

# OXNARD DOWNTOWN MANAGEMENT DISTRICT RENEWAL



## MANAGEMENT DISTRICT PLAN

*Being Renewed for a 5 Year Term Pursuant to  
California Streets and Highways Code Section 36600 et seq.  
Property & Business Improvement District Act of 1994, as amended*

**JANUARY 31, 2018**

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# **MANAGEMENT DISTRICT PLAN**

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## OXNARD DOWNTOWN MANAGEMENT DISTRICT – MANAGEMENT DISTRICT PLAN

### I. MANAGEMENT DISTRICT PLAN SUMMARY

The Oxnard Downtown Management District is a property-based Business Improvement District (PBID) being renewed for a 5 year period by a consortium of business and property owners within Downtown Oxnard. The District was originally formed in 2001 for a 5 year period. It was renewed and expanded in 2006 for another 5 year term, renewed for a 3 year term in 2011 and renewed for a 5 year term in 2014. The purpose of this District is to continue to provide and manage supplemental services and improvements for this important business center, including a “clean and safe” program, image enhancement and a program of installing and upgrading physical amenities throughout the greater Downtown area. The PBID is a unique benefit assessment district that will enable the District property owners, working as a unit, to continue to fund needed property related improvement programs and projects above what can be provided by the City of Oxnard.

**Name:** The name of the PBID is the Oxnard Downtown Management District (ODMD).

**Location:** The PBID is located in the center of Oxnard and is bounded roughly by Second Street on the north, the Railroad tracks on the east, Eighth Street on the south and C and D Streets on the west. There is one benefit zone (See attached map).

**Zones:** There is one benefit zone within the renewed ODMD.

**Services:** Maintenance, Safety, Image Enhancement, Streetscape Beautification and Operations.

**Finance:** Benefit assessment of real property (400 parcels). No bonds shall be issued to fund ODMD programs.

**Budget:** PBID assessment revenue for Year 1 (2019-20) is projected to be \$502,357. It is noted that the Assessment Engineer has determined that general benefits equate to 1.60% of the total adjusted PBID program costs of \$510,536 or \$8,179. (See attached Engineer’s Report for more details on benefit costs). General benefit costs shall be derived from non-assessment revenue sources such as grants, program income, credits, interest, memberships and other sources.

#### Year 1 – 2019-20 PROPOSED BUDGET (ASSESSMENT REVENUES/SPECIAL BENEFIT COSTS)

WORK PLAN CATEGORY	ALLOCATION	%
MAINTENANCE	\$177,877	35%
SAFETY	\$105,000	21%
IMAGE ENHANCEMENT	\$25,690	5%
BEAUTIFICATION	\$48,300	10%
OPERATIONS	*\$145,490	29%
TOTAL	\$502,357	100%

\* Note: \$77,121 of Operations budget is expended directly on management of all other work plan elements.

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**Benefits:** “General Benefit” is defined as: “A benefit to properties in the area and in the surrounding community or benefit to the public in general resulting from the improvement, activity, or service to be provided by the assessment levied”. “Special Benefit” as defined by the California State Constitution means a distinct benefit over and above general benefits conferred on real property located in the ODMD or to the public at large.

**Formula:** There is one benefit zone in the ODMD. (A map showing the ODMD boundaries is shown on Appendix 2 attached to this Plan). Year 1 property assessment rates per parcel are as follows:

**YEAR 1 –2019/20 Assessment Rates**

<b>BLDG ASSMT RATE (\$/SF)</b>	<b>LAND ASSMT RATE 1 (\$/PARCEL)</b>	<b>LAND ASSMT RATE 2 (\$/SF )</b>	<b>FRONTAGE ASSMT RATE (\$/LF)</b>	<b>R UNIT ASSMT RATE (\$/UNIT)</b>
\$0.135	\$390	\$0.03	\$4.50	\$61

**Cap:** Assessment increases are capped at a maximum of 2% per year, subject to approval by the ODMD Property Owner Association Board of Directors.

**Renewal:** PBID renewal is a two-step process. First, petitions signed by PBID property owners representing at least 50% of the total assessment to be levied must be secured. Second, property owners will be sent a ballot to vote on the PBID renewal. Returned ballots in support of the PBID renewal must outweigh those in opposition based on the amount of assessment to be levied.

**Duration:** The renewed ODMD will have a term of five (5) years. After five years, the petition and balloting process must be repeated in order to renew the ODMD and levy assessments again at that time.

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### II. PBID BOUNDARIES

#### Setting:

The proposed renewed ODMD is centrally located in the center of Oxnard and centered along A Street from Second Street to Eighth Street. ODMD is bounded roughly by Second Street on the north, the Railroad tracks on the east, Eighth Street on the south and C and D Streets on the west. There is one benefit zone within ODMD (See attached map in Appendix 2).

#### General Boundary Description

ODMD includes 404 parcels of which 400 are identified assessed parcels in a 30 block area of Historic Downtown Oxnard. The property uses within the boundaries of the proposed renewed ODMD which will receive special benefits from PBID funded programs and services are currently a unique mix of retail, restaurant, service, office, government, residential and parking. ODMD boundaries were selected to incorporate the core Downtown parcels and businesses. There is one benefit zone within the proposed renewed District

#### Detailed Boundary Description

More specifically, the ODMD is described as follows:

Beginning at the intersection of the centerlines of Second Street and D Street; thence east along said centerline of Second Street to the east property line of Oxnard Boulevard; thence north along said east property line of Oxnard Boulevard to the tangent intersection point with the west property line of the railroad right of way; thence southeast and south along said west property line of the railroad right of way to the centerline of Fifth Street; thence west along said centerline of Fifth Street to the prolongation of the east property line of the public alley lying east of and parallel to Meta Street; thence south along said east property line of said public alley to the centerline of Seventh Street; thence west along said centerline of Seventh Street to the east property line of parcel APN 202-0-360-110; thence south along said east property line of said parcel APN 202-0-360-110 to the south property line of said parcel APN 202-0-360-110; thence west along said south property line of said parcel APN 202-0-360-110 to the west property line of said parcel APN 202-0-360-110; thence north along said west property line of said parcel APN 202-0-360-110 to the centerline of Seventh Street; thence west along said centerline of Seventh Street to the centerline of Oxnard Boulevard; thence south along said centerline of Oxnard Boulevard to the centerline of Eighth Street; thence west along said centerline of Eighth Street to the centerline of D Street; thence north along said centerline of D Street to the centerline of Seventh Street; thence east along said centerline of Seventh Street to the prolongation of the west property line of the public alley lying east of and parallel to D Street; thence north along said west property line of said public alley to the centerline of Third Street; thence west

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along said centerline of Third Street to the centerline of D Street; thence north along said centerline of D Street to the point of beginning.

### **Benefit Zones**

There is one benefit zone within the proposed renewed District.

### **District Boundary Rationale**

The ODMD boundaries are comprised of the commercial core parcels where the main economic activity of Historic Downtown Oxnard is centered. The commercial parcels included in the District are the heart of the commercial core of Downtown Oxnard. These parcels showcase a unique array of pedestrian oriented uses - retail, restaurant, service, office, government, residential and parking that form what is considered the “cohesive commercial fabric” of the ODMD.

The District boundaries were chosen to generally include non-residential parcels that comprise the commercial core that attracts pedestrians and visitors to Downtown Oxnard. Businesses adjacent to the north, south and east of ODMD are not part of the District's commercial pedestrian core and have different marketing needs than those in the ODMD. These outside commercial parcels and uses require different services than those in the ODMD and would not specially benefit from the increased pedestrian oriented programs, services and improvements offered by the ODMD. Therefore, they have not been included within the ODMD boundaries.

Surrounding parcels to the north, south and west that are zoned solely residential and/or with residential uses have not been included within the boundaries of the PBID. The Property and Business Improvement District Law of 1994, California Streets & Highway Code § 36632 states, “Properties zoned solely for residential use..... are conclusively presumed not to benefit from the improvements and service funded through these assessments, and shall not be subject to any assessment ....”. For these reasons, no residentially zoned parcels or residential uses north, south or west of the District are included in the ODMD boundaries. These parcels will not specially benefit from the PBID programs, improvements and services which are designed to improve commerce and economic vitality of assessed parcels.

A list of all parcels included in the proposed renewed ODMD is shown as Appendix 1, attached to this Plan identified by their respective Ventura County assessor parcel number. The boundary of the proposed renewed ODMD is shown on the map of the proposed renewed ODMD attached as Appendix 2 to this Plan.

All identified assessed parcels within the above-described boundaries shall be assessed to fund supplemental special benefit programs, services and improvements as outlined in this Report and in the Management District Plan. All ODMD funded services, programs and improvements provided within the above described boundaries shall confer special benefit to identified assessed parcels inside the District boundaries and none will be provided outside of the District. Each assessed parcel within ODMD will proportionately specially benefit from the District funded programs and services (i.e. maintenance, safety, image enhancement, streetscape beautification and operations). These services, programs and improvements are intended to improve commerce, employment, rents and occupancy rates and investment viability of individually assessed parcels and businesses on them within ODMD.

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District services, activities and programs confer special benefits on each and every individually assessed parcel by reducing crime, improving aesthetics and marketing goods and services available from individually assessed parcels and the businesses on them within the District, all considered necessary in a competitive properly managed business district. All District funded services programs and improvements are considered supplemental, above normal base level services provided by the City of Oxnard and are only provided for the special benefit of assessed parcels within the boundaries of the proposed renewed ODMD.

The District includes 404 parcels of which 400 are identified as assessable within one Benefit Zone and which are listed in the Assessment Roll included as Appendix 1. For further information, a District Boundary Map is included as Appendix 2.

### **III. Proposed 5 Year PBID Work Plan and Budget**

#### **Overview**

The Programs and activities to be funded by the ODMD include maintenance, safety, image enhancement, streetscape beautification and operations. The property uses within the boundaries of the District that will receive special benefits from District funded programs, services and improvements are currently a unique mix of retail, restaurant, service, office, government, residential and parking. District funded activities are primarily designed to provide special benefits as described below to identified assessed parcels and array of land uses within the boundaries of the District.

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

In the case of the ODMD, the very nature of the purpose of this District is to fund supplemental programs, services and improvements to assessed parcels within the District boundaries above and beyond what is being currently funded either via normal tax supported methods or other funding sources. The City of Oxnard does not provide these supplemental programs and services. All benefits derived from the assessments to be levied on assessed parcels within the District are for services, programs and improvements directly benefiting each individual assessed parcel within the District. No District funded services, activities or programs will be provided outside of the District boundaries.

The projected program special benefit cost allocation of the District assessment revenues for the 5-year District term assuming a 2% maximum annual assessment rate increase is shown in the Table on page 15 of this Report.

#### **WORK PLAN DETAILS**

The services to be provided by the ODMD include maintenance, safety, image enhancement, streetscape beautification and operations. Each of these work plan elements are designed to contribute to the cohesive

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commercial fabric and to ensure economic success and vitality of the District. The assessed parcels in the PBID will specially benefit from the District programs in the form of increasing commerce and improving economic success and vitality through meeting the ODMD goals to maintain and improve the commercial core by providing services to attract customers in an effort to increase commerce, to increase building occupancy and lease rates.

The following programs, services and improvements are proposed by the ODMD to specially benefit each and every individually assessed parcel within the District boundaries. ODMD services, programs and improvements will not be provided to parcels outside the District boundary.

### **Maintenance**

This work plan category includes regular maintenance of public areas adjacent to each assessed parcel for the special benefit of each identified and assessed parcel and land use within ODMD. The Maintenance work plan component includes:

- Clean Team 6-days per week
- litter and illegal dumping pickup
- graffiti and illegal sticker/poster removal
- check/empty 130+ sidewalk trash bins
- check, sweep, and secure trash enclosures
- removal of transient discards, including shopping carts, bio-waste
- sidewalk scrubbing/steam cleaning
- curb line block face sweeping
- tree pruning
- weed abatement
- visitor assistance

The Maintenance work plan component is designed to specially benefit and improve the aesthetic appeal of each identified and assessed parcel within the PBID and attract more customers, clients, employees, tenants and investors which potentially would increase business volumes, sales transactions, occupancies, rental income and attractiveness of investments. Maintenance services will only be provided for identified and assessed parcels located within the PBID boundaries.

The Maintenance work plan component (“Clean”) will assist in creating a clean environment for each assessed parcel in the District. A dirty environment deters commerce and may fail to attract patrons and visitors, and reduce commercial rents and commercial occupancies. For parcels with general commercial, retail, restaurant, office and commercial parking uses, this activity is designed to increase vehicular and pedestrian traffic, increase commerce and customer activity, attract and retain new business and patrons, and may increase commercial rents and commercial occupancies for the assessed parcels within the BID boundaries. In the case of assessed publicly owned parcels, District funded clean programs and services



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provide these parcels with enhanced facility entrances and perimeters and better public facilities in turn for their employees, visitors, vendors and users of these public facilities. Further, in the case of assessed residential use parcels, District funded clean programs and services are designed to improve the appearance of entrances and perimeters for the special benefit of each assessed residential parcel and in turn their tenants, visitors and owners, which, in turn, may increase occupancies and rental income. Each assessed parcel will specially benefit from the clean programs and services which will only be provided to, and for the direct benefit of, each identified assessed parcel within the District boundaries

### **Safety**

This work plan category includes regular security of areas adjacent to each assessed parcel for the special benefit of each identified and assessed parcel and land use within ODMD. The Safety work plan component includes:

- daily bike & truck Safety Patrol
- loitering & trespassing subject removal
- Crime prevention awareness campaigns
- street light outage reporting and repair orders

The Safety work plan component is designed to specially benefit and improve the security of each identified and assessed parcel within the PBID and attract more customers, clients, employees, tenants and investors which potentially would increase business volumes, sales transactions, occupancies, rental income and attractiveness of investments. Safety services will only be provided for identified and assessed parcels located within the PBID boundaries.

The Safety work plan component (“Safe”) will assist in creating a safe and secure environment for each assessed parcel in the District. An unsafe environment deters commerce and may fail to attract patrons and visitors, and reduce rents and occupancies. For parcels with general commercial, retail, restaurant, office and commercial parking uses, this activity is designed to increase vehicular and pedestrian traffic, increase commerce and customer activity, attract and retain new business and patrons, and may increase commercial rents and commercial occupancies for the assessed parcels within the BID boundaries. In the case of assessed publicly owned parcels, District funded safe programs and services provide these parcels with safer and enhanced facility entrances and perimeters and better public facilities in turn for their employees, visitors, vendors and users of these public facilities. Further, in the case of assessed residential use parcels, District funded safe programs and services are designed to improve the security of entrances and perimeters for the special benefit of each assessed residential parcel and in turn their tenants, visitors and owners, which, in turn, may increase occupancies and rental income. Each assessed parcel will specially benefit from the safe programs and services which will only be provided to, and for the direct benefit of, each identified assessed parcel within the District boundaries

### **Image Enhancement**

This work plan category includes regular marketing and image enhancement programs and services for the special benefit of each identified and assessed parcel and land use within ODMD. The Image Enhancement work plan component includes:

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- daily updated responsive website DowntownOxnard.org
- integrated social media promotion – Facebook, Instagram, Twitter, YouTube
- produced and sponsored live events (e.g. First Thursdays, Cruise Night, Halloween, etc.)
- district advertising, newsletters, press releases, media relations, original photo library
- Marketing Committee support for merchant coordinated promotions
- assist prospective businesses with referrals to leasable properties
- permit processing assistance

The Image Enhancement work plan component is designed to specially benefit and improve the image of each identified and assessed parcel within the PBID and attract more customers, clients, employees, tenants and investors which potentially would increase business volumes, sales transactions, occupancies, rental income and attractiveness of investments. Image Enhancement programs and services will only be provided for identified and assessed parcels located within the PBID boundaries.

For parcels with general commercial, retail, restaurant, office and commercial parking uses, Image Enhancement services and programs are specifically designed to attract more customers, employees, tenants and investors for the special benefit of assessed parcels as a result of marketing assessed parcels and the goods and services and spaces available on these assessed parcels. This in turn, is intended to increase business volumes, sales transactions, commercial occupancies, commercial rental income and investment return. In the case of publicly owned parcels that are assessed for these programs, District funded Image Enhancement creates better public facilities and services on these assessed parcels by fostering better informed public employees, visitors, vendors and users of these public facilities. Further, in the case of residential use parcels, District funded Image Enhancement specially benefits each assessed residential parcel and creates better informed tenants, visitors and owners, which, in turn, enhance livability and may increase residential occupancies and rental income. Image Enhancement services and programs will only be provided to, and for the direct and special benefit of, each identified assessed parcel within the District.

### **Streetscape Beautification**

This work plan category includes placement of and care for a variety of physical improvements and amenities within the public streetscape areas within ODMD for the special benefit of each identified and assessed parcel and land use within ODMD. The Streetscape Beautification work plan component includes:

- district-wide holiday streetlamp décor
- 162 sidewalk flower planters
- Historic Plaza Park hanging flower baskets
- public art – utility box painting and temporary murals
- street banner program (88 street poles)

The Streetscape Beautification work plan component is designed to specially benefit and improve the image of each identified and assessed parcel within the PBID and attract more customers, clients, employees,

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tenants and investors which potentially would increase business volumes, sales transactions, occupancies, rental income and attractiveness of investments. Streetscape Beautification improvements will only be provided for identified and assessed parcels located within the PBID boundaries.

For parcels with general commercial, retail, restaurant, office and commercial parking uses, Streetscape Beautification improvements are specifically designed and placed to attract more customers, employees, tenants and investors for the special benefit of assessed parcels as a result of aesthetically improving each assessed parcel within ODMD. This in turn, is intended to increase business volumes, sales transactions, commercial occupancies, commercial rental income and investment return. In the case of publicly owned parcels that are assessed for these improvements, District funded Streetscape Beautification creates enhanced public facilities and services on these assessed parcels for public employees, visitors, vendors and users of these public facilities. Further, in the case of residential use parcels, District funded Streetscape Beautification specially benefits each assessed residential parcel by creating an enhanced environment for tenants, visitors and owners, which, in turn, improve livability and may increase residential occupancies and rental income. Streetscape Beautification improvements will only be provided to, and for the direct and special benefit of, each identified assessed parcel within the District.

### Operations

This work plan category includes professional management and related corporate operation costs of providing PBID funded services, programs and improvements for the special benefit of each identified and assessed parcel and land use within ODMD. The Operations work plan component includes:

- staff and full service office to manage PBID programs, projects, compliance reporting.
- full service office to assist property and business owners with District-related needs
- advocacy and representation of member interests on District issues and needs
- Organize “town hall” forums and advocacy on topics such as homeless solutions, Vision Plan

Operations also includes legal, accounting, insurance, production of the Annual Planning Report and Budget and quarterly reports, facilitation of meetings of the Owners’ Association, Brown Act compliance, outreach to District property and business owners, and participation in professional peer/best practice forums such as the California Downtown Association or the International Downtown Association. It also covers the costs associated with District renewal. A portion of the Operations budget is held in reserve to offset delinquent and/or slow assessment payments.

The Operations component is key to the proper expenditure of District assessment funds and the administration of District programs and activities for the special benefit of all parcels and land uses within the ODMD. The Administration work plan component exists only for the purposes of the District and directly relates to the implementation of Maintenance, Safety, Image Enhancement and Streetscape Beautification services, programs and improvements which specially benefit each identified assessed parcel within the District boundaries.

In summary, all District funded services, programs and improvements described above confer proportionate special benefits to identified assessed parcels inside the District boundaries and none will be provided outside of the District. Each assessed parcel within the ODMD will proportionately specially benefit from

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Maintenace, Safety, Image Enhancemenet, Streetscape Beautification and Operations. These services, programs and improvements are intended to improve commerce, employment, rents, occupancy rates and investment viability of assessed parcels and businesses within the ODMD by reducing crime, litter and debris, making capital improvements and professionally marketing goods, services and spaces available within the District, all considered necessary in a competitive properly managed contemporary business district. All District funded services programs and improvements are considered supplemental, above normal base level services provided by the City of Oxnard and are only provided for the special benefit of each and every assessed parcel within the boundaries of the ODMD.

**WORK PLAN BUDGET**

Each identified assessed parcel within the ODMD will be assessed the full amount of the proportionate special benefit conferred upon it based on the level of District funded services provided. The projected District program special benefit (assessment) cost allocation budget for Year 1 (2020), including the direct re-allocation of Operations cost to other Work Plan Categories is shown in the following Table:

**ODMD Year 1 (2020) Special Benefit Assessment Budget**

<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>
<b>WORK PLAN CATEGORY</b>	<b>Yr. 1 Base Budget Allocations</b>	<b>Base % of Total</b>	<b>Allocation Adjustments From Operations</b>	<b>Yr. 1 Adjusted Budget Allocations (B+D)</b>	<b>Adjusted % of Total</b>
MAINTENANCE	\$177,877	35%	\$28,811	\$206,688	41.1%
SAFETY	\$105,000	21%	\$18,624	\$123,624	24.6%
IMAGE ENHANCEMENT	\$25,690	5%	\$23,749	\$49,439	9.8%
BEAUTIFICATION	\$48,300	10%	\$5,937	\$54,237	10.8%
OPERATIONS	\$145,490	29%	(\$77,121)	\$68,369	13.6%
<b>TOTAL</b>	<b>\$502,357</b>	<b>100%</b>		<b>\$502,357</b>	<b>100%</b>

In order to carry out the District programs outlined in the previous section, a Year 1 assessment budget of \$502,357 is projected. Since the District is planned for a 5-year term, projected program costs for future years (Years 2-5) are set at the inception of the District. While future inflationary and other program cost increases are unknown at this point, a built in maximum increase of 2% per annum, commensurate to special benefits received by each assessed parcel, is incorporated into the projected program costs and assessment rates for the 5-year District term. It is noted that the 2% maximum annual rate increase is deemed necessary in order to offset substantial service and improvement cost increases projected over the next several years and to provide levels of service and types of improvements expected and requested by District stakeholders. Carryovers, if any, may be reapportioned the following year for related programs, services and improvements. Detailed annual budgets will be prepared by the Owner’s Association Board and included in an Annual Plan for the City Council’s review and approval.

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It is recognized that market conditions may cause the cost of providing goods and services to fluctuate from year to year during the 5-year term of the proposed renewed District. Accordingly, the Owners’ Association shall have the ability to reallocate up to 10% of any budget line item within the budget categories based on such cost fluctuations subject to the review and approval by the Owners’ Association Board and included in the Annual Planning Report that will be approved by the Oxnard City Council pursuant to Streets and Highways Code Section 36650. Any accrued interest or delinquent payments may be expended in any budget category. A 5-year projected ODMD budget is shown in the following Table:

**YEAR 1-5 PROJECED DISTRICT ASSESSMENT BUDGET SUMMARY (Special Benefit Costs)**

(Assumes 2% max rate increase per year)

<b>YR</b>	<b>MAINTENANCE</b>	<b>SAFETY</b>	<b>IMAGE ENHANCEMENT</b>	<b>STREETSCAPE BEAUTIFICATION</b>	<b>OPERATIONS</b>	<b>TOTAL</b>
	35%	21%	5%	10%	29%	100%
<b>1</b>	\$177,877	\$105,000	\$25,690	\$48,300	\$145,490	\$502,357
<b>2</b>	\$181,435	\$107,100	\$26,204	\$49,266	\$148,400	\$512,405
<b>3</b>	\$185,064	\$109,242	\$26,728	\$50,251	\$151,368	\$522,653
<b>4</b>	\$188,765	\$111,427	\$27,263	\$51,256	\$154,395	\$533,106
<b>5</b>	\$192,540	\$113,656	\$27,808	\$52,281	\$157,483	\$543,768

The ODMD assessments may increase for each individual parcel each year during the 5-year effective operating period, but not to exceed 2% per year, commensurate to special benefits received by each assessed parcel, and must be approved by the Owners’ Association Board of Directors, included in the Annual Planning Report and adopted by the City of Oxnard City Council. Any accrued interest and delinquent payments will be expended within the budgeted categories. The Owners’ Association Board of the Directors (“Property Owner’s Association of the ODMD) shall determine the percentage increase to the annual assessment and the methodology employed to determine the amount of the increase. The Owners’ Association Executive Director shall communicate the annual increase to the City each year in which the District operates at a time determined in the Administration Contract held between the Owners’ Association and the City of Oxnard.

No bonds are to be issued in conjunction with the proposed renewed District.

Pursuant to Section 36671 of the Streets and Highways Code, any funds remaining after the 5th year of operation will be rolled over into the renewal budget or returned to stakeholders. District assessment funds may be used to pay for costs related to the following District renewal term. If the District is not renewed or terminated for any reason, unexpended funds will be returned to the property owners.

**Special/General Benefits**

The Assessment Engineer (see attached Engineer’s Report) has found that the general benefits (i.e. general benefits to assessed parcels within the District, the general public and surrounding parcels outside the ODMD) of the proposed programs, services and improvements (i.e. maintenance, safety, image

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enhancement, streetscape beautification and operations) represent 1.60% of the total benefits generated and, in turn, 1.60% (\$8,179) of the total adjusted costs of the ODMD funded improvements, activities and services provided.

Total Year 1 adjusted costs are estimated at \$510,536. General benefits are factored at 1.60% of the total adjusted costs (see Finding 2 on pages 5-9 of the attached Engineer’s Report) with special benefits set at 98.40%. Article XIID Section 4(b) of the California Constitution limits the levy of property assessments to costs attributed to special benefits only. The 1.60% general benefit cost is computed to be \$8,179 with a resultant 98.40% special benefit limit computed at \$502,357. Based on current property data and land uses, this is the maximum amount of Year 1 (2019-20) revenue that can be derived from property assessments from the subject District.

All program costs associated with general benefits will be derived from sources other than District assessments. Sample “other” revenue sources are shown in the following Table:

**Special and General Benefit Revenue Sources**

Revenue Source	Revenue	% of Total
District Assessments	\$502,357	98.40 %
Grants, donations, sponsors, program income, etc.	\$8,179	1.60%
<b>TOTAL</b>	<b>\$510,536</b>	<b>100.0%</b>

A breakdown of projected special and general benefit costs for each year of the 5-year renewal term is shown in the following Table:

**5 Year Special + General Benefit Costs**

YR	PROGRAM CATEGORY	SPECIAL BENEFIT ASSESSMENT COSTS	GENERAL BENEFIT NON- ASSESSMENT COSTS	TOTAL ADJUSTED COSTS	% OF TOTAL
1	MAINTENANCE	\$177,877	\$2,862	\$180,739	35%
	SAFETY	\$105,000	\$1,718	\$106,718	21%
	IMAGE ENHANCEMENT	\$25,690	\$409	\$26,099	5%
	BEAUTIFICATION	\$48,300	\$818	\$49,118	10%
	OPERATIONS	\$145,490	\$2,372	\$147,862	29%
	Total	\$502,357	\$8,179	\$510,536	100%
2	MAINTENANCE	\$181,435	\$2,919	\$184,354	29%
	SAFETY	\$107,100	\$1,752	\$108,852	30%
	IMAGE ENHANCEMENT	\$26,204	\$417	\$26,621	14%

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	BEAUTIFICATION	\$49,266	\$834	\$50,100	23%
	OPERATIONS	<u>\$148,400</u>	<u>\$2,419</u>	<u>\$150,819</u>	<u>4%</u>
	Total	\$512,405	\$8,341	\$520,746	100%
3	MAINTENANCE	\$185,064	\$2,977	\$188,041	29%
	SAFETY	\$109,242	\$1,787	\$111,029	30%
	IMAGE ENHANCEMENT	\$26,728	\$425	\$27,153	14%
	BEAUTIFICATION	\$50,251	\$851	\$51,102	23%
	OPERATIONS	<u>\$151,368</u>	<u>\$2,467</u>	<u>\$153,835</u>	<u>4%</u>
	Total	\$522,653	\$8,507	\$531,160	100%
4	MAINTENANCE	\$188,765	\$3,037	\$191,802	29%
	SAFETY	\$111,427	\$1,823	\$113,250	30%
	IMAGE ENHANCEMENT	\$27,263	\$434	\$27,697	14%
	BEAUTIFICATION	\$51,256	\$868	\$52,124	23%
	OPERATIONS	<u>\$154,395</u>	<u>\$2,516</u>	<u>\$156,911</u>	<u>4%</u>
	Total	\$533,106	\$8,678	\$541,784	100%
5	MAINTENANCE	\$192,540	\$3,098	\$195,638	29%
	SAFETY	\$113,656	\$1,859	\$115,515	30%
	IMAGE ENHANCEMENT	\$27,808	\$443	\$28,251	14%
	BEAUTIFICATION	\$52,281	\$885	\$53,166	23%
	OPERATIONS	<u>\$157,483</u>	<u>\$2,566</u>	<u>\$160,049</u>	<u>4%</u>
	Total	\$543,768	\$8,851	\$552,619	100%

**Duration**

As allowed by State PBID Law, the District will have a five (5) year operational term from January 1, 2020 to December 31, 2024. The proposed renewed District operation is expected to begin services on January 1, 2020. If the District is not renewed, services will end on December 31, 2024.

**Manner of Collection**

Assessments for the Property Tax Year beginning July 1, 2019 and ending June 30, 2024, shall be collected at the same time and in the same manner as ad valorem taxes paid to the County of Ventura (Operation Years 2020-2024). The District assessments shall appear as a separate line item on the property tax bills issued by the Ventura County Assessor. The City of Oxnard is authorized to collect any assessments not placed on the County tax rolls, or to place assessments, unpaid delinquent assessments, or penalties on the County tax rolls as appropriate to implement this Management District Plan.

## OXNARD DOWNTOWN MANAGEMENT DISTRICT – MANAGEMENT DISTRICT PLAN

### **IV PROPOSED ASSESSMENT FORMULA**

The PBID programs and services described in this Management District Plan will be funded through benefit assessments against real property in the PBID and non-assessment revenues to fund the costs associated with general benefits conferred on assessed parcels within the District, the public at large and surrounding parcels outside of the ODMD boundaries. The assessment formula has been developed by the Assessment Engineer to ensure that no parcel will be assessed an amount that exceeds the cost of the proportional special benefit that parcel derives from the programs, services and improvements to be funded by the proposed benefit assessments. The assessment rates are based on the anticipated benefit to be derived by each individual parcel within the boundary of the ODMD.

Based on the specific needs and corresponding nature of the program activities to be funded by the proposed renewed ODMD (i.e. maintenance, safety, image enhancement, streetscape beautification and operations) it is the opinion of the Assessment Engineer that the assessment factors on which to base assessment rates relate directly to the proportionate amount of building area, land area and street frontage within one benefit zone, except as noted herein and in the attached Engineer's Report.

The "Basic Benefit Units" will be expressed as a combined function of gross building square footage (Benefit Unit "A"), land square footage (Benefit Unit "B"), street frontage (Benefit Unit "C") and in the case of residential parcels – number of units (Benefit Unit "D"). Based on the shape of the proposed ODMD, as well as the nature of the District program elements, it is determined that all identified properties will gain a direct and proportionate degree of special benefit based on the respective amount of building area, land area and street frontage within one benefit zone, except as noted herein.

For the array of land uses within the PBID, the interactive application of building and land areas and street frontage quantities are a proven method of fairly and equitably spreading special benefit costs to these beneficiaries of PBID funded services, programs and improvements. Each of these factors directly relates to the degree of special benefit each assessed parcel will receive from PBID funded activities. There are no parcels zoned solely residential within ODMD.

Building area is a direct measure of the static utilization of each parcel and its corresponding impact or draw on PBID funded activities. In the opinion of this Assessment Engineer, the targeted weight of this factor, building area, should generate approximately 25% of the total PBID revenue (26.40373% when adjusted for precise parcel measurements and program costs).

Land area is a direct measure of the current and future development capacity of each parcel and its corresponding impact or draw on PBID funded activities. In the opinion of this Assessment Engineer, the targeted weight of this factor, land area, should generate approximately 45% of the total PBID revenue (43.52662% when adjusted for precise parcel measurements and program costs).

Street Frontage is a direct measure of the current and future development capacity of each parcel and its corresponding impact or draw on PBID funded activities. Street frontage includes all public street frontages of a parcel. In the opinion of this Assessment Engineer, the targeted weight of this factor, street frontage, should generate approximately 27% of the total PBID revenue (27.50753% when adjusted for precise parcel



## OXNARD DOWNTOWN MANAGEMENT DISTRICT – MANAGEMENT DISTRICT PLAN

measurements and program costs).

Residential Units (number of) is a direct measure of the static utilization of each parcel and its corresponding impact or draw on PBID funded activities. In the opinion of this Assessment Engineer, the targeted weight of this factor, residential unit, should generate approximately 3% of the total PBID revenue (2.56212% when adjusted for precise parcel measurements and program costs).

### **Special Circumstances**

#### 1. Residential Condominiums

It is the opinion of the Assessment Engineer that land area and street frontage quantities do not relate precisely to the building orientation and configurations of multi-unit and/or multi floor residential condominium complexes. Thus, it is the opinion of the Assessment Engineer that the assessment for residential condominiums shall be based on a living unit rate which is a proven method of fairly and equitably spreading special benefit costs to these unique property ownerships and land uses. This assessment factor directly relates to the proportionate amount of special benefit each residential condominium parcel will receive from ODMD funded services, programs and improvements for this land use.

#### 2. Other Residential Units

It is the opinion of the Assessment Engineer that the assessment for all other residential units shall be based on a living unit rate which is a proven method of fairly and equitably spreading special benefit costs to these land uses. This assessment factor directly relates to the proportionate amount of special benefit each residential unit will receive from ODMD funded services, programs and improvements for this land use.

#### 3. Commercial Condominiums

It is the opinion of the Assessment Engineer that such units, if and when built, when located on ground floors shall be assessed based on actual land area covered, condo building area and direct street frontage or pro-rated street frontage as determined by the Assessment Engineer for each unit. Upper floor commercial condominiums shall be assessed on condo building area and pro-rated land area and street frontage as determined by the Assessment Engineer.

#### 4. Publicly Owned/Occupied Parcels

Each identified and assessable publicly owned parcel and facility within ODMD will proportionately specially benefit as delineated herein from the ODMD funded supplemental services, programs and improvements, but differently than privately owned parcels. It is the opinion of this Assessment Engineer that publicly owned parcels and public facilities do not specially benefit to the same extent as privately owned parcels from PBID funded services, programs and improvements. To offset this special benefit differential, publicly owned parcels with public facilities on them will not be assessed for public building areas located on these parcels. Publicly owned parcels with non-government uses on them will be assessed for building areas not occupied by government uses and facilities.

It is noted that the only publicly owned parcel not being assessed is the United States Post Office parcel on A Street. The US Attorney General has opined that Federally owned properties are exempt from local taxes

## OXNARD DOWNTOWN MANAGEMENT DISTRICT – MANAGEMENT DISTRICT PLAN

and benefit assessments in accordance with the Supremacy Clause of the US Constitution. As such, no direct ODMD funded special benefit services, programs and improvements will be provided adjacent to or for the special benefit of this property.

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

Each identified and assessable non-profit owned parcel and use within ODMD will proportionately specially benefit as delineated herein from the ODMD funded supplemental services, programs and improvements, but differently than other privately owned parcels. It is the opinion of this Assessment Engineer that non-profit owned parcels and uses do not specially benefit to the same extent as other privately owned parcels from PBID funded services, programs and improvements. To offset this special benefit differential, non-profit owned parcels with non-profit uses on them will not be assessed for non-profit used building areas located on these parcels. Non-profit owned parcels with for-profit uses on them will be assessed for building areas not occupied by non-profit uses.

### 6. Non-Profit Places of Worship Parcels

Each Non-Profit owned parcel with “Place of Worship” use(s) on them do not, based on a finding of the Oxnard City Council, specially benefit from the ODMD funded supplemental services, programs and improvements. Therefore, Non-Profit owned parcels with Places of Worship use(s) on them shall not be assessed for ODMD funded services, programs and improvements. Accordingly, no direct or tangent ODMD funded services, programs or improvements shall be provided for the special benefit of these ownership and land use types.

### 7. Changes to Building or Parcel Size

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

### 8. Other Future Development

Other than future maximum rates and the assessment methodology delineated in this Report, per State Law (Government Code Section 53750), future assessments may increase for any given parcel if such an increase is attributable to events other than an increased rate or revised methodology, such as a change in the density, intensity, or nature of the use of land. Any change in assessment formula methodology or rates other than as stipulated in this Plan would require a new Proposition 218 ballot procedure in order to approve any such changes.

Taking into account all identified specially benefiting parcels within the District and their respective assessable benefit units, the rates, cumulative quantities and assessment revenues by factor are shown in the following Tables:

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**Year 1 – 2019/2020 - Assessable Benefit Units**

<b>ASSESSABLE BLDG AREA (SF)</b>	<b>ASSESSABLE LAND AREA (SF)</b>	<b>ASSESSABLE STREET FRONTAGE (LF)</b>	<b>ASSESSABLE R UNITS</b>	<b># OF ASSEASABLE PARCELS</b>	<b># OF NON- RESIDENTIAL ASSESSABLE PARCELS</b>
982,528	2,751,617	30,708	211	400	349

**Year 1 – 2019/20 Projected Assessment Revenue**

<b>BLDG ASSMT REVENUE</b>	<b>LAND 1 ASSMT REVENUE</b>	<b>LAND 2 ASSMT REVENUE</b>	<b>STREET FRONTAGE ASSMT REVENUE</b>	<b>R UNIT ASSMT REVENUE</b>	<b>SUBTOTAL ASSMT REVENUE</b>
\$132,641	\$136,110	\$82,549	\$138,186	\$12,871	\$502,357
26.40373%	27.09428%	16.43234%	27.50753%	2.56212%	100.00%

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

**Assessment Formula**

In the opinion of the Assessment Engineer the assessment formula for the proposed renewed ODMD is as follows:

$$\text{Assessment} = \text{Building Area (Unit A) Sq Ft} \times \text{Unit A Rate, plus} \\ \text{Land Area (Unit B) Sq Ft} \times \text{Unit B Rate, plus} \\ \text{Street Frontage (Unit C) Lin Ft} \times \text{Unit C Rate}$$

$$\text{Residential Units} = \text{\# of Residential Units (Unit D)} \times \text{Unit D Rate}$$

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**YEAR 1 –2019/20 Assessment Rates**

<b>BLDG ASSMT RATE (\$/SF)</b>	<b>LAND ASSMT RATE 1 (\$/PARCEL)</b>	<b>LAND ASSMT RATE 2 (\$/SF )</b>	<b>FRONTAGE ASSMT RATE (\$/LF)</b>	<b>R UNIT ASSMT RATE (\$/UNIT)</b>
\$0.135	\$390	\$0.03	\$4.50	\$61

**Assessment Formula Unit Rates**

Using figures from the Assessable Benefit Units Table and the Projected Assessment Revenue Table on page 18 of this Plan, the assessment rates and weighted multipliers for each factor are calculated as follows:

Building Area Rate (Unit A)

$$(\$502,356.22 \times 26.40373\%) / 982,528 \text{ units} = \$0.135/\text{sq ft building area}$$

Land Area Rate (Unit B)

$$(\$502,356.22 \times 27.09428\%) / 349 \text{ units} +$$

$$(\$502,356.22 \times 16.43234\%) / 2,751,617 \text{ units} = \$390 + \$0.03/\text{sq ft land area}$$

Street Frontage Rate (Unit C)

$$(\$502,356.22 \times 27.50753\%) / 30,708 \text{ units} = \$4.50/\text{lin ft street frontage}$$

Residential Rate (Unit D)

$$(\$502,356.22 \times 2.56307\%) / 211 \text{ R units} = \$61/\text{residential unit}$$

Since the ODMD is planned for a 5-year term, maximum assessment rates for future years (Years 2-5) must be set at the inception of the PBID. While future inflationary and other program cost increases are unknown at this point, a built in maximum increase of 2% per annum is incorporated into the projected program costs and, in turn, the resultant assessment rates for the 5-year term of the PBID. These figures are shown in the table below. Assessment rates may not exceed those indicated below.

In addition, any annual budget surplus or deficit will be incorporated into the subsequent year’s PBID budget. Within the constraints of the annual adjustment, annual assessments will be set to account for surpluses or deficits carried forward.

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**ODMD – 5-Year Maximum Assessment Rates  
(Includes a 2%/Yr. Max Increase)**

YEAR	BLDG ASSMT RATE (\$/SF)	LAND ASSMT RATE 1 (\$/PARCEL)	LAND ASSMT RATE 2 (\$/SF )	FRONTAGE ASSMT RATE (\$/LF)	R UNIT ASSMT RATE (\$/UNIT)
1	\$0.135	\$390	\$0.03	\$4.50	\$61
2	\$0.1377	\$397.8000	\$0.0306	\$4.5900	\$62.2200
3	\$0.1405	\$405.7560	\$0.0312	\$4.6818	\$63.4644
4	\$0.1433	\$413.8711	\$0.0318	\$4.7754	\$64.7337
5	\$0.1462	\$422.1485	\$0.0324	\$4.8709	\$66.0284

**SAMPLE ASSESSMENT CALCULATION:**

A 7,000 sq ft lot with 50 LF of street frontage and a 5,000

Bldg Area = 5,000 x \$0.135 = \$ 675.00

Land Area = 7,000 x \$0.03SF + \$390 = \$ 600.00

Street Frontage = 50 LF x \$4.50/LF = \$ 225.00

**TOTAL YEAR 1 ASSESSMENT = \$1,500.00**

Per Month = \$ 125/Month

Per Day = \$4.17/Day

The complete Year 1 – 2019-20 assessment roll of all parcels to be assessed by this PBID is included in this Plan as Appendix I.

**V. PUBLICLY OWNED PARCELS**

The State Constitution - Article 13D (Proposition 218) states that “parcels within a District that are owned or used by any agency, the State of California or the United States shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly-owned parcels in fact receive no special benefit.”

There are 153 publicly owned parcels within ODMD, of which 152 are identified and assessable for which District funded special benefit programs, services and improvements will be provided. All 152 of the

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assessed publicly owned parcels are owned by the City of Oxnard. It is noted that the only publicly owned parcel not being assessed is the United States Post Office parcel on A Street. The US Attorney General has opined that Federally owned properties are exempt from local taxes and benefit assessments in accordance with the Supremacy Clause of the US Constitution. As such, no direct PBID funded special benefit services, programs and improvements will be provided adjacent to this property.

For publicly owned parcels and facilities within ODMD, each of these parcels specially benefit from District funded programs services and improvements. The special benefits include cleaner and safer facility entrances and perimeters for their employees, visitors, vendors and other users of these public locations and facilities. Publicly owned parcels and facilities will be included in all maps, directories and District advertisements and web displays and are active components of Downtown Oxnard’s identity and fabric.

ODMD services are designed to improve the safety and cleanliness for visitors, their employees and users of public facilities on publicly owned parcels within the District by reducing crime, litter and debris, each considered detractions to employment, visitation and use of public facilities if not contained and properly managed. In turn, these services will serve to enhance the public service levels provided by public facilities and parcels within ODMD.

Each identified and assessable publicly owned parcel and facility within ODMD will proportionately specially benefit as delineated herein from the ODMD funded supplemental services, programs and improvements, but differently than privately owned parcels. It is the opinion of this Assessment Engineer that publicly owned parcels and public facilities do not specially benefit to the same extent as privately owned parcels from PBID funded services, programs and improvements. To offset this special benefit differential, publicly owned parcels with public facilities on them will not be assessed for public building areas located on these parcels. Publicly owned parcels with non-government uses on them will be assessed for building areas not occupied by government uses and facilities.

There is no compelling evidence that these identified assessable publicly owned parcels and facilities would not proportionately specially benefit from ODMD funded programs, services and improvements as delineated herein and, thus, will be assessed similar to privately owned parcels, except as noted herein.

### **VI. PBID DISTRICT GOVERNANCE**

The governance or management of a PBID typically requires an “Owner’s Association” to carry out the PBID services and activities. State PBID Law (36600 Streets & Highways Code) also requires that the Owner’s Association carry out specific additional functions. This includes preparation of an Annual Report to the City Council on the PBID activities for the past fiscal year and those proposed for the next fiscal year. The Owner’s Association may also recommend to the City Council from time to time, changes to the PBID boundaries, benefit zones, assessment formula or PBID programs and activities, all subject to public notification and, in some cases petition/balloting requirements.

Meetings of the Owner’s Association and its standing Committees shall be subject to the State of California “Brown Act” open meeting law.

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**VII. PROPOSED RULES AND REGULATION APPLIED TO THE DISTRICT**

There are no specific rules or regulations applied to this PBID

**VIII. OTHER ITEMS**

No bonds will be issued for any ODMD projects in conjunction with this renewal.

**IX. PLAN AUTHOR**

The author and preparer of this Plan is Ed Henning of Edward Henning & Associates

**X. IMPLEMENTATION TIME TABLE**

The renewed PBID is expected to begin operation by January 2020. In order to meet this goal, the following procedural timeline is proposed:

<u>Date</u>	<u>Action/Task</u>
Jan 2019	• Develop/finalize PBID Management District Plan
Feb 2019	• Initiate petition drive
Feb-Mar 2019	• Collect petitions signed by property owners
April 2019	• Submit majority support petitions to City along with Management Plan
Spring 2019	• City Council adopts Resolution of Intention to renew the PBID
Spring 2019	• City sends notice of PBID public hearing and a ballot to all property owners within PBID
Mid-2019	• City Council conducts hearing (ballots due by this date)
Mid-2019	• Providing no majority ballot protest is filed at the hearing, Council approves Ordinance of Renewal for the PBID
August 2019	• Assessment roll submitted to County Assessor
Dec 10/Apr 10 (due)	• Assessments billed and collected by County with property taxes
1st Qtr '20	• Revenues remitted to Owner's Association per contract with City
(5 yrs)	• Owner's Association carries out renewed PBID programs and services

# APPENDIX 1

## YR 1 – 2019/20 ASSESSMENT ROLL



OXNARD DOWNTOWN MANAGEMENT DISTRICT – MANAGEMENT DISTRICT PLAN

APN	YR 1 2019-20 ASSMT	% OF TOTAL
2010113110	\$3,894.03	0.78%
2010160010	\$690.00	0.14%
2010160020	\$653.49	0.13%
2010160030	\$1,840.50	0.37%
2010160040	\$490.89	0.10%
2010160050	\$909.00	0.18%
2010160060	\$459.00	0.09%
2010160070	\$774.00	0.15%
2010160080	\$715.50	0.14%
2010160090	\$690.75	0.14%
2010160100	\$780.00	0.16%
2010160110	\$963.90	0.19%
2010160120	\$810.00	0.16%
2010160130	\$1,332.00	0.27%
2010160170	\$1,572.75	0.31%
2010160180	\$1,782.83	0.35%
2010160190	\$1,019.94	0.20%
2010160200	\$1,985.10	0.40%
2010160220	\$1,147.14	0.23%
2010160250	\$1,152.75	0.23%
2010160260	\$2,225.78	0.44%
2010211010	\$2,000.25	0.40%
2010211040	\$488.01	0.10%
2010211110	\$893.25	0.18%
2010211120	\$756.90	0.15%
2010211130	\$573.45	0.11%
2010211140	\$573.45	0.11%
2010211155	\$573.45	0.11%
2010211170	\$1,902.27	0.38%
2010211180	\$1,391.40	0.28%
2010211190	\$1,616.82	0.32%
2010211200	\$1,653.75	0.33%
2010211210	\$1,655.10	0.33%
2010211225	\$458.82	0.09%
2010211230	\$683.82	0.14%
2010211300	\$586.05	0.12%
2010211360	\$1,174.07	0.23%
2010211380	\$1,380.00	0.27%
2010212010	\$1,582.76	0.32%
2010212020	\$1,366.44	0.27%
2010212030	\$1,359.69	0.27%
2010212060	\$1,292.19	0.26%
2010212070	\$1,450.13	0.29%
2010212140	\$1,344.15	0.27%
2010212150	\$3,066.90	0.61%
2010212165	\$1,665.38	0.33%
2010212170	\$1,709.25	0.34%

2010212180	\$1,012.50	0.20%
2010212190	\$1,042.50	0.21%
2010212200	\$768.75	0.15%
2010212230	\$1,224.69	0.24%
2010212260	\$1,862.27	0.37%
2010212270	\$1,464.00	0.29%
2010213010	\$1,218.95	0.24%
2010213020	\$739.83	0.15%
2010213030	\$916.68	0.18%
2010213075	\$571.08	0.11%
2010213080	\$1,232.04	0.25%
2010213090	\$1,299.66	0.26%
2010213100	\$670.68	0.13%
2010213110	\$244.00	0.05%
2010213120	\$61.00	0.01%
2010213130	\$1,131.00	0.23%
2010213140	\$591.17	0.12%
2010213150	\$555.02	0.11%
2010213160	\$2,578.43	0.51%
2010214010	\$828.00	0.16%
2010214020	\$3,229.59	0.64%
2010214030	\$2,263.80	0.45%
2010214040	\$2,840.36	0.57%
2010271030	\$670.68	0.13%
2010271040	\$633.75	0.13%
2010271060	\$690.00	0.14%
2010271070	\$891.75	0.18%
2010271080	\$1,254.00	0.25%
2010271090	\$615.00	0.12%
2010271100	\$840.00	0.17%
2010271110	\$840.00	0.17%
2010271160	\$244.00	0.05%
2010271170	\$1,434.93	0.29%
2010271180	\$2,899.20	0.58%
2010272010	\$1,157.69	0.23%
2010272020	\$630.00	0.13%
2010272030	\$630.00	0.13%
2010272040	\$61.00	0.01%
2010272050	\$870.00	0.17%
2010272060	\$1,762.50	0.35%
2010272070	\$825.00	0.16%
2010272080	\$825.00	0.16%
2010272090	\$1,042.50	0.21%
2010272100	\$1,702.50	0.34%
2010272110	\$972.95	0.19%
2010272120	\$1,334.36	0.27%
2010272140	\$615.00	0.12%
2010272150	\$1,767.00	0.35%
2010272160	\$827.63	0.16%

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2010272170	\$840.00	0.17%
2010272180	\$1,458.75	0.29%
2010272190	\$61.00	0.01%
2010272200	\$577.50	0.11%
2010272210	\$465.00	0.09%
2010272220	\$1,239.00	0.25%
2010272230	\$1,796.43	0.36%
2010360110	\$1,717.26	0.34%
2020081010	\$1,455.00	0.29%
2020081020	\$825.00	0.16%
2020081100	\$1,233.00	0.25%
2020081160	\$825.00	0.16%
2020081170	\$1,455.00	0.29%
2020081180	\$840.00	0.17%
2020081190	\$840.00	0.17%
2020081200	\$840.00	0.17%
2020081210	\$840.00	0.17%
2020081220	\$840.00	0.17%
2020081230	\$1,470.00	0.29%
2020081240	\$627.00	0.12%
2020081250	\$840.00	0.17%
2020081260	\$840.00	0.17%
2020081270	\$840.00	0.17%
2020081280	\$840.00	0.17%
2020081290	\$840.00	0.17%
2020083030	\$1,354.20	0.27%
2020083040	\$61.00	0.01%
2020083050	\$1,636.10	0.33%
2020083060	\$1,178.58	0.23%
2020083070	\$1,407.42	0.28%
2020083210	\$2,335.26	0.46%
2020083220	\$900.00	0.18%
2020085030	\$826.88	0.16%
2020085040	\$886.97	0.18%
2020085050	\$3,609.39	0.72%
2020085190	\$828.75	0.16%
2020085200	\$2,004.00	0.40%
2020091100	\$825.00	0.16%
2020091370	\$1,890.00	0.38%
2020091380	\$1,043.10	0.21%
2020091390	\$12,241.17	2.44%
2020091400	\$3,830.76	0.76%
2020092030	\$474.00	0.09%
2020092040	\$741.00	0.15%
2020092050	\$1,271.18	0.25%
2020092060	\$1,296.69	0.26%
2020092070	\$2,400.00	0.48%
2020092120	\$825.00	0.16%
2020092130	\$1,338.81	0.27%

2020092140	\$2,265.00	0.45%
2020092170	\$6,234.63	1.24%
2020092180	\$2,137.50	0.43%
2020092190	\$2,969.09	0.59%
2020094010	\$2,051.10	0.41%
2020094020	\$1,202.40	0.24%
2020094035	\$2,598.00	0.52%
2020094040	\$2,058.00	0.41%
2020094050	\$1,251.00	0.25%
2020094060	\$1,494.00	0.30%
2020094080	\$2,032.47	0.40%
2020094140	\$1,347.00	0.27%
2020094155	\$408.00	0.08%
2020094160	\$408.00	0.08%
2020094170	\$807.00	0.16%
2020094185	\$774.00	0.15%
2020094195	\$1,506.00	0.30%
2020094205	\$426.00	0.08%
2020094215	\$1,854.00	0.37%
2020094225	\$426.00	0.08%
2020094235	\$1,224.00	0.24%
2020094240	\$1,668.93	0.33%
2020095075	\$825.00	0.16%
2020095085	\$825.00	0.16%
2020095090	\$1,446.00	0.29%
2020095100	\$1,331.25	0.27%
2020095110	\$825.00	0.16%
2020095120	\$4,348.32	0.87%
2020095140	\$2,730.75	0.54%
2020095150	\$1,653.75	0.33%
2020095160	\$1,653.75	0.33%
2020096035	\$1,537.50	0.31%
2020096040	\$0.00	0.00%
2020096050	\$1,720.50	0.34%
2020096060	\$1,375.20	0.27%
2020096070	\$1,500.00	0.30%
2020096080	\$3,201.93	0.64%
2020096095	\$1,038.00	0.21%
2020096105	\$2,624.93	0.52%
2020096110	\$1,336.35	0.27%
2020096125	\$770.70	0.15%
2020101130	\$1,665.00	0.33%
2020101190	\$697.65	0.14%
2020101205	\$543.00	0.11%
2020101215	\$1,902.00	0.38%
2020101225	\$402.75	0.08%
2020101235	\$572.25	0.11%
2020101255	\$489.75	0.10%
2020101270	\$404.25	0.08%

OXNARD DOWNTOWN MANAGEMENT DISTRICT – MANAGEMENT DISTRICT PLAN

2020101290	\$442.50	0.09%
2020101310	\$404.25	0.08%
2020101330	\$404.25	0.08%
2020101355	\$404.25	0.08%
2020101360	\$399.36	0.08%
2020101370	\$413.25	0.08%
2020101405	\$448.65	0.09%
2020101415	\$3,930.96	0.78%
2020101420	\$1,339.32	0.27%
2020101435	\$415.50	0.08%
2020101445	\$2,267.04	0.45%
2020102010	\$5,112.69	1.02%
2020103025	\$780.00	0.16%
2020103090	\$780.00	0.16%
2020103100	\$2,224.65	0.44%
2020103115	\$491.25	0.10%
2020103120	\$2,003.21	0.40%
2020103130	\$855.00	0.17%
2020103145	\$765.00	0.15%
2020103175	\$397.88	0.08%
2020103185	\$578.36	0.12%
2020103195	\$2,251.92	0.45%
2020103205	\$655.20	0.13%
2020103210	\$1,182.00	0.24%
2020103225	\$415.50	0.08%
2020103235	\$508.50	0.10%
2020103245	\$2,484.75	0.49%
2020104015	\$3,810.00	0.76%
2020104165	\$2,774.15	0.55%
2020104395	\$8,831.93	1.76%
2020104405	\$1,178.61	0.23%
2020104415	\$2,421.27	0.48%
2020104425	\$2,078.49	0.41%
2020104435	\$3,455.19	0.69%
2020105100	\$7,185.00	1.43%
2020105120	\$607.50	0.12%
2020105170	\$498.00	0.10%
2020105180	\$2,217.24	0.44%
2020105195	\$399.00	0.08%
2020105205	\$598.50	0.12%
2020105210	\$399.00	0.08%
2020105220	\$598.50	0.12%
2020105235	\$417.00	0.08%
2020105245	\$1,015.50	0.20%
2020105260	\$480.00	0.10%
2020105275	\$0.00	0.00%
2020105295	\$2,795.25	0.56%
2020105305	\$649.50	0.13%
2020105325	\$2,652.60	0.53%

2020105335	\$2,331.57	0.46%
2020106015	\$1,285.50	0.26%
2020106035	\$592.50	0.12%
2020106065	\$817.50	0.16%
2020106120	\$1,042.88	0.21%
2020106130	\$1,724.10	0.34%
2020106140	\$3,772.17	0.75%
2020106245	\$651.00	0.13%
2020106250	\$883.50	0.18%
2020106265	\$473.70	0.09%
2020106275	\$702.09	0.14%
2020106285	\$426.00	0.08%
2020106295	\$678.00	0.13%
2020106310	\$445.65	0.09%
2020106320	\$558.54	0.11%
2020106355	\$2,041.50	0.41%
2020106370	\$1,046.25	0.21%
2020106380	\$1,046.37	0.21%
2020106390	\$1,029.53	0.20%
2020106400	\$2,167.92	0.43%
2020106410	\$2,568.81	0.51%
2020107050	\$589.35	0.12%
2020107060	\$603.75	0.12%
2020107070	\$603.75	0.12%
2020107080	\$2,362.13	0.47%
2020107100	\$999.75	0.20%
2020107110	\$2,161.88	0.43%
2020107120	\$592.50	0.12%
2020107135	\$1,335.00	0.27%
2020107160	\$1,278.00	0.25%
2020107170	\$1,514.85	0.30%
2020107195	\$561.00	0.11%
2020107205	\$432.00	0.09%
2020107215	\$430.50	0.09%
2020107225	\$547.95	0.11%
2020107235	\$3,085.50	0.61%
2020107240	\$3,159.00	0.63%
2020107250	\$1,608.60	0.32%
2020131030	\$877.50	0.17%
2020131040	\$1,713.30	0.34%
2020131050	\$1,818.75	0.36%
2020131060	\$1,670.79	0.33%
2020131070	\$2,002.85	0.40%
2020131170	\$1,208.25	0.24%
2020131190	\$397.35	0.08%
2020131220	\$630.00	0.13%
2020131230	\$1,359.00	0.27%
2020133010	\$1,455.00	0.29%
2020133020	\$993.75	0.20%

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2020133030	\$825.00	0.16%
2020133040	\$825.00	0.16%
2020133050	\$61.00	0.01%
2020133060	\$825.00	0.16%
2020133210	\$3,450.87	0.69%
2020135025	\$1,342.00	0.27%
2020135035	\$6,240.00	1.24%
2020141050	\$0.00	0.00%
2020141060	\$1,012.50	0.20%
2020141070	\$607.50	0.12%
2020141080	\$1,176.00	0.23%
2020141090	\$1,176.00	0.23%
2020141100	\$61.00	0.01%
2020141110	\$1,890.00	0.38%
2020141155	\$61.00	0.01%
2020141165	\$61.00	0.01%
2020141175	\$61.00	0.01%
2020141185	\$61.00	0.01%
2020141195	\$61.00	0.01%
2020141205	\$61.00	0.01%
2020141215	\$61.00	0.01%
2020141225	\$61.00	0.01%
2020141235	\$61.00	0.01%
2020141245	\$61.00	0.01%
2020141255	\$61.00	0.01%
2020141265	\$61.00	0.01%
2020141275	\$61.00	0.01%
2020141285	\$61.00	0.01%
2020141295	\$61.00	0.01%
2020141305	\$61.00	0.01%
2020141315	\$61.00	0.01%
2020141325	\$61.00	0.01%
2020141335	\$61.00	0.01%
2020141345	\$61.00	0.01%
2020141355	\$61.00	0.01%
2020141365	\$61.00	0.01%
2020141375	\$61.00	0.01%
2020141385	\$61.00	0.01%
2020141395	\$61.00	0.01%
2020141405	\$61.00	0.01%
2020141415	\$61.00	0.01%
2020141425	\$61.00	0.01%
2020142160	\$6,405.00	1.27%
2020143015	\$3,310.20	0.66%
2020143025	\$1,494.20	0.30%
2020143030	\$995.10	0.20%
2020143040	\$860.63	0.17%
2020143050	\$607.50	0.12%
2020143140	\$3,861.60	0.77%

2020143230	\$1,867.50	0.37%
2020143240	\$1,656.06	0.33%
2020143250	\$1,235.69	0.25%
2020144170	\$932.41	0.19%
2020144180	\$1,088.74	0.22%
2020144190	\$1,147.27	0.23%
2020144200	\$1,003.30	0.20%
2020144210	\$1,058.54	0.21%
2020144220	\$549.51	0.11%
2020144230	\$1,746.58	0.35%
2020144240	\$549.18	0.11%
2020144250	\$1,269.09	0.25%
2020144260	\$929.14	0.18%
2020144270	\$1,029.18	0.20%
2020144280	\$934.30	0.19%
2020144290	\$836.34	0.17%
2020144300	\$962.09	0.19%
2020145010	\$3,400.50	0.68%
2020145030	\$1,197.35	0.24%
2020145050	\$1,760.61	0.35%
2020145060	\$1,156.58	0.23%
2020145100	\$0.00	0.00%
2020145110	\$1,635.00	0.33%
2020145120	\$825.00	0.16%
2020145130	\$1,527.00	0.30%
2020145140	\$1,455.00	0.29%
2020145190	\$825.00	0.16%
2020145200	\$795.00	0.16%
2020145210	\$694.65	0.14%
2020145220	\$4,676.54	0.93%
2020145230	\$1,174.62	0.23%
2020145240	\$1,301.25	0.26%
2020146010	\$1,897.50	0.38%
2020146020	\$1,098.75	0.22%
2020146030	\$1,031.25	0.21%
2020146040	\$727.50	0.14%
2020146050	\$930.00	0.19%
2020146070	\$1,309.76	0.26%
2020146080	\$761.25	0.15%
2020146090	\$592.50	0.12%
2020146100	\$997.50	0.20%
2020146110	\$592.50	0.12%
2020146120	\$592.50	0.12%
2020146130	\$862.50	0.17%
2020146140	\$2,693.48	0.54%
2020146150	\$1,400.93	0.28%
2020146180	\$2,235.57	0.45%
2020146190	\$592.50	0.12%
2020146200	\$592.50	0.12%

OXNARD DOWNTOWN MANAGEMENT DISTRICT – MANAGEMENT DISTRICT PLAN

2020146210	\$592.50	0.12%
2020146220	\$4,793.28	0.95%
2020380015	\$61.00	0.01%
2020380025	\$61.00	0.01%
2020380035	\$61.00	0.01%
2020380045	\$61.00	0.01%
2020380055	\$61.00	0.01%

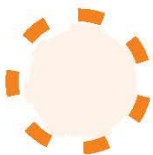
2020380065	\$61.00	0.01%
2020380075	\$61.00	0.01%
2020380085	\$61.00	0.01%
2020380095	\$61.00	0.01%
2020380105	\$61.00	0.01%
2020380115	\$61.00	0.01%
2020380125	\$61.00	0.01%

**APPENDIX 2**

**ODMD**

**BOUNDARY MAP**

# OXNARD DOWNTOWN MANAGEMENT DISTRICT – MANAGEMENT DISTRICT PLAN



**PROPOSED  
OXNARD DOWNTOWN  
MANAGEMENT DISTRICT  
BOUNDARY**

**MAP NOT TO SCALE**



OXNARD DOWNTOWN MANAGEMENT DISTRICT – MANAGEMENT DISTRICT PLAN



# ATTACHMENT 1

## ASSESSMENT ENGINEER'S REPORT