

The Alameda Community Business Improvement District

Item 8.1

April 29, 2025

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CBIDs are formed pursuant to the Chapter 14.31 of the San Jose Municipal Code.

CBID law allows for the creation of special benefit assessment districts to raise funds within a specific geographic area.

Property owners within the district boundaries fund the district, and funds are used to provide services within the district.

Property owners representing 30% or more of the total assessment must support a petition triggering a ballot vote in which more than 50% of the ballots received, weighted by assessment, must be in support of the District.

City Council reviews the CBID annually.

Early 2023: Request for proposals and contract with Ani & Cat LLC to assist with revitalizing The Alameda Business Association (ABA).

Summer 2023: Informal meetings with businesses, outreach program and events.

Summer 2024: Revitalized board, regular meetings and engagement with property owners

January 2025: The ABA Board approved a District Management Plan.

April 2025: Petition threshold of 30% achieved, Resolution of Intention by City Council

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ABOUT THE CORRIDOR

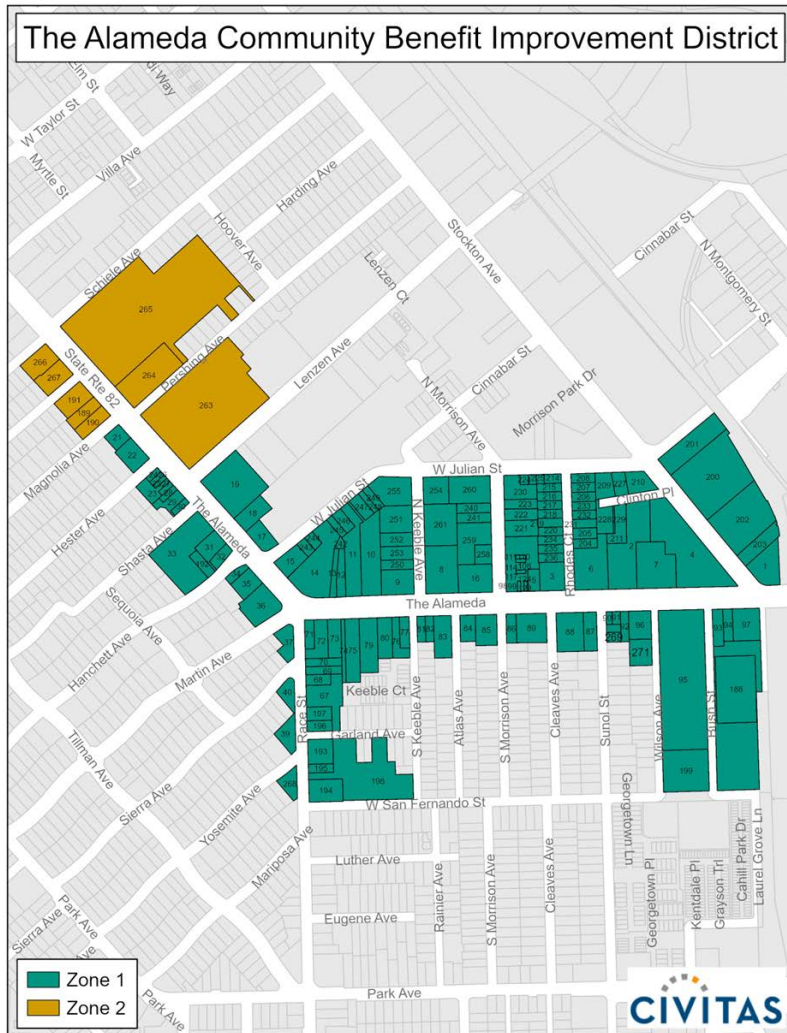
The Alameda Improvement District boundary is the junction with Schiele Avenue in the West to Stockton Street in the East.

~ 420 Businesses

Primarily retail, fitness, restaurants and offices with a cluster of attorneys and professional services

Over 500 Jobs

Anchors are *Whole Foods* on the east end and *Habbas Law* on the west end with notable businesses along The Alameda including the *Luna Mexican Kitchen*, *J Lohr Winery* and *Crema Coffee*.



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ASSESSMENT

Zone/Parcel Type	Initial Parcel Assessment Rate (\$/lot sq. ft.)	Initial Building Assessment Rate (\$/building sq. ft.)	Initial Frontage Assessment Rate (\$/parcel linear ft.)	Assessment Rate by %
Zone 1 Commercial	\$0.050	\$0.050	\$11.000	100%
Zone 1 Residential, Nonprofit, Government (Non-Enterprise)	\$0.038	\$0.038	\$8.250	75%
Zone 2*	\$0.025	\$0.025	\$5.500	50%

Service	Budget
Clean & Safe <ul style="list-style-type: none">• Pressure washing sidewalks• Security & Security Cameras• Landscape improvements and maintenance	\$255,822
Beautification & Image Enhancement <ul style="list-style-type: none">• Wayfinding and Gateway Signage• Banners, decorative lighting, holiday décor, art installation	\$29,518
Administration & Advocacy	\$32,798
Contingency/Reserve	\$ 9,839
Total Expenses	\$327,977

THE ALAMEDA CBID FORMATION TIMELINE

Action	Date
Petition Drive – Achieve 30%+ Support From Property Owners	April 2025
First Council Meeting <ul style="list-style-type: none">• Resolution of Intention to Establish a BID• Authorize City to sign Ballot for City Owned Properties• Public Hearing date established	April 29, 2025
Mail Ballots & Notice of Public Hearing	May 1, 2025
Ballot Drive	Thru June 16, 2025
City Council - Public Hearing & Resolution of Formation	June 17, 2025
Ordinance takes effect (30 days after adoption)	July 16, 2025
District assessment roll provided to Santa Clara County	July 31, 2025

Q & A

