to property and businesses owned by the same owner that is in excess of forty (40) percent of the amount of all assessments proposed to be levied, shall not be included in determining whether the petition is signed by the business or property owners who will pay the requisite percentage of the assessments.
- C. In the event that a petition is submitted to the city council that is signed by one hundred (100) percent of the proposed assesses the provisions of subsection B. above does not apply.
- D. Where the council initiates proceedings pursuant to this subsection, the council shall conduct a protest ballot proceeding in accordance with Article XIII D of the California Constitution notwithstanding any language to the contrary in Streets and Highways Code Section 26623.
- E. Notwithstanding Streets and Highways Code Section 36632(b) or any other provision of state law, the city council may establish an assessment district pursuant to this chapter that encompasses, and levies assessments upon, and funds improvements and services that specially benefit, properties zoned for residential use.

(Ord. 28271.)

14.31.070 Duration of assessment.

Notwithstanding Streets and Highways Code Section 36622(h) or any other provision of state law, the city council may form a community benefit and improvement district authorized to levy assessments for a maximum term of up to fifteen (15) years, except where a longer term is authorized by state law.

(Ord. 28271.)

14.31.080 District formation costs.

- A. The city council may authorize an assessment district formed pursuant to this chapter to recover through assessments the costs incurred in forming the district, including:
 - 1. The costs of investigating the feasibility of forming an assessment district;
 - 2. The costs of preparation of the management plan and engineer's report required by state law;
 - 3. The cost of circulating and submitting the petition to the city council seeking establishment of the district;
 - 4. The costs of printing, advertising and the giving of published, posted or mailed notices;
 - 5. Compensation of any engineer or attorney or other consultant employed to render services in proceedings under this article or Streets and Highways Code Sections 36600 et seq.; and
 - 6. Costs associated with any ballot proceedings required by law for approval of a new or increased assessment.
- B. If the district will be authorized to recover these costs, the management plan required pursuant to Streets and Highways Code Section 36622 shall specify the formation costs eligible for recovery through assessments, the schedule for recovery of those costs, and the basis for determining the amount of the additional assessment for recovery of costs, including the maximum amount of the additional assessment, expressed either as a dollar amount, or as a percentage of the underlying assessment.
- C. Proponents of a district proposed to be formed pursuant to this chapter shall provide a financial deposit for costs incurred by the city with the submittal of a petition to the city council as set forth in Section 14.31.060.

(Ord. 28271.)

14.31.090 Compliance with chapter.

Any assessments levied pursuant to this chapter shall not be held invalid for failure to comply with the provisions of this chapter provided such failure is not a constitutional defect.

(Ord. 28271.)

14.31.100 Conflict of law.

In the event of any conflict between the provisions of this chapter or other provisions of the Municipal Code and the provisions of the Property and Business Improvement District Law, this chapter shall govern.

(Ord. 28271.)

APPENDIX 3 – PARCEL ASSESSMENT CALCULATIONS

Map Key	APN	Parcel Size (Lot Sq. Ft.)	Frontage (Linear Sq. Ft.)	Building Size (Building Sq. Ft.)	Assessment Type*	Total Initial Annual Assessment	City Zoning Code
1	259-28-001	32,234	234.87	15,908	COM	\$4,990.67	DC
2	261-01-007	60,816	149.97	62,847	COM	\$5,874.62	TR
3	261-01-068	19,125	127.5	15,942	COM	\$3,155.85	CG
4	261-01-098	95,396	917.81	40,000	COM	\$16,865.71	A(PD)
5	261-01-100	6,869	62	11,447	COM	\$1,597.80	A(PD)
6	261-01-106	41,462	171.5	13,766	COM	\$4,647.90	A(PD)
7	261-01-112	45,302	203.84	187,894	MIXED USE	\$10,761.24	A(PD)
8	261-02-017	42,250	169.7	9,014	COM	\$4,429.90	UVC
9	261-02-027	22,900	170	10,050	COM	\$3,517.50	UVC
10	261-02-028	42,310	99.92	20,211	COM	\$4,225.17	UVC
11	261-02-029	34,840	82	13,102	COM	\$3,299.10	UVC
12	261-02-030	11,496	46.26	3,130	COM	\$1,240.16	UVC
13	261-02-032	7,113	38.49	2,522	COM	\$905.14	UVC
14	261-02-033	56,074	246.267	5,400	COM	\$5,782.64	UVC
15	261-02-034	15,130	112.53	2,240	COM	\$2,106.33	UVC
16	261-02-064	26,400	176	9,752	COM	\$3,743.60	UVC
17	261-03-021	13,272	158.06	11,772	MIXED USE	\$2,523.51	A(PD)
18	261-03-022	22,850	100	12,142	MIXED USE	\$2,411.61	A(PD)
19	261-03-023	62,500	240	58,948	MIXED USE	\$6,675.78	A(PD)
21	261-21-038	9,400	94	1,444	COM	\$1,576.20	UV
22	261-21-079	16,060	145.3	1,682	COM	\$2,485.40	A(PD)
23	261-23-024	10,510	22	9,774	COM	\$1,256.20	CP
24	261-23-025	2,374	28.32	2,240	COM	\$542.22	CP
25	261-23-026	1,834	22.93	1,380	COM	\$412.93	CP
26	261-23-027	1,761	22	2,288	COM	\$444.45	A(PD)
27	261-23-028	2,180	27.25	2,180	COM	\$517.75	CP
28	261-23-029	3,062	30.625	2,776	MIXED USE	\$566.60	A(PD)
29	261-23-030	8,704	58.875	1,150	COM	\$1,140.33	A(PD)
30	261-23-031	3,300	33	1,700	COM	\$613.00	A(PD)
31	261-23-063	14,112	100	18,000	COM	\$2,705.60	CP
32	261-23-064	7,579	49.28	0	COM	\$690.77	CP
33	261-23-074	66,504	125	47,000	NP	\$5,287.65	A(PD)

34	261-24-008	4,515	25	2,216	COM	\$611.55	CP
35	261-24-009	13,674	106.2	7,000	COM	\$2,201.90	CP
36	261-24-010	25,724	157.5	7,556	COM	\$3,396.50	CP
37	261-24-053	12,134	152.18	5,300	COM	\$2,545.68	CG
39	261-26-043	14,070	201.82	1,376	COM	\$2,992.32	CN
40	261-26-065	6,970	152.18	1,376	COM	\$2,091.28	CN
67	261-29-019	29,297	111.875	25,244	COM	\$3,957.68	CN
68	261-29-020	7,040	54.79	7,027	COM	\$1,306.04	CN
69	261-29-021	7,833	41.67	7,834	COM	\$1,241.72	CN
70	261-29-022	7,820	41.67	6,244	COM	\$1,161.57	UV
71	261-29-023	7,500	200	0	COM	\$2,575.00	
72	261-29-024	16,300	119	7,381	COM	\$2,493.05	UV
73	261-29-025	13,800	69	3,137	COM	\$1,605.85	UV
74	261-29-026	6,580	20	0	COM	\$549.00	
75	261-29-028	24,345	74	24,200	COM	\$3,241.25	CP
76	261-29-032	10,900	40	6,000	COM	\$1,285.00	CG
77	261-29-033	8,000	50	6,927	NP	\$972.26	CG
79	261-29-056	26,220	93	7,402	COM	\$2,704.10	CG
80	261-29-059	21,595	75	4,419	COM	\$2,125.70	CP
81	261-30-021	5,603	43.1	0	COM	\$754.25	
82	261-30-022	5,683	42.5	5,400	COM	\$1,021.65	
83	261-30-023	19,780	92	8,832	COM	\$2,442.60	CG
84	261-30-054	10,460	80.5	9,148	COM	\$1,865.90	CG
85	261-30-055	16,485	109.9	4,675	COM	\$2,266.90	UV
86	261-32-019	8,250	54.45	3,088	COM	\$1,165.85	CG
87	261-32-058	13,200	66	10,560	COM	\$1,914.00	A(PD)
88	261-32-072	27,966	139.83	12,636	COM	\$3,568.23	A(PD)
89	261-32-074	23,522	156.95	11,000	COM	\$3,452.55	
90	261-33-020	2,011	30.18	3,130	COM	\$589.03	CP
91	261-33-021	2,915	43.82	2,880	COM	\$771.77	CP
92	261-33-022	6,626	42	6,552	COM	\$1,120.90	CN
93	261-33-039	10,574	55	9,493	COM	\$1,608.35	A(PD)
94	261-33-047	8,677	51.96	2,111	COM	\$1,110.96	A(PD)
95	261-33-049	181,645	235	229,844	MIXED USE	\$17,577.94	A(PD)
96	261-33-052	16,877	115.75	5,256	COM	\$2,379.90	UV
97	261-33-054	23,380	110	9,937	COM	\$2,875.85	TR
98	261-61-001	1,089	2.91	1,082	RES	\$105.41	A(PD)
99	261-61-002	1,219	3.26	1,211	RES	\$118.01	A(PD)

100	261-61-003	1,219	3.26	1,211	RES	\$118.01	A(PD)
101	261-61-004	1,095	2.93	1,088	RES	\$106.03	A(PD)
102	261-61-005	1,095	2.93	1,088	RES	\$106.03	A(PD)
103	261-61-006	1,095	2.93	1,088	RES	\$106.03	A(PD)
104	261-61-007	1,075	2.87	1,068	RES	\$104.03	A(PD)
105	261-61-008	1,075	2.87	1,068	RES	\$104.03	A(PD)
106	261-61-009	1,075	2.87	1,068	RES	\$104.03	A(PD)
107	261-61-010	1,075	2.87	1,068	RES	\$104.03	A(PD)
108	261-61-011	1,075	2.87	1,068	RES	\$104.03	A(PD)
109	261-61-012	1,075	2.87	1,068	RES	\$104.03	A(PD)
110	261-61-013	1,075	2.87	1,068	RES	\$104.03	A(PD)
111	261-61-014	1,014	2.71	1,008	RES	\$98.20	A(PD)
112	261-61-015	1,075	2.87	1,068	RES	\$104.03	A(PD)
113	261-61-016	1,075	2.87	1,068	RES	\$104.03	A(PD)
114	261-61-017	1,075	2.87	1,068	RES	\$104.03	A(PD)
115	261-61-018	1,075	2.87	1,068	RES	\$104.03	A(PD)
116	261-61-019	1,075	2.87	1,068	RES	\$104.03	A(PD)
117	261-61-020	1,075	2.87	1,068	RES	\$104.03	A(PD)
118	261-61-021	1,089	2.91	1,082	RES	\$105.41	A(PD)
119	261-61-022	1,219	3.26	1,211	RES	\$118.01	A(PD)
120	261-61-023	1,219	3.26	1,211	RES	\$118.01	A(PD)
121	261-61-024	1,095	2.93	1,088	RES	\$106.03	A(PD)
122	261-61-025	1,095	2.93	1,088	RES	\$106.03	A(PD)
123	261-61-026	1,095	2.93	1,088	RES	\$106.03	A(PD)
124	261-61-027	1,006	2.69	1,000	RES	\$97.43	A(PD)
125	261-61-028	1,006	2.69	1,000	RES	\$97.43	A(PD)
126	261-61-029	1,006	2.69	1,000	RES	\$97.43	A(PD)
127	261-61-030	1,006	2.69	1,000	RES	\$97.43	A(PD)
128	261-61-031	1,006	2.69	1,000	RES	\$97.43	A(PD)
129	261-61-032	1,006	2.69	1,000	RES	\$97.43	A(PD)
130	261-61-033	1,006	2.69	1,000	RES	\$97.43	A(PD)
131	261-61-034	998	2.67	992	RES	\$96.66	A(PD)
132	261-61-035	998	2.67	992	RES	\$96.66	A(PD)
133	261-61-036	998	2.67	992	RES	\$96.66	A(PD)
134	261-61-037	998	2.67	992	RES	\$96.66	A(PD)
135	261-61-038	998	2.67	992	RES	\$96.66	A(PD)
136	261-61-039	998	2.67	992	RES	\$96.66	A(PD)
137	261-61-040	998	2.67	992	RES	\$96.66	A(PD)

188	261-62-061	936	0	1,275	RES	\$82.92	A(PD)
188	261-62-062	936	0	1,275	RES	\$82.92	A(PD)
188	261-62-063	936	0	1,275	RES	\$82.92	A(PD)
188	261-62-064	1,027	0	1,399	RES	\$90.99	A(PD)
188	261-62-065	1,060	0	1,444	RES	\$93.91	A(PD)
188	261-62-066	850	0	1,158	RES	\$75.31	A(PD)
188	261-62-067	1,060	0	1,444	RES	\$93.91	A(PD)
188	261-62-068	618	0	841	RES	\$54.70	A(PD)
188	261-62-069	1,060	0	1,444	RES	\$93.91	A(PD)
188	261-62-070	618	0	841	RES	\$54.70	A(PD)
188	261-62-071	1,060	0	1,444	RES	\$93.91	A(PD)
188	261-62-072	618	0	841	RES	\$54.70	A(PD)
188	261-62-073	1,060	0	1,444	RES	\$93.91	A(PD)
188	261-62-074	618	0	841	RES	\$54.70	A(PD)
188	261-62-075	1,060	0	1,444	RES	\$93.91	A(PD)
188	261-62-076	618	0	841	RES	\$54.70	A(PD)
188	261-62-077	1,060	0	1,444	RES	\$93.91	A(PD)
188	261-62-078	618	0	841	RES	\$54.70	A(PD)
188	261-62-079	1,060	0	1,444	RES	\$93.91	A(PD)
188	261-62-080	618	0	841	RES	\$54.70	A(PD)
188	261-62-081	1,060	0	1,444	RES	\$93.91	A(PD)
188	261-62-082	618	0	841	RES	\$54.70	A(PD)
188	261-62-083	1,060	0	1,444	RES	\$93.91	A(PD)
188	261-62-084	618	0	841	RES	\$54.70	A(PD)
188	261-62-085	1,060	0	1,444	RES	\$93.91	A(PD)
188	261-62-086	1,190	0	1,621	RES	\$105.43	A(PD)
188	261-62-087	1,060	0	1,444	RES	\$93.91	A(PD)
188	261-62-088	1,068	0	1,455	RES	\$94.63	A(PD)
188	261-62-089	912	0	1,242	RES	\$80.78	A(PD)
188	261-62-090	1,210	0	1,648	RES	\$107.18	A(PD)
188	261-62-091	936	0	1,275	RES	\$82.92	A(PD)
188	261-62-092	936	0	1,275	RES	\$82.92	A(PD)
188	261-62-093	936	0	1,275	RES	\$82.92	A(PD)
188	261-62-094	936	0	1,275	RES	\$82.92	A(PD)
188	261-62-095	936	0	1,275	RES	\$82.92	A(PD)
188	261-62-096	936	0	1,275	RES	\$82.92	A(PD)
188	261-62-097	936	0	1,275	RES	\$82.92	A(PD)
188	261-62-098	936	0	1,275	RES	\$82.92	A(PD)

188	261-62-099	936	0	1,275	RES	\$82.92	A(PD)
188	261-62-100	936	0	1,275	RES	\$82.92	A(PD)
188	261-62-101	989	0	1,347	RES	\$87.61	A(PD)
188	261-62-102	607	0	826	RES	\$53.72	A(PD)
188	261-62-103	912	0	1,242	RES	\$80.78	A(PD)
188	261-62-104	936	0	1,275	RES	\$82.92	A(PD)
188	261-62-105	936	0	1,275	RES	\$82.92	A(PD)
188	261-62-106	936	0	1,275	RES	\$82.92	A(PD)
188	261-62-107	936	0	1,275	RES	\$82.92	A(PD)
188	261-62-108	936	0	1,275	RES	\$82.92	A(PD)
188	261-62-001	936	0	1,275	RES	\$82.92	A(PD)
188	261-62-002	936	0	1,275	RES	\$82.92	A(PD)
188	261-62-003	936	0	1,275	RES	\$82.92	A(PD)
188	261-62-004	936	0	1,275	RES	\$82.92	A(PD)
188	261-62-005	936	0	1,275	RES	\$82.92	A(PD)
188	261-62-006	1,060	0	1,444	RES	\$93.91	A(PD)
188	261-62-007	1,030	0	1,403	RES	\$91.25	A(PD)
188	261-62-008	618	0	841	RES	\$54.70	A(PD)
188	261-62-009	1,030	0	1,403	RES	\$91.25	A(PD)
188	261-62-010	618	0	841	RES	\$54.70	A(PD)
188	261-62-011	1,030	0	1,403	RES	\$91.25	A(PD)
188	261-62-012	618	0	841	RES	\$54.70	A(PD)
188	261-62-013	1,030	0	1,403	RES	\$91.25	A(PD)
188	261-62-014	618	0	841	RES	\$54.70	A(PD)
188	261-62-015	1,030	0	1,403	RES	\$91.25	A(PD)
188	261-62-016	618	0	841	RES	\$54.70	A(PD)
188	261-62-017	1,030	0	1,403	RES	\$91.25	A(PD)
188	261-62-018	618	0	841	RES	\$54.70	A(PD)
188	261-62-019	1,030	0	1,403	RES	\$91.25	A(PD)
188	261-62-020	618	0	841	RES	\$54.70	A(PD)
188	261-62-021	1,030	0	1,403	RES	\$91.25	A(PD)
188	261-62-022	618	0	841	RES	\$54.70	A(PD)
188	261-62-023	1,030	0	1,403	RES	\$91.25	A(PD)
188	261-62-024	1,030	0	1,403	RES	\$91.25	A(PD)
188	261-62-025	618	0	841	RES	\$54.70	A(PD)
188	261-62-026	1,082	0	1,473	RES	\$95.80	A(PD)
188	261-62-027	618	0	841	RES	\$54.70	A(PD)
188	261-62-028	1,030	0	1,403	RES	\$91.25	A(PD)

188	261-62-029	1,238	0	1,686	RES	\$109.65	A(PD)
188	261-62-030	1,066	0	1,452	RES	\$94.43	A(PD)
188	261-62-031	917	0	1,249	RES	\$81.23	A(PD)
188	261-62-032	858	0	1,169	RES	\$76.03	A(PD)
188	261-62-033	936	0	1,275	RES	\$82.92	A(PD)
188	261-62-034	878	0	1,195	RES	\$77.72	A(PD)
188	261-62-035	936	0	1,275	RES	\$82.92	A(PD)
188	261-62-036	878	0	1,195	RES	\$77.72	A(PD)
188	261-62-037	936	0	1,275	RES	\$82.92	A(PD)
188	261-62-038	878	0	1,195	RES	\$77.72	A(PD)
188	261-62-039	936	0	1,275	RES	\$82.92	A(PD)
188	261-62-040	878	0	1,195	RES	\$77.72	A(PD)
188	261-62-041	936	0	1,275	RES	\$82.92	A(PD)
188	261-62-042	878	0	1,195	RES	\$77.72	A(PD)
188	261-62-043	839	0	1,142	RES	\$74.27	A(PD)
188	261-62-044	626	0	853	RES	\$55.48	A(PD)
188	261-62-045	936	0	1,275	RES	\$82.92	A(PD)
188	261-62-046	878	0	1,195	RES	\$77.72	A(PD)
188	261-62-047	936	0	1,275	RES	\$82.92	A(PD)
188	261-62-048	878	0	1,195	RES	\$77.72	A(PD)
188	261-62-049	936	0	1,275	RES	\$82.92	A(PD)
188	261-62-050	878	0	1,195	RES	\$77.72	A(PD)
188	261-62-051	936	0	1,275	RES	\$82.92	A(PD)
188	261-62-052	878	0	1,195	RES	\$77.72	A(PD)
188	261-62-053	936	0	1,275	RES	\$82.92	A(PD)
188	261-62-054	878	0	1,195	RES	\$77.72	A(PD)
188	261-62-055	839	0	1,142	RES	\$74.27	A(PD)
188	261-62-056	626	0	853	RES	\$55.48	A(PD)
188	261-62-057	805	0	1,096	RES	\$71.28	A(PD)
188	261-62-058	805	0	1,096	RES	\$71.28	A(PD)
188	261-62-059	1,075	0	1,464	RES	\$95.21	A(PD)
188	261-62-060	936	0	1,275	RES	\$82.92	A(PD)
188	261-62-109	936	0	1,275	RES	\$82.92	A(PD)
188	261-62-110	936	0	1,275	RES	\$82.92	A(PD)
188	261-62-111	936	0	1,275	RES	\$82.92	A(PD)
188	261-62-112	936	0	1,275	RES	\$82.92	A(PD)
188	261-62-113	936	0	1,275	RES	\$82.92	A(PD)
188	261-62-114	989	0	1,347	RES	\$87.61	A(PD)

188	261-62-115	607	0	826	RES	\$53.72	A(PD)
188	261-63-001	377	0	928	RES	\$48.95	A(PD)
188	261-63-002	362	0	891	RES	\$47.00	A(PD)
188	261-63-003	519	0	1,275	RES	\$67.26	A(PD)
188	261-63-004	545	0	1,339	RES	\$70.63	A(PD)
188	261-63-005	519	0	1,275	RES	\$67.26	A(PD)
188	261-63-006	519	0	1,275	RES	\$67.26	A(PD)
188	261-63-007	519	0	1,275	RES	\$67.26	A(PD)
188	261-63-008	519	0	1,275	RES	\$67.26	A(PD)
188	261-63-009	442	0	1,087	RES	\$57.34	A(PD)
188	261-63-010	541	0	1,330	RES	\$70.16	A(PD)
188	261-63-011	385	0	946	RES	\$49.90	A(PD)
188	261-63-012	541	0	1,330	RES	\$70.16	A(PD)
188	261-63-013	519	0	1,275	RES	\$67.26	A(PD)
188	261-63-014	519	0	1,275	RES	\$67.26	A(PD)
188	261-63-015	519	0	1,275	RES	\$67.26	A(PD)
188	261-63-016	519	0	1,275	RES	\$67.26	A(PD)
188	261-63-017	349	0	859	RES	\$45.31	A(PD)
188	261-63-018	349	0	859	RES	\$45.31	A(PD)
188	261-63-019	519	0	1,275	RES	\$67.26	A(PD)
188	261-63-020	519	0	1,275	RES	\$67.26	A(PD)
188	261-63-021	531	0	1,306	RES	\$68.89	A(PD)
188	261-63-022	587	0	1,444	RES	\$76.17	A(PD)
188	261-63-023	460	0	1,130	RES	\$59.61	A(PD)
188	261-63-024	342	0	841	RES	\$44.36	A(PD)
188	261-63-025	474	0	1,166	RES	\$61.51	A(PD)
188	261-63-026	342	0	841	RES	\$44.36	A(PD)
188	261-63-027	587	0	1,444	RES	\$76.17	A(PD)
188	261-63-028	379	0	931	RES	\$49.11	A(PD)
188	261-63-029	587	0	1,444	RES	\$76.17	A(PD)
188	261-63-030	342	0	841	RES	\$44.36	A(PD)
188	261-63-031	649	0	1,597	RES	\$84.24	A(PD)
188	261-63-032	342	0	841	RES	\$44.36	A(PD)
188	261-63-033	587	0	1,444	RES	\$76.17	A(PD)
188	261-63-034	342	0	841	RES	\$44.36	A(PD)
188	261-63-035	587	0	1,444	RES	\$76.17	A(PD)
188	261-63-036	342	0	841	RES	\$44.36	A(PD)
188	261-63-037	587	0	1,444	RES	\$76.17	A(PD)

188	261-63-038	342	0	841	RES	\$44.36	A(PD)
188	261-63-039	587	0	1,444	RES	\$76.17	A(PD)
188	261-63-040	342	0	841	RES	\$44.36	A(PD)
188	261-63-041	587	0	1,444	RES	\$76.17	A(PD)
188	261-63-042	342	0	841	RES	\$44.36	A(PD)
188	261-63-043	587	0	1,444	RES	\$76.17	A(PD)
188	261-63-044	342	0	841	RES	\$44.36	A(PD)
188	261-63-045	587	0	1,444	RES	\$76.17	A(PD)
188	261-63-046	342	0	841	RES	\$44.36	A(PD)
188	261-63-047	587	0	1,444	RES	\$76.17	A(PD)
188	261-63-048	565	0	1,389	RES	\$73.27	A(PD)
188	261-63-049	587	0	1,444	RES	\$76.17	A(PD)
188	261-63-050	634	0	1,560	RES	\$82.29	A(PD)
188	261-63-051	358	0	881	RES	\$46.47	A(PD)
188	261-63-052	634	0	1,560	RES	\$82.29	A(PD)
188	261-63-053	342	0	842	RES	\$44.42	A(PD)
188	261-63-054	495	0	1,216	RES	\$64.14	A(PD)
188	261-63-055	342	0	842	RES	\$44.42	A(PD)
188	261-63-056	342	0	841	RES	\$44.36	A(PD)
188	261-63-057	358	0	881	RES	\$46.47	A(PD)
188	261-63-058	342	0	841	RES	\$44.36	A(PD)
188	261-63-059	587	0	1,444	RES	\$76.17	A(PD)
188	261-63-060	342	0	841	RES	\$44.36	A(PD)
188	261-63-061	587	0	1,444	RES	\$76.17	A(PD)
188	261-63-062	342	0	841	RES	\$44.36	A(PD)
188	261-63-063	587	0	1,444	RES	\$76.17	A(PD)
188	261-63-064	342	0	841	RES	\$44.36	A(PD)
188	261-63-065	587	0	1,444	RES	\$76.17	A(PD)
188	261-63-066	342	0	841	RES	\$44.36	A(PD)
188	261-63-067	587	0	1,444	RES	\$76.17	A(PD)
188	261-63-068	342	0	841	RES	\$44.36	A(PD)
188	261-63-069	587	0	1,444	RES	\$76.17	A(PD)
188	261-63-070	342	0	841	RES	\$44.36	A(PD)
188	261-63-071	587	0	1,444	RES	\$76.17	A(PD)
188	261-63-072	458	0	1,126	RES	\$59.40	A(PD)
188	261-63-073	587	0	1,444	RES	\$76.17	A(PD)
188	261-63-074	342	0	841	RES	\$44.36	A(PD)
188	261-63-075	458	0	1,126	RES	\$59.40	A(PD)

188	261-63-076	342	0	841	RES	\$44.36	A(PD)
188	261-63-077	342	0	841	RES	\$44.36	A(PD)
188	261-63-078	587	0	1,444	RES	\$76.17	A(PD)
188	261-63-079	342	0	841	RES	\$44.36	A(PD)
188	261-63-080	342	0	840	RES	\$44.31	A(PD)
188	261-63-081	591	0	1,452	RES	\$76.59	A(PD)
188	261-63-082	326	0	802	RES	\$42.31	A(PD)
188	261-63-083	649	0	1,597	RES	\$84.24	A(PD)
188	261-63-084	556	0	1,366	RES	\$72.06	A(PD)
188	261-63-085	508	0	1,249	RES	\$65.89	A(PD)
188	261-63-086	319	0	784	RES	\$41.36	A(PD)
188	261-63-087	340	0	835	RES	\$44.05	A(PD)
188	261-63-088	519	0	1,275	RES	\$67.26	A(PD)
188	261-63-089	486	0	1,195	RES	\$63.04	A(PD)
188	261-63-090	545	0	1,339	RES	\$70.63	A(PD)
188	261-63-091	511	0	1,256	RES	\$66.25	A(PD)
188	261-63-092	519	0	1,275	RES	\$67.26	A(PD)
188	261-63-093	486	0	1,195	RES	\$63.04	A(PD)
188	261-63-094	519	0	1,275	RES	\$67.26	A(PD)
188	261-63-095	486	0	1,195	RES	\$63.04	A(PD)
188	261-63-096	519	0	1,275	RES	\$67.26	A(PD)
188	261-63-097	486	0	1,195	RES	\$63.04	A(PD)
188	261-63-098	519	0	1,275	RES	\$67.26	A(PD)
188	261-63-099	486	0	1,195	RES	\$63.04	A(PD)
188	261-63-100	555	0	1,364	RES	\$71.95	A(PD)
188	261-63-101	515	0	1,267	RES	\$66.84	A(PD)
188	261-63-102	478	0	1,175	RES	\$61.98	A(PD)
188	261-63-103	515	0	1,267	RES	\$66.84	A(PD)
188	261-63-104	567	0	1,394	RES	\$73.53	A(PD)
188	261-63-105	478	0	1,175	RES	\$61.98	A(PD)
188	261-63-106	519	0	1,275	RES	\$67.26	A(PD)
188	261-63-107	486	0	1,195	RES	\$63.04	A(PD)
188	261-63-108	519	0	1,275	RES	\$67.26	A(PD)
188	261-63-109	486	0	1,195	RES	\$63.04	A(PD)
188	261-63-110	519	0	1,275	RES	\$67.26	A(PD)
188	261-63-111	486	0	1,195	RES	\$63.04	A(PD)
188	261-63-112	519	0	1,275	RES	\$67.26	A(PD)
188	261-63-113	486	0	1,195	RES	\$63.04	A(PD)

188	261-63-114	349	0	859	RES	\$45.31	A(PD)
188	261-63-115	327	0	805	RES	\$42.46	A(PD)
188	261-63-116	486	0	1,195	RES	\$63.04	A(PD)
188	261-63-117	519	0	1,275	RES	\$67.26	A(PD)
188	261-63-118	498	0	1,224	RES	\$64.57	A(PD)
188	261-63-119	508	0	1,249	RES	\$65.89	A(PD)
188	261-63-120	548	0	1,347	RES	\$71.06	A(PD)
188	261-63-121	319	0	784	RES	\$41.36	A(PD)
188	261-63-122	340	0	835	RES	\$44.05	A(PD)
188	261-63-123	519	0	1,275	RES	\$67.26	A(PD)
188	261-63-124	486	0	1,195	RES	\$63.04	A(PD)
188	261-63-125	545	0	1,339	RES	\$70.63	A(PD)
188	261-63-126	511	0	1,256	RES	\$66.25	A(PD)
188	261-63-127	519	0	1,275	RES	\$67.26	A(PD)
188	261-63-128	486	0	1,195	RES	\$63.04	A(PD)
188	261-63-129	519	0	1,275	RES	\$67.26	A(PD)
188	261-63-130	486	0	1,195	RES	\$63.04	A(PD)
188	261-63-131	519	0	1,275	RES	\$67.26	A(PD)
188	261-63-132	486	0	1,195	RES	\$63.04	A(PD)
188	261-63-133	519	0	1,275	RES	\$67.26	A(PD)
188	261-63-134	486	0	1,195	RES	\$63.04	A(PD)
188	261-63-135	478	0	1,175	RES	\$61.98	A(PD)
188	261-63-136	478	0	1,175	RES	\$61.98	A(PD)
188	261-63-137	519	0	1,275	RES	\$67.26	A(PD)
188	261-63-138	486	0	1,195	RES	\$63.04	A(PD)
188	261-63-139	519	0	1,275	RES	\$67.26	A(PD)
188	261-63-140	486	0	1,195	RES	\$63.04	A(PD)
188	261-63-141	519	0	1,275	RES	\$67.26	A(PD)
188	261-63-142	486	0	1,195	RES	\$63.04	A(PD)
188	261-63-143	519	0	1,275	RES	\$67.26	A(PD)
188	261-63-144	486	0	1,195	RES	\$63.04	A(PD)
188	261-63-145	349	0	859	RES	\$45.31	A(PD)
188	261-63-146	327	0	805	RES	\$42.46	A(PD)
188	261-63-147	486	0	1,195	RES	\$63.04	A(PD)
188	261-63-148	519	0	1,275	RES	\$67.26	A(PD)
188	261-63-149	498	0	1,224	RES	\$64.57	A(PD)
188	261-63-150	548	0	1,347	RES	\$71.06	A(PD)
189	261-20-071	12,415	65	11,840	COM	\$963.88	A(PD)

190	261-20-072	12,632	66	8,100	COM	\$881.30	A(PD)
191	261-20-034	18,375	105	3,660	COM	\$1,128.38	A(PD)
192	261-23-065	7,740	0	4,591	NP	\$462.41	A(PD)
193	261-29-001	16,485	127.16	1,655	COM	\$2,305.76	CP
194	261-29-015	20,125	115	0	NP	\$1,703.44	CN
195	261-29-016	5,772	44.4	0	NP	\$582.75	CN
196	261-29-017	7,270	56	4,432	COM	\$1,201.10	CN
197	261-29-018	9,515	71	3,994	COM	\$1,456.45	CN
198	261-29-055	98,554	35	7,442	NP	\$4,263.60	R-1-8
199	261-33-050	50,247	0	0	RES	\$1,884.26	
200	259-28-024	104,108	291.2	94,700	COM	\$13,143.60	DC
201	259-28-028	37,400	100	0	COM	\$2,970.00	DC
202	259-28-046	74,884	244.41	282,758	MIXED USE	\$16,111.26	A(PD)
203	259-28-047	19,679	74	13,000	COM	\$2,447.95	DC
204	261-01-013	5,904	0	1,328	RES	\$271.20	CO
205	261-01-014	6,888	0	1,302	RES	\$307.13	CO
206	261-01-018	5,904	0	1,218	RES	\$267.08	CO
207	261-01-019	5,904	0	1,487	RES	\$277.16	CO
208	261-01-020	5,904	0	1,180	RES	\$265.65	CO
209	261-01-021	13,027	0	3,200	COM	\$811.35	TR
210	261-01-023	13,950	121.6	13,790	COM	\$2,724.60	A(PD)
211	261-01-026	12,632	0	0	COM	\$631.60	A(PD)
214	261-01-058	3,960	0	1,246	RES	\$195.23	CO
215	261-01-059	5,760	0	1,320	RES	\$265.50	CO
216	261-01-060	5,760	0	1,256	RES	\$263.10	CO
217	261-01-061	5,760	0	1,947	RES	\$289.01	CO
218	261-01-062	5,715	0	1,748	RES	\$279.86	CO
219	261-01-063	5,715	0	1,924	RES	\$286.46	CO
220	261-01-064	5,715	0	2,178	RES	\$295.99	CO
221	261-01-074	14,784	0	3,460	RES	\$684.15	CO
222	261-01-075	9,975	0	3,218	COM	\$659.65	CO
223	261-01-076	8,750	0	3,975	COM	\$636.25	CO
224	261-01-079	1,935	0	769	RES	\$101.40	CO
225	261-01-080	1,800	0	684	RES	\$93.15	CO
226	261-01-081	1,800	0	696	RES	\$93.60	CO
227	261-01-089	8,890	0	3,839	COM	\$636.45	TR
228	261-01-090	12,393	0	2,984	RES	\$576.64	TR
229	261-01-091	1,306	0	0	COM	\$65.30	

230	261-01-093	16,656	0	7,248	COM	\$1,195.20	CO
231	261-01-095	4,880	0	2,075	RES	\$0.00	R-2
232	261-01-096	5,856	0	2,075	RES	\$0.00	R-2
233	261-01-097	5,856	0	2,075	RES	\$0.00	R-2
234	261-01-107	5,962	0	2,128	RES	\$303.38	CO
235	261-01-108	5,962	0	1,526	RES	\$280.80	CO
236	261-01-109	5,962	0	1,000	RES	\$261.08	CG
240	261-02-011	10,800	0	2,500	RES	\$498.75	UV
241	261-02-012	10,800	0	2,452	RES	\$496.95	UV
242	261-02-031	2,613	0	0	COM	\$130.65	
243	261-02-035	4,250	0	1,152	RES	\$202.58	UVC
244	261-02-036	3,900	0	0	COM	\$195.00	UVC
245	261-02-037	4,320	0	1,440	RES	\$216.00	UVC
246	261-02-038	6,480	0	0	COM	\$324.00	UVC
247	261-02-039	7,800	0	396	RES	\$307.35	UVC
248	261-02-040	3,360	0	978	RES	\$162.68	UVC
249	261-02-041	4,440	0	672	RES	\$191.70	UVC
250	261-02-045	8,433	0	8,500	COM	\$846.65	UR
251	261-02-046	74,667	0	14,256	RES	\$3,334.61	UR
252	261-02-047	11,900	0	7,128	RES	\$713.55	UR
253	261-02-048	11,900	0	7,128	RES	\$713.55	UR
254	261-02-049	18,266	0	10,654	COM	\$1,446.00	UV
255	261-02-052	74,667	0	42,839	RES	\$4,406.48	UR
258	261-02-058	8,800	0	0	COM	\$440.00	
259	261-02-060	28,436	0	8,672	COM	\$1,855.40	UV
260	261-02-062	30,240	0	9,420	COM	\$1,983.00	UV
261	261-02-063	27,820	0	3,315	COM	\$1,556.75	CO
263	261-04-015	216,493	378	0	NP	\$7,491.33	
264	261-06-036	50,530	149	11,573	COM	\$2,372.08	CN
265	261-06-037	347,608	420	59,400	COM	\$12,485.20	CN
266	261-19-006	19,075	113	4,324	COM	\$1,206.48	A(PD)
267	261-19-007	17,745	101	3,900	COM	\$1,096.63	A(PD)
268	261-27-012	13,114	174.72	2,592	RES	\$2,030.42	CN
269	261-33-018	3,700	0	0	COM	\$185.00	UR
270	261-33-019	2,613	0	1,008	COM	\$181.05	CP
271	261-33-053	15,759	0	10,320	COM	\$1,303.95	UV

*Further detail on parcel types and the assessment methodology is provided in Section VIII.

COM = Commercial NP = Nonprofit
RES = Residential

APPENDIX 4 – TOTAL ESTIMATED COST OF IMPROVEMENTS, MAINTENANCE, AND ACTIVITIES

The estimated maximum cost of the line items below was developed based on the estimated costs of providing improvements, maintenance, and activities in the District. The costs below are estimated, the actual line-item costs will fluctuate. The table below shows combined expenditures from assessment and non-assessment funds. Assessment funds are governed by Section V. There is no limit on reallocation of non-assessment funds by the Owners' Association. The total maximum budget may exceed the maximum listed in this table if parcel ownership changes result in parcels being assessed at a higher rate due to a higher estimated benefit.

Year	Clean & Safe	Beautification & Image Enhancement	Administration & Advocacy	Contingency / Reserve	Total
2026	\$266,002.42	\$30,850.61	\$34,121.04	\$10,236.31	\$341,210.38
2027	\$284,622.59	\$33,010.15	\$36,509.51	\$10,952.85	\$365,095.10
2028	\$304,546.17	\$35,320.86	\$39,065.18	\$11,719.55	\$390,651.76
2029	\$325,864.40	\$37,793.32	\$41,799.74	\$12,539.92	\$417,997.38
2030	\$348,674.91	\$40,438.86	\$44,725.72	\$13,417.72	\$447,257.21
2031	\$373,082.15	\$43,269.58	\$47,856.52	\$14,356.96	\$478,565.21
2032	\$399,197.90	\$46,298.45	\$51,206.48	\$15,361.94	\$512,064.77
2033	\$427,141.75	\$49,539.34	\$54,790.93	\$16,437.28	\$547,909.30
2034	\$457,041.68	\$53,007.09	\$58,626.30	\$17,587.89	\$586,262.96
2035	\$489,034.59	\$56,717.59	\$62,730.14	\$18,819.04	\$627,301.36
2036	\$523,267.02	\$60,687.82	\$67,121.25	\$20,136.37	\$671,212.46
2037	\$559,895.71	\$64,935.97	\$71,819.73	\$21,545.92	\$718,197.33
2038	\$599,088.41	\$69,481.48	\$76,847.11	\$23,054.13	\$768,471.13
2039	\$641,024.60	\$74,345.19	\$82,226.41	\$24,667.92	\$822,264.12
2040	\$685,896.32	\$79,549.35	\$87,982.26	\$26,394.68	\$879,822.61

APPENDIX 5 – INTERCEPT SURVEY

Do you live or work in the District?	Do you own property within the District?	Stroll or walk around for leisure	Eat or drink at a restaurant, cafe, or bar	Go shopping	Conduct professional business	Conduct personal business	Attend a concert or special event	Just passing through
Live	Yes	Somewhere Likely	Somewhere Likely	Not at All Likely	Not at All Likely	Slightly Likely	Somewhere Likely	Not at All Likely
Neither	No	Slightly Likely	Not at All Likely	Slightly Likely	Not at All Likely	Not at All Likely	Not at All Likely	Slightly Likely
Live	No	Somewhere Likely	Somewhere Likely	Very Likely	Not at All Likely	Slightly Likely	Slightly Likely	Very Likely
Neither	No	Very Likely	Very Likely	Very Likely	Slightly Likely	Slightly Likely	Slightly Likely	Very Likely
Both	No	Very Likely	Very Likely	Very Likely	Very Likely	Somewhere Likely	Very Likely	Slightly Likely
Work	No	Very Likely	Very Likely	Somewhere Likely	Very Likely	Slightly Likely	Very Likely	No Answer
Work	No	Somewhere Likely	Very Likely	Not at All Likely	Slightly Likely	Somewhere Likely	Slightly Likely	Somewhere Likely
Live	No	Slightly Likely	Somewhere Likely	Not at All Likely	Slightly Likely	Slightly Likely	Not at All Likely	Slightly Likely
Live	No	Very Likely	Very Likely	Very Likely	Not at All Likely	Not at All Likely	Somewhere Likely	Very Likely
Neither	No	Very Likely	Very Likely	Somewhere Likely	No Answer	No Answer	Not at All Likely	Very Likely
Work	No	No Answer	Very Likely	No Answer	No Answer	No Answer	Very Likely	Very Likely
Live	No	Slightly Likely	Somewhere Likely	Somewhere Likely	Not at All Likely	Not at All Likely	Slightly Likely	Somewhere Likely
Live	Yes	Very Likely	Very Likely	Very Likely	Not at All Likely	Not at All Likely	Somewhere Likely	Slightly Likely
Neither	No	Very Likely	Very Likely	Very Likely	Slightly Likely	Slightly Likely	Slightly Likely	Slightly Likely
Neither	No	Very Likely	Very Likely	Very Likely	Slightly Likely	Very Likely	Somewhere Likely	Very Likely
Neither	No	Somewhere Likely	Very Likely	Somewhere Likely	Not at All Likely	Not at All Likely	Somewhere Likely	Very Likely
Both	Yes	Very Likely	Very Likely	Very Likely	Very Likely	Very Likely	Very Likely	Very Likely
Live	No	Very Likely	Very Likely	Very Likely	Very Likely	Very Likely	Very Likely	Very Likely
Neither	No	Very Likely	Very Likely	Very Likely	Not at All Likely	Not at All Likely	Very Likely	Very Likely
Neither	No	Somewhere Likely	Very Likely	Somewhere Likely	Slightly Likely	Very Likely	Very Likely	Very Likely
Live	No	Very Likely	Very Likely	Somewhere Likely	Slightly Likely	Very Likely	No Answer	Somewhere Likely

Neither	No	Very Likely	Very Likely	Slightly Likely	Somewhere Likely	Somewhere Likely	Slightly Likely	Somewhere Likely
Neither	No	Not at All Likely	Somewhere Likely	Not at All Likely	No Answer	No Answer	Not at All Likely	Slightly Likely
Live	No	Very Likely	Very Likely	Very Likely	Somewhere Likely	Somewhere Likely	Very Likely	Very Likely
Neither	No	Not at All Likely	Not at All Likely	Not at All Likely	No Answer	Not at All Likely	Slightly Likely	Not at All Likely
Neither	No	Very Likely	Very Likely	Very Likely	Somewhere Likely	Somewhere Likely	Very Likely	Very Likely
Live	No	Very Likely	Very Likely	Somewhere Likely	Not at All Likely	Somewhere Likely	Very Likely	Very Likely
Both	Yes	Very Likely	Very Likely	Slightly Likely	Slightly Likely	Slightly Likely	Not at All Likely	No Answer
Neither	No	Slightly Likely	Somewhere Likely	Somewhere Likely	Somewhere Likely	Somewhere Likely	Very Likely	Very Likely
Neither	No	Slightly Likely	Slightly Likely	Slightly Likely	Somewhere Likely	Slightly Likely	Somewhere Likely	Somewhere Likely
Live	No	Very Likely	Somewhere Likely	Very Likely	Very Likely	Very Likely	Very Likely	Very Likely
Neither	No	Slightly Likely	Very Likely	Somewhere Likely	Not at All Likely	No Answer	No Answer	Not at All Likely
Neither	No	Slightly Likely	Slightly Likely	Not at All Likely	Not at All Likely	Not at All Likely	Slightly Likely	Somewhere Likely
Neither	No	Very Likely	Very Likely	Very Likely	Very Likely	Very Likely	Very Likely	Very Likely
Neither	No	Very Likely	Very Likely	Somewhere Likely	Slightly Likely	Very Likely	Slightly Likely	Very Likely
Neither	No	Somewhere Likely	Very Likely	Very Likely	Somewhere Likely	Somewhere Likely	Very Likely	Very Likely
Neither	No	Very Likely	Very Likely	Very Likely	Slightly Likely	Slightly Likely	Somewhere Likely	Very Likely
Neither	No	Very Likely	Very Likely	Slightly Likely	Slightly Likely	Somewhere Likely	Slightly Likely	Somewhere Likely
Live	No	Very Likely	Very Likely	Very Likely	Slightly Likely	Very Likely	Very Likely	Very Likely
Neither	No	Very Likely	Slightly Likely	Not at All Likely	No Answer	No Answer	No Answer	Very Likely
Live	No	Very Likely	Somewhere Likely	Somewhere Likely	Slightly Likely	Somewhere Likely	Somewhere Likely	Very Likely
Live	No	Somewhere Likely	Very Likely	Slightly Likely	Somewhere Likely	Somewhere Likely	Very Likely	Somewhere Likely
Work	No	Very Likely	Very Likely	Slightly Likely	Somewhere Likely	Somewhere Likely	Somewhere Likely	Slightly Likely
Both	No	Somewhere Likely	Somewhere Likely	Slightly Likely	Very Likely	Slightly Likely	Not at All Likely	Slightly Likely
Neither	No	Very Likely	Very Likely	Very Likely	Slightly Likely	Slightly Likely	Slightly Likely	No Answer
Neither	No	Very Likely	Very Likely	Very Likely	Not at All Likely	Not at All Likely	Very Likely	Very Likely

Neither	No	Very Likely	Very Likely	Very Likely	Not at All Likely	Not at All Likely	Somewhere Likely	Very Likely
Live	No	Very Likely	Very Likely	Very Likely	Very Likely	Very Likely	Very Likely	Very Likely
Live	No	Very Likely	Somewhere Likely	Somewhere Likely	Not at All Likely	Somewhere Likely	Very Likely	Not at All Likely
Work	No	Very Likely	Very Likely	Very Likely	Very Likely	No Answer	Somewhere Likely	No Answer
Both	No	Very Likely	Very Likely	Very Likely	Not at All Likely	Slightly Likely	Not at All Likely	No Answer
Neither	No	Somewhere Likely	Somewhere Likely	Slightly Likely	Slightly Likely	Slightly Likely	Not at All Likely	Somewhere Likely
Work	No	Very Likely	Very Likely	Somewhere Likely	Very Likely	Very Likely	Somewhere Likely	Very Likely
Live	No	Very Likely	No Answer	Slightly Likely	Not at All Likely	Somewhere Likely	Not at All Likely	Very Likely
Live	Yes	Very Likely	Very Likely	Somewhere Likely	Not at All Likely	Not at All Likely	Very Likely	Very Likely
Neither	No	Not at All Likely	Slightly Likely	Slightly Likely	Slightly Likely	Somewhere Likely	Not at All Likely	Very Likely
Live	No	Very Likely	Very Likely	Somewhere Likely	Not at All Likely	Not at All Likely	Not at All Likely	Very Likely
Live	No	Very Likely	Very Likely	Very Likely	Somewhere Likely	Somewhere Likely	Very Likely	Very Likely
Both	Yes	Very Likely	Very Likely	Very Likely	Very Likely	Very Likely	Somewhere Likely	Not at All Likely
Neither	No	Very Likely	Very Likely	Very Likely	Not at All Likely	Somewhere Likely	Somewhere Likely	Very Likely
Both	No	Very Likely	Very Likely	Slightly Likely	Very Likely	Very Likely	Somewhere Likely	Somewhere Likely
Work	No	Very Likely	Very Likely	Very Likely	Very Likely	Very Likely	Very Likely	Very Likely
Neither	No	Not at All Likely	Somewhere Likely	Somewhere Likely	Slightly Likely	Slightly Likely	Slightly Likely	Slightly Likely
Neither	No	Somewhere Likely	Somewhere Likely	Slightly Likely	Slightly Likely	Somewhere Likely	Very Likely	Somewhere Likely
Neither	No	Very Likely	Very Likely	Not at All Likely	Not at All Likely	Very Likely	Not at All Likely	Not at All Likely
Live	No	Very Likely	Very Likely	Very Likely	Slightly Likely	Somewhere Likely	Somewhere Likely	Somewhere Likely
Live	No	Somewhere Likely	Slightly Likely	Slightly Likely	Somewhere Likely	Somewhere Likely	Slightly Likely	Somewhere Likely
Neither	No	Somewhere Likely	Very Likely	Not at All Likely	Not at All Likely	Not at All Likely	Not at All Likely	Very Likely
Neither	No	Somewhere Likely	Somewhere Likely	Somewhere Likely	Somewhere Likely	Somewhere Likely	Somewhere Likely	Somewhere Likely
Neither	No	Very Likely	Very Likely	Very Likely	Very Likely	Very Likely	Very Likely	Very Likely
Neither	No	No Answer	No Answer	Very Likely	Very Likely	Very Likely	Somewhere Likely	Very Likely

Live	Yes	Somewhere Likely	Very Likely	Somewhere Likely	Slightly Likely	Slightly Likely	Slightly Likely	Somewhere Likely
Work	No	Very Likely	Not at All Likely	Very Likely	Very Likely	Very Likely	Slightly Likely	Very Likely
Live	No	Very Likely	Not at All Likely	Slightly Likely	No Answer	No Answer	No Answer	Very Likely
Live	Yes	Very Likely	Very Likely	Slightly Likely	Slightly Likely	Very Likely	Somewhere Likely	Slightly Likely
Neither	No	Somewhere Likely	Somewhere Likely	Somewhere Likely	No Answer	No Answer	Somewhere Likely	Somewhere Likely
Live	Yes	Very Likely	Very Likely	Very Likely	Very Likely	Very Likely	Very Likely	Very Likely
Live	No	Somewhere Likely	Somewhere Likely	Slightly Likely	Somewhere Likely	Slightly Likely	Not at All Likely	Somewhere Likely
Live	No	Very Likely	Very Likely	Slightly Likely	Not at All Likely	Not at All Likely	Not at All Likely	Not at All Likely
Work	No	Very Likely	Very Likely	Not at All Likely	Somewhere Likely	Somewhere Likely	Very Likely	Very Likely
Both	No	Very Likely	Slightly Likely	Not at All Likely	Slightly Likely	No Answer	Somewhere Likely	Slightly Likely
Neither	No	Very Likely	Very Likely	Somewhere Likely	Not at All Likely	Somewhere Likely	Slightly Likely	Very Likely
Work	No	Somewhere Likely	Very Likely	Very Likely	Very Likely	Very Likely	Very Likely	Very Likely
Live	No	Very Likely	Very Likely	Very Likely	Very Likely	Very Likely	Slightly Likely	Slightly Likely
Neither	No	Somewhere Likely	Somewhere Likely	Slightly Likely	No Answer	Slightly Likely	Slightly Likely	Somewhere Likely
Work	No	Very Likely	Very Likely	Slightly Likely	Not at All Likely	No Answer	Slightly Likely	No Answer
Neither	No	Very Likely	Very Likely	Very Likely	Somewhere Likely	Very Likely	Very Likely	Very Likely
Neither	No	Slightly Likely	Not at All Likely	Not at All Likely	Not at All Likely	Somewhere Likely	Not at All Likely	Somewhere Likely
Neither	No	Very Likely	Very Likely	Somewhere Likely	No Answer	No Answer	Somewhere Likely	Very Likely
Live	No	Very Likely	Very Likely	Not at All Likely	Slightly Likely	Slightly Likely	Somewhere Likely	Slightly Likely
Live	No	Very Likely	Very Likely	Very Likely	No Answer	No Answer	Somewhere Likely	No Answer
Live	No	Very Likely	Somewhere Likely	Somewhere Likely	Not at All Likely	Somewhere Likely	Slightly Likely	Very Likely
Neither	No	Very Likely	Very Likely	Very Likely	Very Likely	Very Likely	Very Likely	Not at All Likely
Live	No	Very Likely	Very Likely	Somewhere Likely	Somewhere Likely	Somewhere Likely	Very Likely	Very Likely
Neither	No	Very Likely	Very Likely	Slightly Likely	Slightly Likely	Somewhere Likely	Very Likely	Very Likely
Live	No	Slightly Likely	Somewhere Likely	Very Likely	Slightly Likely	Very Likely	Very Likely	Very Likely

Live	No	Slightly Likely	Very Likely	Very Likely	Not at All Likely	Slightly Likely	Somewhere Likely	Very Likely
Live	No	Somewhere Likely	Slightly Likely	Not at All Likely	Not at All Likely	Not at All Likely	Somewhere Likely	Very Likely
Live	No	Very Likely	Not at All Likely	Not at All Likely	Slightly Likely	Slightly Likely	Not at All Likely	Slightly Likely
Live	Yes	Very Likely	Very Likely	Very Likely	Very Likely	Very Likely	Very Likely	Very Likely
Neither	No	Slightly Likely	Slightly Likely	Very Likely	Not at All Likely	Not at All Likely	Not at All Likely	Very Likely
Live	No	Very Likely	Very Likely	Very Likely	Somewhere Likely	Very Likely	Slightly Likely	Not at All Likely
Both	No	Very Likely	Very Likely	Very Likely	Very Likely	Very Likely	Very Likely	Very Likely
Live	Yes	Very Likely	Not at All Likely	Slightly Likely	Somewhere Likely	Somewhere Likely	Somewhere Likely	Very Likely
Live	Yes	Somewhere Likely	Somewhere Likely	Very Likely	Not at All Likely	Not at All Likely	Somewhere Likely	Very Likely
Work	No	Very Likely	Very Likely	Slightly Likely	Very Likely	Somewhere Likely	Not at All Likely	Very Likely
Neither	No	Very Likely	Very Likely	Very Likely	Very Likely	Very Likely	Somewhere Likely	Very Likely
Live	No	Very Likely	Very Likely	Somewhere Likely	Slightly Likely	Somewhere Likely	Very Likely	Very Likely
Live	No	Very Likely	Slightly Likely	Slightly Likely	Somewhere Likely	Slightly Likely	Somewhere Likely	Somewhere Likely
Neither	No	Very Likely	Very Likely	Very Likely	Not at All Likely	Very Likely	Slightly Likely	Very Likely
Live	Yes	Very Likely	Very Likely	Very Likely	Somewhere Likely	Somewhere Likely	Slightly Likely	No Answer
Live	No	Very Likely	Very Likely	Very Likely	Very Likely	Somewhere Likely	Very Likely	Very Likely
Live	No	Somewhere Likely	Very Likely	Somewhere Likely	Somewhere Likely	Somewhere Likely	Very Likely	No Answer
Work	No	Very Likely	Very Likely	Slightly Likely	Very Likely	Somewhere Likely	Very Likely	Somewhere Likely
Neither	No	Somewhere Likely	Somewhere Likely	Somewhere Likely	Not at All Likely	Not at All Likely	Slightly Likely	Slightly Likely
Work	No	Very Likely	Very Likely	Very Likely	Very Likely	Very Likely	Very Likely	Very Likely
Live	No	Very Likely	Very Likely	Very Likely	Very Likely	Very Likely	Very Likely	Very Likely
Neither	No	Very Likely	Somewhere Likely	Somewhere Likely	No Answer	No Answer	Very Likely	Very Likely
Neither	No	Not at All Likely	Not at All Likely	Not at All Likely	Not at All Likely	Not at All Likely	Not at All Likely	Very Likely
Neither	No	Very Likely	Very Likely	Very Likely	Very Likely	Very Likely	Very Likely	Very Likely
Work	No	Very Likely	Very Likely	Very Likely	Very Likely	Very Likely	Very Likely	Very Likely
Work	No	Slightly Likely	Very Likely	Somewhere Likely	Slightly Likely	Not at All Likely	Slightly Likely	Very Likely
Work	No	Not at All Likely	Slightly Likely	Not at All Likely	Not at All Likely	Not at All Likely	Not at All Likely	Slightly Likely

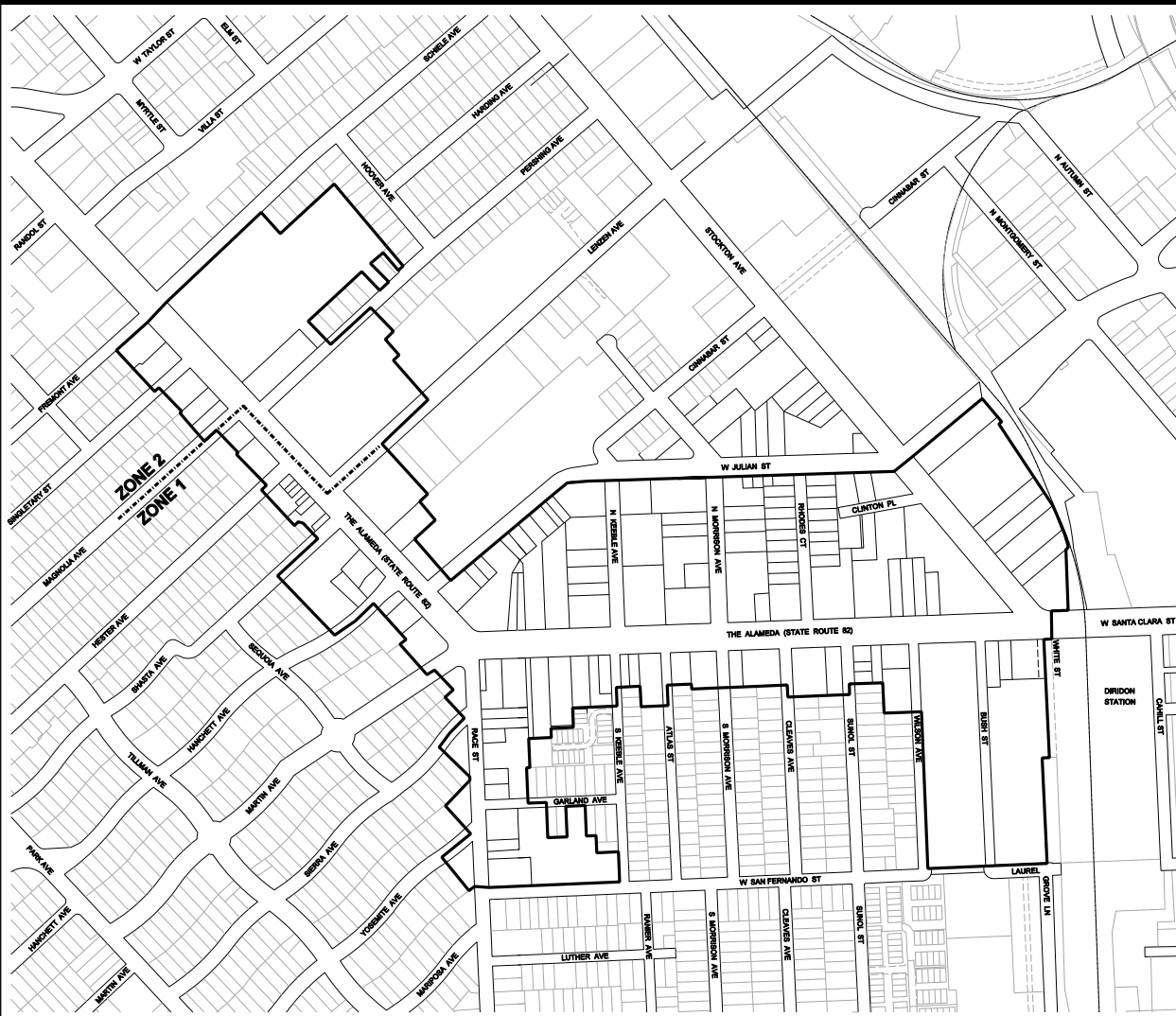
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Work	No	Not at All Likely	Slightly Likely	Slightly Likely	Not at All Likely	Not at All Likely	Slightly Likely	Not at All Likely
Both	No	Very Likely	Very Likely	Somewhere Likely	Somewhere Likely	Somewhere Likely	Somewhere Likely	Not at All Likely
Work	No	Very Likely	Very Likely	Very Likely	Very Likely	Very Likely	Very Likely	Very Likely
Live	No	Very Likely	Somewhere Likely	Not at All Likely	Slightly Likely	Not at All Likely	Very Likely	Somewhere Likely
Work	No	Very Likely	Very Likely	Very Likely	Very Likely	Very Likely	Very Likely	Very Likely
Live	No	Very Likely	Very Likely	Very Likely	Very Likely	Very Likely	Very Likely	Very Likely
Neither	No	Not at All Likely	Slightly Likely	Very Likely	Not at All Likely	Not at All Likely	Slightly Likely	Somewhere Likely
Live	Yes	Very Likely	Very Likely	Very Likely	Not at All Likely	Very Likely	Very Likely	Very Likely
Work	No	Not at All Likely	Somewhere Likely	Somewhere Likely	Somewhere Likely	Somewhere Likely	Somewhere Likely	Somewhere Likely
Both	No	Slightly Likely	Slightly Likely	Somewhere Likely	Not at All Likely	Not at All Likely	Not at All Likely	Very Likely
Live	No	Slightly Likely	Slightly Likely	Slightly Likely	Not at All Likely	Slightly Likely	Somewhere Likely	Very Likely
Live	Yes	Very Likely	Slightly Likely	Not at All Likely	No Answer	Not at All Likely	Not at All Likely	No Answer
Neither	No	Very Likely	Very Likely	Somewhere Likely	Not at All Likely	Slightly Likely	Very Likely	Somewhere Likely
Live	Yes	Very Likely	Very Likely	Somewhere Likely	Somewhere Likely	Very Likely	Very Likely	Very Likely
Neither	No	Very Likely	Very Likely	Very Likely	Somewhere Likely	Very Likely	Very Likely	Very Likely
Work	No	Not at All Likely	Slightly Likely	Slightly Likely	Slightly Likely	Slightly Likely	Slightly Likely	Slightly Likely
Work	No	Somewhere Likely	Somewhere Likely	Slightly Likely	Somewhere Likely	Somewhere Likely	Somewhere Likely	Somewhere Likely
Work	No	Slightly Likely	Very Likely	Very Likely	Not at All Likely	Very Likely	Somewhere Likely	Very Likely
Neither	No	Very Likely	Very Likely	Very Likely	Somewhere Likely	Very Likely	Very Likely	No Answer
Neither	No	Very Likely	Very Likely	Very Likely	Very Likely	Very Likely	Very Likely	
Neither	No	No Answer	Very Likely	Somewhere Likely	Slightly Likely	Very Likely	Very Likely	Very Likely
Work	No	Slightly Likely	Somewhere Likely	Slightly Likely	Slightly Likely	Not at All Likely	Slightly Likely	Slightly Likely
Live	Yes	Very Likely	Very Likely	Very Likely	Slightly Likely	Somewhere Likely	Very Likely	Very Likely
Live	Yes	Very Likely	Very Likely	Very Likely	Slightly Likely	Very Likely	Somewhere Likely	Very Likely
Work	No	Somewhere Likely	Slightly Likely	Not at All Likely	Not at All Likely	Not at All Likely	Slightly Likely	Very Likely

Live	Yes	Very Likely	Somewhere Likely	Not at All Likely	Not at All Likely	Slightly Likely	Very Likely	Slightly Likely
Live	No	Very Likely	Somewhere Likely	Not at All Likely	Not at All Likely	Slightly Likely	Somewhere Likely	Somewhere Likely
Live	No	Very Likely	Very Likely	Very Likely	Somewhere Likely	Somewhere Likely	Not at All Likely	Somewhere Likely
Work	No	Somewhere Likely	Somewhere Likely	Not at All Likely	Very Likely	Somewhere Likely	Very Likely	Somewhere Likely
Neither	No	Somewhere Likely	Very Likely	Very Likely	Slightly Likely	Slightly Likely	Very Likely	Slightly Likely
Neither	No	Somewhere Likely	Very Likely	Somewhere Likely	No Answer	No Answer	Somewhere Likely	Slightly Likely
Neither	No	Slightly Likely	Very Likely	Somewhere Likely	Not at All Likely	Not at All Likely	Very Likely	Very Likely
Live	No	Very Likely	Very Likely	Somewhere Likely	Not at All Likely	Somewhere Likely	Very Likely	Not at All Likely
Live	No	Very Likely	Very Likely	Very Likely	Very Likely	Very Likely	Somewhere Likely	No Answer
Live	No	Somewhere Likely	Very Likely	Slightly Likely	Slightly Likely	Very Likely	Somewhere Likely	Very Likely
Live	No	Very Likely	Very Likely	Very Likely	Not at All Likely	Slightly Likely	Very Likely	Very Likely
Neither	No	Very Likely	Very Likely	Not at All Likely	Not at All Likely	Slightly Likely	Very Likely	Very Likely
Neither	No	Very Likely	Very Likely	Somewhere Likely	Not at All Likely	Slightly Likely	Somewhere Likely	Very Likely
Neither	No	Somewhere Likely	Very Likely	Very Likely	Slightly Likely	Very Likely	Very Likely	Very Likely
Live	No	Very Likely	Very Likely	Very Likely	Not at All Likely	Slightly Likely	Very Likely	Slightly Likely
Live	Yes	Very Likely	Very Likely	Very Likely	Not at All Likely	Slightly Likely	Somewhere Likely	Not at All Likely
Neither	No	Somewhere Likely	Somewhere Likely	Somewhere Likely	Not at All Likely	Slightly Likely	Somewhere Likely	Somewhere Likely
Live	Yes	Somewhere Likely	Somewhere Likely	Somewhere Likely	Not at All Likely	Not at All Likely	Slightly Likely	Somewhere Likely
Live	Yes	Somewhere Likely	Slightly Likely	Slightly Likely	Slightly Likely	Slightly Likely	Slightly Likely	Somewhere Likely
Neither	No	Not at All Likely	Somewhere Likely	Not at All Likely	Not at All Likely	Not at All Likely	Slightly Likely	Somewhere Likely
Live	No	Somewhere Likely	Somewhere Likely	Slightly Likely	Somewhere Likely	Somewhere Likely	No Answer	Very Likely
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Live	No	Slightly Likely	Very Likely	Very Likely	Not at All Likely	Not at All Likely	Very Likely	Somewhere Likely
Neither	No	Somewhere Likely	Very Likely	Slightly Likely	No Answer	Slightly Likely	Very Likely	Very Likely

Neither	No	Very Likely	Very Likely	Somewhere Likely	Not at All Likely	Slightly Likely	Not at All Likely	No Answer
Live	No	Somewhere Likely	Somewhere Likely	Slightly Likely	Not at All Likely	Not at All Likely	Not at All Likely	Very Likely
Live	Yes	Very Likely	Somewhere Likely	Not at All Likely	Slightly Likely	Slightly Likely	Very Likely	Somewhere Likely
Live	No	Very Likely	Very Likely	Very Likely	Very Likely	Very Likely	Very Likely	Not at All Likely
Neither	No	Very Likely	Very Likely	Slightly Likely	Slightly Likely	Slightly Likely	Very Likely	Very Likely
Neither	No	Somewhere Likely	Somewhere Likely	Somewhere Likely	Somewhere Likely	Somewhere Likely	Somewhere Likely	Somewhere Likely
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Neither	No	No Answer	Very Likely	Very Likely	Very Likely	No Answer	Very Likely	Very Likely
Neither	No	No Answer		No Answer	No Answer	No Answer	No Answer	No Answer
Live	No	Very Likely	Somewhere Likely	Not at All Likely	Not at All Likely	Not at All Likely	Not at All Likely	Very Likely
Live	No	Very Likely	Somewhere Likely	Not at All Likely	Not at All Likely	Not at All Likely	Not at All Likely	Very Likely
Neither	No	Very Likely	Very Likely	Not at All Likely	Not at All Likely	Not at All Likely	Somewhere Likely	Very Likely
Live	No	Very Likely	Somewhere Likely	Not at All Likely	Not at All Likely	Not at All Likely	Very Likely	Very Likely
Live	Yes	Very Likely	Very Likely	Very Likely	Slightly Likely	Somewhere Likely	Not at All Likely	No Answer
Both	No	Very Likely	Somewhere Likely	Very Likely	Somewhere Likely	Very Likely	Somewhere Likely	Very Likely
Live	No	Very Likely	Very Likely	Very Likely	Very Likely	Very Likely	Very Likely	Not at All Likely
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Neither	No	Very Likely	Somewhere Likely	Somewhere Likely	Somewhere Likely	Not at All Likely	Somewhere Likely	Somewhere Likely
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Live	Yes	Very Likely	Very Likely	Very Likely	Very Likely	Very Likely	Very Likely	No Answer
Both	No	Very Likely	Very Likely	Very Likely	Not at All Likely	Not at All Likely	Very Likely	Very Likely
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Neither	No	Slightly Likely	Somewhere Likely	Slightly Likely	Not at All Likely	Not at All Likely	Not at All Likely	Slightly Likely
Neither	No	Very Likely	Very Likely	Not at All Likely	Not at All Likely	Not at All Likely	Slightly Likely	Very Likely

Neither	No	Slightly Likely	Slightly Likely	Slightly Likely	Not at All Likely	Not at All Likely	Not at All Likely	Somewhere Likely
Live	No	Very Likely	Very Likely	Very Likely	Not at All Likely	Somewhere Likely	Slightly Likely	Very Likely
Work	No	Somewhere Likely	Slightly Likely	Slightly Likely	Very Likely	Somewhere Likely	Slightly Likely	Somewhere Likely
Both	No	Very Likely	Very Likely	Very Likely	Very Likely	Very Likely	Very Likely	No Answer
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Both	Yes	Very Likely	Very Likely	Very Likely	Very Likely	Very Likely	Very Likely	Very Likely
Work	No	Very Likely	Very Likely	Very Likely	Very Likely	Very Likely	Not at All Likely	Very Likely
Work	No	Somewhere Likely	Somewhere Likely	Slightly Likely	Slightly Likely	Somewhere Likely	Somewhere Likely	Slightly Likely
Work	No	Very Likely	Very Likely	Slightly Likely	Very Likely	Somewhere Likely	Very Likely	Not at All Likely
Work	No	Very Likely	Very Likely	Very Likely	Somewhere Likely	Somewhere Likely	Very Likely	Very Likely
Work	No	Somewhere Likely	Very Likely	Somewhere Likely	Very Likely	Very Likely	Very Likely	Very Likely
Live	No	Very Likely	Very Likely	Very Likely	Not at All Likely	Not at All Likely	Very Likely	Very Likely

ATTACHMENT B The Alameda CBID Boundary Map



CERTIFICATIONS

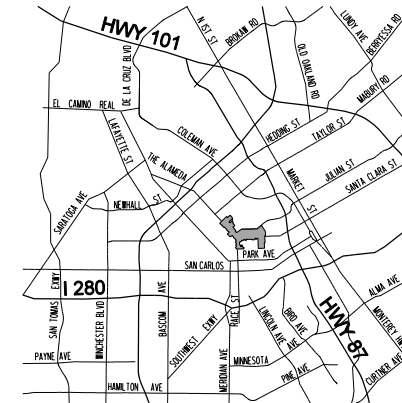
(1) DIRECTOR OF PUBLIC WORKS
FILED THIS _____ DAY OF _____, 20____, IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF SAN JOSE.

(2) CITY CLERK
FILED THIS _____ DAY OF _____, 20____, IN THE OFFICE OF THE CITY CLERK OF THE CITY OF SAN JOSE.

(3) CITY COUNCIL
BY RESOLUTION NUMBER _____, ON THE _____ DAY OF _____, 20____, AN ASSESSMENT WAS LEVIED BY THE CITY COUNCIL, ON THE LOTS, PIECES, AND PARCELS OF LAND SHOWN ON THIS DIAGRAM. THE APPROVED DIAGRAM AND ASSESSMENT ROLL FILED IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS CONTAINS THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED AGAINST EACH PARCEL OF LAND SHOWN ON THIS DIAGRAM.

(4) COUNTY RECORDER
FILED THIS _____ DAY OF _____, 20____, AT THE HOUR OF _____ O'CLOCK _____ M., IN BOOK _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS PAGE(S) _____, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SANTA CLARA.
RECORDER'S SERIES NO.: _____ FEE PAID: _____

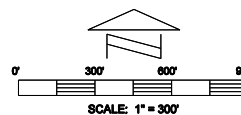
REGINA ALCAMENDRAS, COUNTY RECORDER
COUNTY OF SANTA CLARA



LOCATION MAP



LEGEND			
	DISTRICT BOUNDARY		STREET RIGHT OF WAY
	RAILROAD TRACKS		PRIVATE STREET
	ZONE BOUNDARY		PROPERTY LINE



CITY OF SAN JOSE, COUNTY OF SANTA CLARA
STATE OF CALIFORNIA
THE ALAMEDA
COMMUNITY BENEFIT IMPROVEMENT DISTRICT
FISCAL YEAR 2025-2026