



**THE DOWNTOWN VALLEJO
COMMUNITY BENEFIT DISTRICT
MANAGEMENT DISTRICT PLAN**

Draft Final Plan -
April 24th, 2024

*Prepared pursuant to the City of Vallejo's Community Benefit Ordinance Chapter 142.52
Providing for the Formation of Community Benefit Districts*

Prepared for:

**Central Core Restoration Corporation
City of Vallejo**

Prepared by:

**New City America, Inc.
The Downtown Vallejo
Community Benefit District Steering Committee**



Corporate Office ■ 710 W. Ivy Street ■ San Diego, CA 92101 ■ 619-233-5009 ■
New England Office: 42 Pearl Street, ■ New Bedford, MA ■ 02740
mail@newcityamerica.com ■ www.newcityamerica.com ■ Facebook: New City America, Inc.

The Downtown Vallejo Community Benefit District 2024 Management District Plan

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Attachment:

A. Engineer's Report

Section 1

Management District Plan Summary

The name of this Community Benefit District is the Downtown Vallejo Community Benefit District (“Downtown Vallejo District” or “DVCBD” or the “District”). The District is being formed under the City of Vallejo’s Community Benefit Ordinance, Chapter 14.52 providing for the formation of Community Benefit Districts.

The levy of assessments on real property within the proposed District will fund physical improvements to public streetscape areas and provide security, thus attracting new customers, tenants, and increase business sales resulting in stabilized rents, particularly after the impact of COVID 19 on property owners throughout Downtown Vallejo District. The assessments will fund maintenance, special events and activities, and other special benefits within the District, revitalizing the Downtown Vallejo District and creating jobs, attracting and retaining businesses, and reducing crime.

Downtown Vallejo Community Benefit District Steering Committee

For decades, downtown stakeholders have worked to improve and enhance the experience and overall ambiance of working, visiting, shopping, and residing in Downtown Vallejo. Despite this ongoing work, efforts have been hindered by a lack of sufficient, sustainable funds to appropriately staff and fund the necessary improvements for the long-term needs of the district.

To alleviate this situation, in the summer of 2023 the Central Core Restoration Corporation (“CCRC”) hired New City America, a Southern California company that specializes in CBD and PBID investigations and formations, to form the District that had previously been formed under Chapter 36600 of the Streets and Highway Code. Under this formation process, the CCRC is using a Charter City enabling ordinance, particular to the City of Vallejo, which will allow for the formation of this critical assessment district.

Since the initiation of work last fall, the Downtown Vallejo Community Benefit District Steering Committee has worked diligently to look at ways to expand the district, provide more funding for the special benefits due to the size of the overall Downtown and reconstitute the Board of Directors to leverage additional non-assessment district funds to provide greater and more frequent services for the Downtown property owners. The Downtown Vallejo Community Benefit District Steering Committee has met multiple times and reviewed multiple versions of a management plan. At the February 12, 2024 Steering Committee meeting the boundaries, services, costs and term were finalized.

How can a new DVCBD benefit property owners in Downtown Vallejo District?

In summary, the DVCBD is a *Special Benefits Assessment District* whereby property owners vote, through a mail ballot procedure, to supplement their property tax bills to pay for and control the assessments they generate through the DVCBD. The DVCBD will not replace current City general services, but it can fund solutions to supplement City services in the areas including:

- *Safety, petty criminal, and homeless/vacancy problems*
- *Sidewalk cleanliness*
- *Increase the trimming and replacement of damaging trees and landscaping*
- *Install/improve decorative amenities such as street furniture, fixtures, equipment and lighting*
- *Promote and enhance the brand and image of Downtown Vallejo*
- *Manage events in and around the District*
- *Create a strong social media presence, and facilitate public relations for Downtown Vallejo businesses*
- *Provide parking directional services and other mobility related activities*
- *Promote public space development and placemaking*

MOST IMPORTANTLY, THESE PROPERTY ASSESSMENT FUNDS WILL NOT REPLACE EXISTING CITY SERVICES IN THE DOWNTOWN VALLEJO DISTRICT AND WILL BE CONTROLLED BY THE CURRENT OWNERS ASSOCIATION OR NEW NON-PROFIT CORPORATION ESTABLISHED AFTER THE DISTRICT IS VOTED IN BY PROPERTY OWNERS (THE "OWNERS' ASSOCIATION/DISTRICT MANAGEMENT CORPORATION").

Special Benefit Budget Category Analysis

The DVCBD *Management District Plan* gives the property owners greater flexibility in determining the type and frequency of special benefit services that will be allocated on a year-to-year basis.

The proposed DVCBD will fund special benefit services, over and above, what the City of Vallejo is providing currently. Special benefits are supplemental to the general benefit services which are being paid for out of the City budgets.

"Bundles" or categories of special benefits have been identified and divided into four broad categories, and a budget percentage assigned to each, as follows:

All services listed below are special benefits and supplemental to current City services.

1. CIVIL SIDEWALKS/SAFETY AND CLEANLINESS/BEAUTIFICATION – 55%
2. DISTRICT IDENTITY AND PLACEMAKING 15%

3. ADMINISTRATION/PROGRAM MANAGEMENT- 25%

4. CONTINGENCY/CITY AND COUNTY FEES/RESERVE – 5%

Specific examples of what is included within each of the four categories can be found in Section 3 (“District and Activity Plan”), below.

Proposed First Year Downtown Vallejo District Budget - 2025

<i>Category of Services</i>	<i>Percentage of budget</i>	<i>1st Year Allocation (rounded)</i>
Civil Sidewalks/Safety and Cleanliness	55%	\$216,000
District Identity and Placemaking	15%	\$ 59,000
Administration	25%	\$ 98,000
Contingency/Reserve	5%	\$ 20,541
Total 1st year Budget	100%	\$ 393,541

Method of Financing

The financing of the DVCBD is based upon the levy of special assessments on real properties that receive special benefits from the improvements and activities based upon which benefit zone they are located within. (For more details, see Section 4 (“Assessment Methodology”) for assessment methodology and compliance with Article XIII D of the California State Constitution.)

Costs

There will be five factors used in the determination of proportional costs to the parcels in the District. These five factors are:

- Linear frontage, on all sides of the parcel (excluding alleys)
- Lot square footage
- Building square footage
- Current and future residential condominiums
- Location within one of the two geographic benefit zones of the district

In addition to the above five factors, other factors will be used to determine assessments based upon the anticipated benefit with the current land uses:

- Residential condominiums will be assessed for parcel unit building square footage only.
- City owned and tax-exempt properties will be assessed as commercial properties based upon the fact that special benefit services will be provided at the same frequency as properties within their respective benefit zones.

The benefit zones are determined by the anticipated special benefits that a parcel will receive based upon its proximity to the core of the District, as well as the frequency of special benefit services that a parcel will be receiving. All assessments must be proportional to the special benefits received.

For a detailed discussion of the methodology used to determine assessments, including assessment variables by benefit zone, see Section 4 (“Assessment Methodology”), below.

Data and Benefit Zones

There are 310 individual parcels owned by 232 property owners in the proposed DVCBD. The data was obtained by Solano County Assessors’ office through Parcel Quest as well as input from the various property owners in the Downtown Vallejo District and Co-Star (a real estate software). The following data is used as the basis for the generation of the DVCBD.

Property Data by Benefit Zone

Zones	Building Square Feet	Lot Square Feet	Linear Frontage	Residential Condos/Apt
1	1,029,650 sq. ft	886,829 sq. ft.	9,945 linear feet	9,824 sq. ft.
2	856,054 sq. ft.	1,750,710 sq. ft.	18,814 linear feet	71,066 sq. ft.
Total	1,885,704 sq. ft	2,637,539 sq. ft	28,759 linear feet	28,759 sq. ft.

Boundaries:

The following description summarizes the two benefit zones within the proposed Downtown Vallejo Community Benefit District. Both benefit zones are geographically based. The key differences in the assessment methodology and service levels will be based on:

1. the location in one benefit zone or the other,
2. if the parcel is a single residential condominium.

See Section 2 (“Downtown Vallejo Community Benefit District Boundaries”) for detailed boundaries of the District.

Annual Increases and Cap

DVCBD budget and assessments may be subject to annual increases not to exceed 5% per year. Increases will be determined by the Owners’ Association/District Management Corporation and will vary between 0% and 5% annually. One-half of any increase not adopted in any given year can be rolled over to a subsequent year in accordance with the more detailed provisions under the heading “Partial Rollover of Unused Annual Increase” in Section 4 (“Assessment Methodology”), below.

Changes in Land Uses

Changes in land uses, the development of vacant parcels, the conversion of tax exempt to for-profit developments, the demolition of buildings, building improvements that increase square footages, and new building construction or residential condominium development, may alter the District's budget and individual property assessments. Linear frontage and parcel size are normally not altered in the redevelopment of a site. Changes to assessments are more likely to occur upon changes to building square footages. Changes may also occur upon the conversion of single parcels to multiple parcels due to the construction of residential and/or commercial condominiums.

Bonds

The District will not issue any bonds related to any program.

District Formation

Under the local enabling ordinance, District formation requires a submission of petitions from property owners in the proposed district representing more than 30% of the total assessments to be paid into the DVCBD. In this case, property owners representing at least \$118,062 must sign the petition of support to trigger the mail balloting procedure process, which include all property owners within the proposed district.

Once the City verifies the petitions totaling a minimum of 30% of the first year annual budget which is projected to be \$ 393,541 in assessments, the Vallejo City Council may adopt a **Resolution of Intention** to mail out ballots to all affected property owners. The City will then hold a public hearing and tabulate the ballots. The DVCBD will be formed if the weighted majority of all returned mail ballots support District formation and if the City Council adopts a **Resolution of Formation** to levy the assessments on the benefiting parcels. The date for that public hearing has not been scheduled but is assumed that it will be held in late Spring or early Summer of 2024, based upon the successful completion of the petition drive.

Term and Disestablishment

The proposed DVCBD shall be established for a term not to exceed ten years. State law and the local enabling ordinance permit the annual disestablishment (dissolution) of the District based upon a petition and vote of the property owners.

Time and Manner for Collecting Assessments

The DVCBD assessments will appear as a separate line item on annual property tax bills prepared by the County of Sonoma Tax Assessor. The assessments are collected at the same time and in the same manner as ad valorem property taxes paid to the County. However, the billing and collection of the first year's assessment might be different, as discussed in Section 4 ("Assessment Methodology"), below.

Government Assessments

The Downtown Vallejo Community Benefit District Management District Plan assumes that any public or tax-exempt parcels shall pay into the DVCBD in proportion to the assessments paid for their specific special benefit services. There are currently many City properties in the proposed Downtown Vallejo District.

Governance

Once the District has been approved by the property owners, either the current district's manager, the Central Core Restoration Corporation, OR a new public benefit non-profit corporation (with a 501(c)(3) exemption) will be established to serve in the capacity of the Owners Association to run the day-to-day operations of the District.

See Section 5 ("District Governance and Rules and Regulations") for details on the governance of the District.

Exemptions or Reductions in Rates

Under this Management District Plan and consistent with Proposition 218 and Article XIII D of the State Constitution, no parcel receiving special benefits from the establishment of a property assessment district is exempt from payment of the assessment.

Section 2

Downtown Vallejo Community Benefit District Boundaries

Boundaries

The proposed DVCBD consists of approximately 22 square blocks, consisting of 310 parcels owned by 232 property owners. See the map titled "Vallejo District / March 2024" below in this Section 2. The DVCBD is generally bounded by:

- *On the north, predominantly on the south side of Florida Street*
- *On the south, on the north side of Curtola Parkway*
- *On the east, on both sides of Sonoma Street*
- *On the west, the east side of Santa Clara Street.*

Full District Boundary

The boundary of the proposed DVCBD shall begin on the east side of Marin Street at the north line of Assessor Parcel 0056-133-170; thence run east to the northeast corner of Assessor Parcel 0056-133-160; thence run south to the south line of Florida Street; thence run east to the northeast corner of Assessor Parcel 0056-134-020; thence run south to the south line of Lozier Alley; thence run west to the northeast corner of Assessor Parcel 0056-134-170; thence run south to the south line of Carolina Street; thence run east to the northeast corner of Assessor Parcel 0056-165-180; thence run south to the south line of Jeffrey Alley; thence run east to the northeast corner of Assessor Parcel 0056-166-210; thence run south to the south line of Virginia Street; thence run west to the northeast corner of Assessor Parcel 0056-195-010; thence run south to the south line of Indian Alley; thence run east to the west line of Sutter Street; thence run south along the west line of Sutter Street to the south line of Hudson Alley; thence run west to the northeast corner of Assessor Parcel 0056-196-130; thence run south to the south line of York Street; thence run west to the northeast corner of Assessor Parcel 0056-225-010; thence run south to the south line of Garford Alley; thence run east to the northeast corner of Assessor Parcel 0056-225-210; thence run south to the south line of Maine Street; thence run east to the northeast corner of Assessor Parcel 0056-226-100; thence run south to the north line of Ford Alley; thence run west to the east line of Sonoma Boulevard; thence run south to the south line of Ford Alley; thence run east to the northeast corner of Assessor Parcel 0056-226-020; thence run south to the south line of Pennsylvania Street; thence run east to the intersection of the south line of Pennsylvania Street with the east line of Sutter Street (at the northwest corner of Assessor Parcel 0058-031-070); thence run north along the east line of Sutter Street, to the south line of Ford Alley (being the northwest corner of Assessor Parcel 0056-232-200); thence run east to the west line of Napa Street; thence run south along

the west line of Napa Street to the north line of Curtola Parkway; thence run west, along the north line of Curtola Parkway and the northeast line of Mare Island Way, to the southeast line of Maine Street; thence run northeasterly along the southeast line of Maine Street to the east line of Santa Clara Street; thence run northerly along the east line of Santa Clara Street to the south line of Capitol Street; thence run east along the south line of Capitol Street, to the northwest corner of Assessor Parcel 0056-162-060; thence run north to the southwest corner of Assessor Parcel 0056-161-170; thence run north to the north line of Kissell Alley; thence run west to the southwest corner of Assessor Parcel 0056-161-040; thence run north to the south line of Carolina Street; thence run east along the south line of Carolina Street to the intersection with the east line of Marin Street (being the northwest corner of Assessor Parcel 0056-163-010); thence run north to the north line of Lozier Alley (being the southwest corner of Assessor Parcel 0056-134-180); thence run west along the north line of Lozier Alley to the southwest corner of Assessor Parcel 0056-132-060; thence run north to the south line of Florida Street; thence run east along the south line of Florida Street to the east line of Marin Street (being the northwest corner of Assessor Parcel 0056-134-200); thence run north to the point of beginning.

The District will only provide services to the individual assessed parcels within the boundaries; services will not be provided to parcels that are not assessed. No District programs and services will be provided north of the northern District boundary.

Benefit Zones

The District consists of two benefit zones, each identified on the map titled "Vallejo District / Benefit Zone" below in this Section 2.

District Boundary Rationale

The DVCBD boundaries are comprised of parcels that highlight an array of restaurants, retailers, office buildings, service providers, affordable housing complexes, market rate and residential condominiums apartment units, industrial and civic buildings.

Benefit Zone 1 properties represent the core area of Downtown Vallejo and are bounded, as follows: Begin where the east line of Santa Clara Street intersects the south line of Capitol Street; thence run east to the east line of Sacramento Street; thence run south to the south line of Jeffrey Alley; thence run east to the northeast corner of Assessor Parcel 0056-166-210; thence run south to the south line of Virginia Street; thence run west to the northeast corner of Assessor Parcel 0056-195-010; thence run south to the south line of Indian Alley; thence run east to the west line of Sutter Street; thence run south along the west line of Sutter Street to the south line of Hudson Alley; thence run west to the west line of Sacramento Street; thence run south to the southeast corner of Assessor Parcel 0055-170-530;

thence run west to the east line of Santa Clara Street; thence run north to the point of beginning.

Benefit Zone 2, consists of the balance of the parcels and partial blocks surrounding Benefit Zone 1. There are two portions of Zone 2, the first on the north, north of Zone 1, and the second on the south, south of Zone 1. The north portion of Zone 2, in general, is bounded

- on the north by Florida Street
- on the east by both sides of Sonoma Boulevard from Carolina Street south to Jeffrey Alley
- on the south by Jeffrey Alley
- on the west by Sacramento Street (between Jeffrey Alley and Capitol Street), and Main Street (both sides) from Jeffrey Alley to Florida Street.

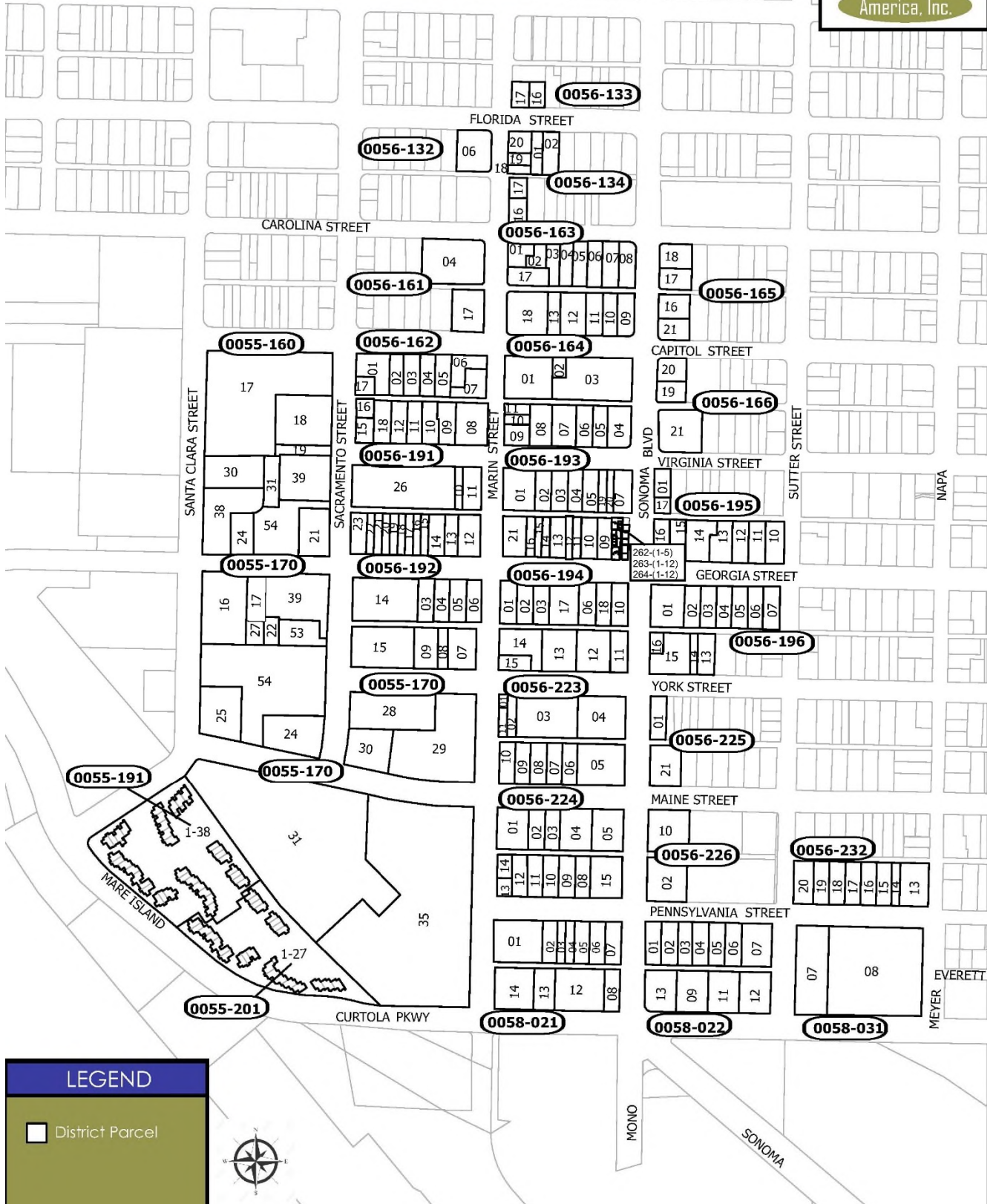
The south portion of Zone 2, in general, is bounded

- on the north by Hudson Alley
- on the east by Sonoma Boulevard (both sides) from Hudson Alley south to Pennsylvania Street, and also Napa Street from Ford Alley south to Curtola Parkway
- on the south by Curtola Parkway from Napa Street, westward to become Mare Island Parkway, thence northeasterly to Maine Street
- on the west by Maine Street from Mare Island Parkway to a point where it intersects Santa Clara Street, thence north on Santa Clara Street to a point roughly perpendicular to Hudson Alley

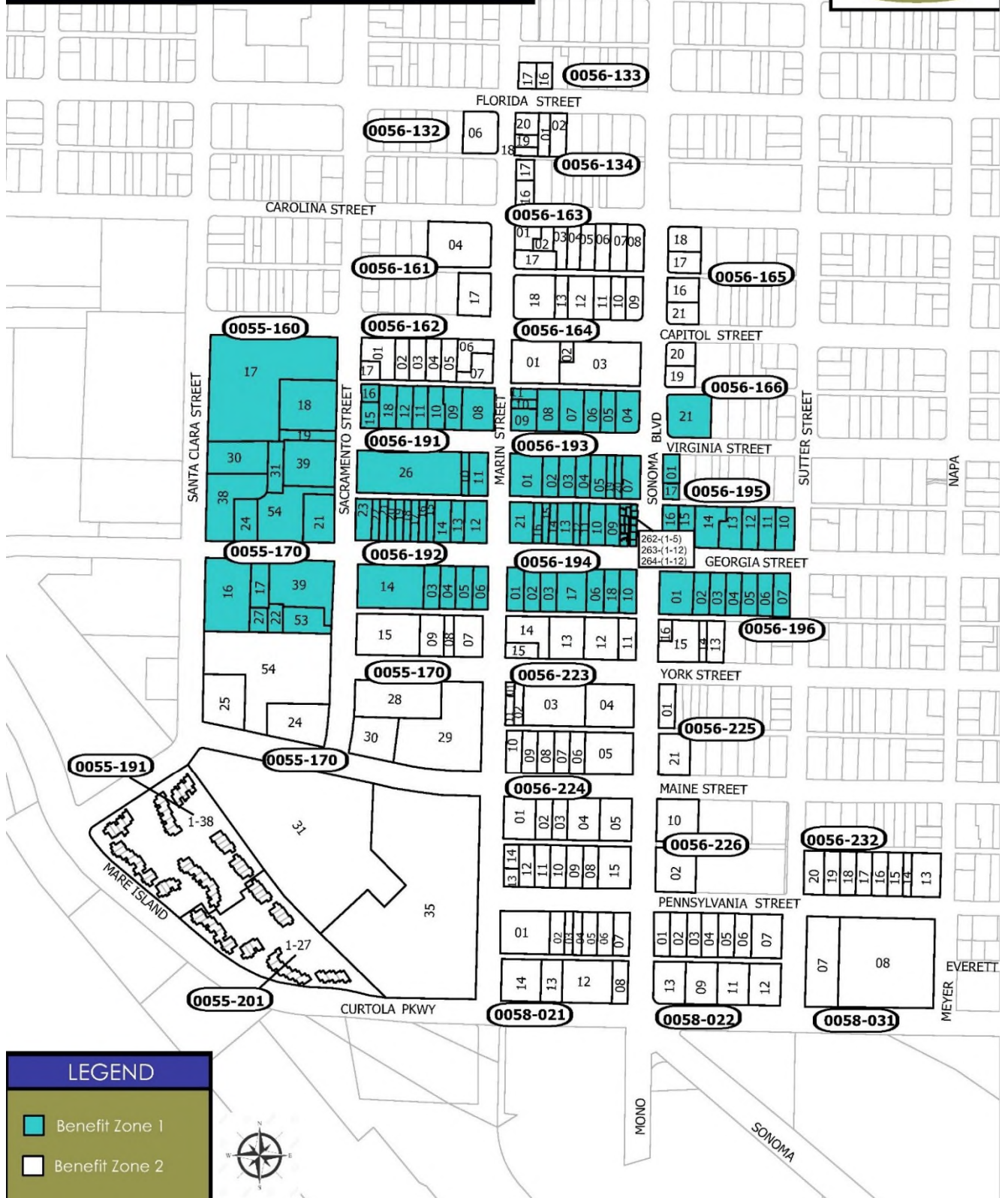
Summation

A list of all parcels included in the proposed Downtown Vallejo District is included in Section 7, and such parcels are identified by their respective Solano County Assessor parcel numbers. 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 Management District Plan. All DVCBD funded services, programs and improvements provided within the above-described boundaries shall confer special benefits to the identified assessed parcels inside the District boundaries and no special benefits will be provided outside of the District.

Vallejo District | March 2024



Vallejo District | Benefit Zone March 2024



LEGEND

- Benefit Zone 1
- Benefit Zone 2

Section 3

District and Activity Plan

Explanation of Special Benefit Services

All of the improvements and activities detailed below are provided only to properties within the boundaries of the Downtown Vallejo District, as the improvements and activities will provide special benefits to the owners of these properties.

The City will continue to provide *general benefit services* in the Downtown Vallejo District which will include public safety programs, street sweeping, tree trimming, roadwork repairs, sidewalk repair, trash collection of public refuse containers, etc. The frequency of these general benefits may change from year to year and time to time based upon budget constraints. However, City general benefits will not be withdrawn from Downtown Vallejo District unless they are withdrawn by an equal frequency City wide. The DVCBD funded special benefits will not replace City funded general benefits, but rather will provide special benefits to parcel owners over and above the general benefits provided by the City of Vallejo.

All services funded by the assessments outlined in the Management District Plan are intended to directly benefit the properties within the District to support increased commerce, business attraction and retention, to retain and increase commercial property rentals, attract new residential developments, enhance safety and cleanliness in the District, improve District identity, and eventually fund specialized beautification and enhanced services for the property owners, businesses, visitors and residents within the District.

Special Benefit Budget Category Analysis

This Plan gives property owners greater flexibility in determining the type and frequency of special benefit services that will be allocated on a year-to-year basis. As the Downtown Vallejo District evolves, services that are needed one year may not be needed the next. Therefore, "bundles" or categories of special benefit funding have been created and divided into four broad categories: (1) Civil Sidewalks/Safety and Cleanliness/Beautification; (2) District Identity and Placemaking; (3) Administration; and (4) Contingency. The bundles are allocated funding percentages with the flexibility to prioritize or minimize a service within each bundle.

The bundles or categories of services and their percentages represent the service plan that the Downtown Vallejo District property owners will be voting on when

the DVCBD comes up for a mail ballot later this Spring or Summer. These bundles or categories are:

All services listed below are special benefits and supplemental to current City services.

1. CIVIL SIDEWALKS/SAFETY AND CLEANLINESS/BEAUTIFICATION – 55%

Examples of this category of special benefit services and costs may include, but are not limited to:

- Regular sidewalk and gutter sweeping
- Regular sidewalk steam cleaning
- Beautification of the district
- Enhanced trash emptying (over and above city services)
- Timely graffiti removal, within 72 hours as necessary
- Maintenance of existing and new public spaces that are not part of the City of Vallejo Park's and Recreation responsibilities.
- Installation and maintenance of hanging plants, planting flowers throughout the district
- Personnel to manage in-house or contracted maintenance and/or security teams
- Private security or VPD overtime officers, and homeless outreach workers

2. DISTRICT IDENTITY AND PLACEMAKING 15%

Examples of this category of special benefit services and costs may include, but are not limited to:

- Web site development and updating
- Social media, public relations
- Enhancing the current City holiday and seasonal decorations
- Branding of the Downtown Vallejo properties so a positive image is promoted to the public including the development of a new logo
- Banner programs
- Public art displays
- Public space design and improvements
- Events an programming
- Business support, retention services including leasing strategies, special marketing to specific categories of businesses, filling of vacancies
- Personnel to manage in-house or contracted public relations, web site maintenance or social media contractors

3. ADMINISTRATION/PROGRAM MANAGEMENT- 25%

Examples of this category of special benefit services and costs may include, but is not limited to:

- Staff and administrative costs, contracted or in-house
- Directors and Officers and General Liability Insurance
- Office related expenses
- Rent
- Financial reporting and accounting
- Legal work
- Grant writing

4. CONTINGENCY/CITY AND COUNTY FEES/RESERVE – 5%

Examples of this category of special benefit services and costs include, but is not limited to:

- Delinquencies, City/County fees
- Contingency

Proposed First Year DVCBD Budget - 2025

<i>Category of Services</i>	<i>Percentage of budget</i>	<i>1st Year Allocation (rounded)</i>
Civil Sidewalks/Safety and Cleanliness/Beautification	55%	\$216,000
District Identity and Placemaking	15%	\$ 59,000
Administration	25%	\$ 98,000
Contingency	5%	\$ 20,541
Total 1st year Budget	100%	\$ 393,541

Budget Surpluses

Annual budget surpluses, if any, will be rolled into the following year's budget.

Revenues from Delinquent Accounts

Revenues from delinquent accounts may be expended in the year they are received.

Method of Funding Improvements and Services

The improvements and services provided by the DVCBD will be funded through the levy of special assessments upon real properties that receive special benefits from the improvements and activities based upon which Benefit Zone they are located within. See Section 4 (“Assessment Methodology”) for a detailed discussion of the method of funding, including compliance with Article XIII D of the California State Constitution.

Term

Under the Vallejo local CBD enabling ordinance, the District will be established for an initial term of 10 years, and the term for renewal of the existing district may be as long as 20 years. State law and the local enabling ordinance permits the annual disestablishment of the District based upon petition and vote of the property owners. The threshold needed to trigger the balloting for the formation of the district is the same as the process for disestablishment of the district.

Disestablishment

California Streets and Highways Code section 36670, as well as the local DVCBD enabling ordinance, provide for the disestablishment (repeal) of a District. Property owners dissatisfied with the results, management or quality of the services may petition the City Council to disestablish the DVCBD annually, in the same method in which they petitioned the City Council to establish it.

Section 36670 of the State Streets and Highway Code states:

(b) The city council shall adopt a resolution of intention to disestablish the district prior to the public hearing required by this section. The resolution shall state the reason for the disestablishment, shall state the time and place of the public hearing, and shall contain a proposal to dispose of any assets acquired with the revenues of the assessments levied within the property and business improvement district. The notice of the hearing on disestablishment required by this section shall be given by mail to the property owner of each parcel or to the owner of each business subject to assessment in the district, as appropriate. The city shall conduct the public hearing not less than 30 days after mailing the notice to the property or business owners. The public hearing shall be held not more than 60 days after the adoption of the resolution of intention.

Unexpended surplus funds that exist upon disestablishment, will be returned to property owners based upon each property owner's percentage contribution to the previous fiscal year's assessments.

Section 4

Assessment Methodology

The proposed DVCBD is a property-based special benefit assessment district established pursuant to the Vallejo local enabling ordinance as well as Section 36600 of the California Streets and Highway Code. Due to the special benefit nature of assessments levied within a DVCBD, program costs are to be distributed amongst all identified specially benefited properties based on the proportional amount of special program benefits each property is expected to derive from the assessments collected.

The state constitution refers to the requirement that relative benefit received from DVCBD funded programs and activities be used to determine the amount of assessment paid. Only those properties expected to derive special benefits from DVCBD funded programs and activities may be assessed and only in an amount proportional to the relative special benefits expected to be received.

General vs. Special Benefits

As provided by Proposition 218, assessment district programs and activities confer a combination of general and special benefits to properties, but the only program benefits that can be assessed are those that provide special benefit to the assessed properties. "Special Benefit" as defined by the California State Constitution, Article XIII (d), means "*a particular and distinct benefit over and above general benefits conferred on real property located in the District or to the public at large.*" For the purposes of this analysis, "General Benefits" are benefits provided within Downtown Vallejo District that are not special in nature, are not "particular and distinct" and are not over and above the benefits that other city parcels receive.

General benefits are not restricted to benefits conferred only on persons and property outside the assessment district but can include benefits both conferred on real property located in the district or to the public at large. "At large" means not limited to any particular person and means all members of the public - including those who live, work, and shop within the district - and not simply transient visitors.

The property uses within the boundaries of the proposed DVCBD which will receive special benefits from DVCBD funded programs and services are currently a mix of retail, service, office, religious, residential, public visitor related, cultural and parking. Services, programs and improvements provided by the DVCBD are primarily designed to provide special benefits to identified parcels within the boundaries of the District.

Parcels that receive the special benefit programs, services and improvements outlined in this Management District Plan will attract more customers, employees, tenants, and investors as a result of these programs, services and improvements, thereby increasing business volumes, sales transactions, occupancies, and rental income, and for future residents, make Downtown Vallejo District more walkable, attractive and livable. These benefits are particular and distinct in that they are not provided to non-assessed parcels within or outside of the District. Because these programs, services and improvements will only be provided to each individual assessed parcel within the DVCBD boundaries, these programs, services and improvements will constitute "special benefits."

Existing City of Vallejo services will not be replaced or duplicated by the DVCBD funded services. The purpose of this District is to fund supplemental programs, improvements, and services within the Downtown Vallejo District boundaries above and beyond what is currently being funded either via normal tax supported methods or other funding sources. The assessments to be levied on parcels within the DVCBD are for services, programs and improvements directly benefiting each individual parcel within this area and support increased cleanliness, commerce, business attraction and retention, increased commercial property rental income and improved District identity. No DVCBD funded services, activities or programs will be provided beyond the boundaries.

While every attempt is made to provide DVCBD services and programs to confer benefits only to those identified assessed parcels within the District, the California State Constitution, Article XIII D, was added via Proposition 218 to provide that general benefits exist, either by design or unintentionally, in all assessment districts and that a portion of the program costs must be considered attributable to general benefits and assigned a value. General benefits cannot be funded by assessment revenues. General benefits might be conferred on parcels within the District, or "spillover" onto parcels surrounding the District, or to the public at large who might be passing through the District with no intention of transacting business or residing within the District or interest in the District itself. Empirical assessment engineering analysis throughout California has found that general benefits within a given similar special benefit district tend to range from 1-5% of the total costs.

There are three methods that have been used by the DVCBD Assessment Engineer for determining general and special benefit values within assessment districts:

1. *The parcel-by-parcel allocation method*
2. *The program/activity line-item allocation method, and*
3. *The composite district overlay determinant method.*

A majority of PBIDs and CBDs in California for which the Assessment Engineer has provided assessment engineering services since the enactment of Proposition 218, have used Method #3, the composite district overlay determinant method which will be used for this DVCBD. This method of computing the value of general benefit involves a composite of three distinct types of general benefit – general benefit to assessed parcels within the District, general benefit to the public at large within the District and general benefit to parcels outside the District.

DVCBD Programs and Improvements

The total special and general benefit program activities and budget allocations that will be provided to each individual parcel assessed in the proposed DVCBD are shown in the chart below:

Total Year 1 – 2024 Special + General Benefit Costs

Category of Special Benefit Services	Year 1 Annual Amount (assessments to fund special benefits)	Year 1 Non-Assessment Costs (general benefits ratio)	Year 1 Total Costs (special and general benefits)	% of Total
Civil Sidewalks	\$216,000	\$3,213	\$219,213	55%
District Identity/Placemaking	\$59,000	\$2,811	\$61,811	15%
Administration	\$98,000	\$1,606	\$99,606	25%
Contingency	\$20,541	\$401	\$20,942	5%
Total	\$393,541	\$8,031	\$401,572	100%

All program costs associated with general benefits will be derived from sources or credits other than DVCBD assessments. Sample “other” revenue sources can be derived from special events, grants, volunteer hours and must simply equal a total of \$8,031 per year which would equal the general benefit cost of 2% of the computed total DVCBD cost \$401,572 from the table above. Here, program costs are spread among property variables that are common to each parcel include linear frontage, lot or parcel size and building square footage, and residential condominium parcels and benefit zone. Assessed valuation cannot be used as the basis for revenue generation in the state of California since Proposition 13 sets the assessed valuation at the time of purchase of the parcel, therefore adjacent parcels may be similar in size, but have different assessed valuations. We must therefore spread the assessments among the consistent factors of each parcel, based upon 2023 data.

Method of Financing

The financing of the DVCBD is based upon the levy of special assessments upon real properties that receive special benefits from the improvements and activities based upon which Benefit Zone they are located within. There will be five factors used in the determination of proportional costs to the parcels in the District. These five factors are:

- Linear frontage on all sides excluding alleys
- Lot square footage
- Building square footage
- Current and future residential condominiums that currently exist or will be constructed within the District
- Location within one of the two geographic benefit zones of the district

In addition, other factors will be used to determine assessments based upon the anticipated benefit with the current land uses:

- Residential condominiums will be assessed for unit square footage only.
- Hotels within the boundaries of the proposed district will not pay for the District Identity and Placemaking services since they are currently funding the Tourism Business Improvement District, which funds those special benefit services.

Data Sources

There are 310 individual parcels owned by 232 property owners in the proposed DVCBD. The data for these parcels was obtained from the Solano County Assessor and Co-Star (a real estate software), as well as input from the various property owners in the Downtown Vallejo District.

Property Data by Benefit Zone

The property data in each benefit zone is as follows:

Zones	Building Square Feet	Lot Square Feet	Linear Frontage	Residential Condos/Apt
1	1,029,650 sq. ft	886,829 sq ft	9,945 linear feet	9,824 sq ft.
2	856,054 sq. ft.	1,750,710 sq ft	18,814 linear feet	71,066 sq. ft.
Total	1,885,704 sq. ft	2,637,539 sq. ft	28,759 linear feet	80,890 sq. ft

Costs

The costs per parcel are based upon the factors listed under the heading “Method of Financing” above in this section. The benefit zones are determined by the anticipated special benefits that a parcel will receive based upon its proximity to the core of the district, as well as the frequency of special benefit services that that parcel will be receiving. All assessments must be proportional to the special benefits received, so the following costs per benefit zones have been determined:

First Year Annual Costs Per Benefit Zone - 2025

Property Variable	Benefit Zone 1	Benefit Zone 2
Building Square Footage	\$0.11	\$0.09
Lot size	\$0.06	\$0.03
Linear Frontage	\$3.85	\$2.75
Residential Condos Square Foot	\$0.11	\$0.09

Annual Increase and Cap

The District budget and assessments may be subject to annual increases not to exceed 5% per year. Increases will be determined by the Owners' Association/District Management Corporation and will vary between 0% and 5% annually. The maximum amount that the assessments may be increased is 5% over the previous fiscal year's base assessments. One half of any increase not adopted in any given year can be rolled over to a subsequent year in accordance with the more detailed provisions under the heading “Partial Rollover of Unused Annual Increase”, below.

The following projections illustrate a potential 5% annual increase.

Maximum Assessments by Property Variable

Projected Assessments- Benefit Zone 1

	Lot Sq. Ft	Linear Frontage	Bldg. Sq. Ft.	Condo/Apt. Bldg. Sq. Ft.
Y1	\$ 0.060	\$ 3.850	\$ 0.110	\$ 0.110
Y2	\$ 0.063	\$ 4.043	\$ 0.116	\$ 0.116
Y3	\$ 0.066	\$ 4.245	\$ 0.121	\$ 0.121
Y4	\$ 0.069	\$ 4.457	\$ 0.127	\$ 0.127
Y5	\$ 0.073	\$ 4.680	\$ 0.134	\$ 0.134

Y6	\$ 0.077	\$ 4.914	\$ 0.140	\$ 0.140
Y7	\$ 0.080	\$ 5.159	\$ 0.147	\$ 0.147
Y8	\$ 0.084	\$ 5.417	\$ 0.155	\$ 0.155
Y9	\$ 0.089	\$ 5.688	\$ 0.163	\$ 0.163
Y10	\$ 0.093	\$ 5.973	\$ 0.171	\$ 0.171

Projected Assessments- Benefit Zone 2

	Lot Sq. Ft	Linear Frontage	Bldg. Sq. Ft.	Condo/Apt. Bldg. Sq. Ft.
Y1	\$ 0.030	\$ 2.750	\$ 0.090	\$ 0.090
Y2	\$ 0.032	\$ 2.888	\$ 0.095	\$ 0.095
Y3	\$ 0.033	\$ 3.032	\$ 0.099	\$ 0.099
Y4	\$ 0.035	\$ 3.183	\$ 0.104	\$ 0.104
Y5	\$ 0.036	\$ 3.343	\$ 0.109	\$ 0.109
Y6	\$ 0.038	\$ 3.510	\$ 0.115	\$ 0.115
Y7	\$ 0.040	\$ 3.685	\$ 0.121	\$ 0.121
Y8	\$ 0.042	\$ 3.870	\$ 0.127	\$ 0.127
Y9	\$ 0.044	\$ 4.063	\$ 0.133	\$ 0.133
Y10	\$ 0.047	\$ 4.266	\$ 0.140	\$ 0.140

Partial Rollover of Unused Annual Increase

If the Owners' Association/District Management Corporation does not adopt the maximum 5% increase for the annual assessment in any given year, then one-half of the amount over and above the adopted amount, up to the 5% maximum, shall be rolled over to, and made available in, any subsequent year. By way of examples: (A) if there is no increase in any given year the Owners' Association/District Management Corporation would be able to add up to an additional 2.5% (one-half of 5%) in a subsequent year; and (B) if there is a 2% increase in any given year (instead of the maximum 5%) the Owners' Association/District Management Corporation would be able to add up to an additional 1.5% (one half of 3%) in a subsequent year.

Bonds

The District will not issue any bonds related to any program.

Operating Budget

A projected operating budget, based upon the local enabling ordinance, has a proposed 10-year term and may be formed for up to 20 years more once this district has reached the end of its term in 2034. New City America has listed the maximum percentage of allowable annual increases based upon the current data within the district, with the following assumptions:

- Assessments **may be subject to annual increase**, based upon the action of the new District Management Corporation Board, not to exceed 5% per year.
- Changes in land use, demolition of existing buildings, and new development will occur and will change the improvements to that parcel, normally due to redevelopment of the site and the addition of new building square footage which shall be assessed based upon the provisions laid out in this Management Plan.

The budget for specific program categories listed in this plan, may be reallocated within each category by up to 15% during the 10-year term of the District. The Board of the Owners' Association/District Management Corporation may alter the budget categories based upon service needs and such changes shall be included in the Annual report and submitted to the Vallejo City Council for review and approval.

**Ten Year Projection of Maximum Assessment for the
Downtown Vallejo Community Benefit District**

Year	Civil Sidewalks	District Identity and Placemaking	Administration	Contingency	Total
%	55%	15%	25%	5%	100%
1	\$ 216,000.00	\$ 59,000.00	\$ 98,000.00	\$ 20,541.00	\$ 393,541.00
2	\$ 226,800.00	\$ 61,950.00	\$ 102,900.00	\$ 21,568.05	\$ 413,218.05
3	\$ 238,140.00	\$ 65,047.50	\$ 108,045.00	\$ 22,646.45	\$ 433,878.95
4	\$ 250,047.00	\$ 68,299.88	\$ 113,447.25	\$ 23,778.78	\$ 455,572.90
5	\$ 262,549.35	\$ 71,714.87	\$ 119,119.61	\$ 24,967.71	\$ 478,351.55
6	\$ 275,676.82	\$ 75,300.61	\$ 125,075.59	\$ 26,216.10	\$ 502,269.12
7	\$ 289,460.66	\$ 79,065.64	\$ 131,329.37	\$ 27,526.90	\$ 527,382.58
8	\$ 303,933.69	\$ 83,018.92	\$ 137,895.84	\$ 28,903.25	\$ 553,751.71
9	\$ 319,130.38	\$ 87,169.87	\$ 144,790.63	\$ 30,348.41	\$ 581,439.29
10	\$ 335,086.89	\$ 91,528.36	\$ 152,030.17	\$ 31,865.83	\$ 610,511.26

Table Notes:

- Assumes a possible 5% maximum yearly increase on all budget items, if approved annually by the Board of Directors of the Owners' Association/District Management Corporation.
- Any accrued interest or delinquent payments will be expended in the above categories.

- If the Annual increase in assessments is not increased from one year to the next by the 5%, one half of any increase not adopted in any given year can be rolled over to a subsequent year in accordance with the more detailed provisions under the heading “Partial Rollover of Unused Annual Increase,” above in this Section.

Explanation of Difference in Benefit Zone Assessments:

Benefit Zone 1 parcels will be assessed at a higher rate under this plan since the frequency of services, based upon the two major special benefit categories, Civil Sidewalks and District Identity, constitute 70% of the overall CBD budget. These key services will be allocated at a great frequency in Zone 1 as compared to Zone 1. The Zones have been established due to the fact that Zone 1 constitutes the core of Downtown Vallejo and therefore will have more foot traffic, more vehicular traffic and is the area in which the weekly Farmers Market and the events sponsored by Downtown Vallejo Main Street are held. The core areas of any Downtown produce more benefits in the form of greater sales, greater concentration of restaurants, great retail sales and therefore greater rental income due to the activity the core area generates. The roughly 12 blocks bounded by Santa Clara Street on the west, Sutter Street on the east, the alley between Marin Street and Capitol Street on the north and the alley between Georgia Street and York Street on the south, represent Zone 1 parcels. Georgia Street is, and has always been, the gateway street to Downtown from Mare Island as well as from the east. It is due to these factors and the historic street grid in Downtown that Zone 1 parcels are assessed at a higher rate. The amount of revenue generated in the 12 square blocks of Zone 1 will contribute \$205,840 per year in assessments to the new DVCBD.

Benefits Zone 2 parcels represent the peripheral parcels of Zone 1. Zone 2 parcels will also receive special benefits, albeit at a lesser frequency. The uses in Zone 2 will not generate as much pedestrian or vehicular activity as compared to the core of Downtown. Though the difference in rates between Zone 1 and Zone 2 parcels is not great, the lower assessments will result in a Zone 2 contribution of \$187,700 per year as compared to a higher amount in Zone 1. Special events will occur, generally speaking, in Zone 1 not Zone 2, therefore the amount of demand for special benefit services will not be as great in Zone 2, leading to lower assessments.

Linear Frontage Defined

Individual parcels will be assessed for all sides of each parcel fronting a public street. Alley frontage is not assessed. Each side of the parcel (excluding alley areas) will receive Civil Sidewalks special benefit services based upon the frequency of services articulated in this plan, linear front footage data was obtained from the County Assessor's parcel maps.

Building Square Footage Defined

Building square footage is defined as gross building square footage throughout the DVCBD.

Lot Square Footage Defined

Lot square footage is defined as the total amount of area within the borders of the parcel. The lot square footage of a parcel has been verified by the County Assessor's parcel maps.

Commercial Condominium Parcels Defined

Ground floor commercial condominiums will be treated as independent "mini" commercial buildings and assessed based on their actual building square footage, the footprint of land they cover or lot size of the commercial condominium, and the amount of direct primary street frontage on the exterior of the building. Ground floor commercial condominiums will pay 100% of the special benefits for the assessment, based upon which benefit zone they are within.

Current and Future Residential Condominium Unit Parcels Defined

Current and future residential condominiums unit square footage is defined as the livable building square footage within the walls of the condominium residential unit parcel. They are included in a special category to designate their unique special benefits relative to the commercial parcels within the Downtown Vallejo DVCBD. Unlike the commercial parcels in the District, including commercially operated apartment buildings, residential condominium parcels are assessed for building square footage only, and are not assessed for linear frontage and lot square footage.

Current and future residential condominium parcels are assessed as a separate category. These residential condominium individual parcels will be assessed for their unit square footage depending on Benefit Zone at the rate of \$0.11 per square foot per for Benefit Zone 1 and \$0.09 for Benefit Zone 2 for the first year of the DVCBD, or possibly higher if assessments have been increased annually as provided in this plan and completed in future years. The rationale for assessing future residential condominiums only for the unit square footage rate is provided below.

Residential condominium parcels are assessed differently than multi-unit, market rate apartment rental buildings as well as legally mandated affordable units due to the frequency of special benefit services required by each parcel as described below. The multi-unit apartment buildings are commercial properties in which the tenant and landlord have an economic relationship as opposed to residential condominium buildings where individual property owners own separate "air space parcels" on a single floor. Future residential apartment buildings can be

bought or sold just as like commercial buildings whereas residential condominium individual units are separately owned and must be individually bought and sold.

Distinctions between residential apartment buildings with tenants and residential condominium building with individual parcel owners are explained as follows:

1. *The Davis Sterling Act establishes rules and regulations for residential condominium owners based upon "separate interests" (i.e., ownership rights), as opposed to renters who only have a possessory interest.*
2. *Generally, residential condominium unit owners demonstrate greater care for their property and concerns about quality-of-life issues due to their investment in real estate.*
3. *Residential owners have the right to vote in a Proposition 218 hearing, tenants do not have that right.*
4. *Residential condominium owners are required to contribute to legally established Homeowners Associations to oversee building maintenance, tenants are not.*
5. *Residential tenants may have their dwelling units sold or have their rent raised arbitrarily due to the lack of ownership of their residential units.*

The assessment methodology has been written to confer special benefits to current and future residential condominium individual assessed parcels since future residential condominium owners have unique expectations about the care and maintenance of the building and its surroundings compared to the interest of residential tenants who have a possessory not an ownership interest.

Exemptions or Reductions in Rates

Under this Management District Plan and consistent with Proposition 218 and Article XIII (D) of the State Constitution, no parcel receiving special benefits from the establishment of a property assessment district is exempt from payment of the assessment.

Calculation of Assessments

The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the improvement or the maintenance and operation expenses of an improvement or for the cost of property service being provided. Per California Constitution Article XIII D, Section 2(i), "Special Benefit," means a and distinct benefit over and above general benefits conferred on a real property located in the district or to the public at large. No assessment will be imposed on any parcel that exceeds the reasonable cost of the proportional special benefits conferred upon that parcel. Only special benefits are assessable, and these benefits must be separated from any general benefits. Properties are assessed as defined on the County Assessor's most current parcel maps. The preceding methodology is applied to the database of parcels within

the District. The process for compiling the property database includes the following steps:

- A report was generated from data obtained from the Solano County Tax Assessors office.
- A list of properties to be included within the District is provided in Section 7.
- We extracted data from CoStar and a property verification form was mailed to all property owners to correct or confirm their property characteristics.

First Year Parcel Assessment Calculation

The annual assessment method to calculate all parcels for Benefit Zone 1 will be:

$$\begin{aligned} & \text{Total Linear Frontage} \times \$3.85 \text{ per linear foot} \\ & \quad + \\ & \text{Total Building Square footage} \times \$0.11 \text{ per sq. ft.} \\ & \quad + \\ & \text{Total Lot Size} \times \$0.06 \text{ per square foot} \\ & \quad = \\ & \text{TOTAL PARCEL ASSESSMENT} \end{aligned}$$

The annual assessment method to calculate all parcels for Benefit Zone 2 will be:

$$\begin{aligned} & \text{Total Linear Frontage} \times \$2.75 \text{ per linear foot} \\ & \quad + \\ & \text{Total Building Square footage} \times \$0.09 \text{ per square foot} \\ & \quad + \\ & \text{Total Lot Size} \times \$0.03 \text{ per square foot} \\ & \quad = \\ & \text{TOTAL PARCEL ASSESSMENT} \end{aligned}$$

The annual assessment method to calculate the residential condominiums for Benefit Zone 1 will be:

$$\begin{aligned} & \text{Total Residential Condo Unit Square footage} \times \$0.11 \text{ per square foot} \\ & \quad = \\ & \text{TOTAL PARCEL ASSESSMENT} \end{aligned}$$

**The annual assessment method to
calculate the residential condominiums for Benefit Zone 2 will be:**

$$\begin{aligned} &\text{Total Residential Condo Unit Square footage X } \$0.09 \text{ per square foot} \\ &= \\ &\text{TOTAL PARCEL ASSESSMENT} \end{aligned}$$

Future Development

As a result of continued new development, the DVCBD will experience the addition or subtraction of assessable commercial and residential buildings or the conversion of vacant parcels into new commercial and residential units. The Management District Plan assessment methodology will reflect any and all land use changes in the District with annual adjustments being submitted to the City, as these assessment calculations and property variable alterations occur. Undeveloped parcels within the boundaries of the proposed DVCBD shall pay only for linear frontage and lot size assessments due to the lack of building square footage on the parcel. When that parcel is redeveloped, the building assessments will be levied on that parcel as soon as a certificate of occupancy has been issued to that owner, by the City of Vallejo.

Government Assessments

The Downtown Vallejo Community Benefit District Management District Plan assumes that the any public or tax-exempt parcels shall pay into the District in proportion to the assessments paid for their specific special benefit services. There are currently several City, Parking and Housing Authority properties in the proposed Downtown Vallejo District, as noted in the following chart.

APN	Legal Owner	Site Address	Annual Assessment	Percent
0055-170-540	SOLANO COUNTY TRANSIT	311 SACRAMENTO ST	\$ 3,677.81	0.93%
0055-160-170	VALLEJO CITY	542 SANTA CLARA ST	\$ 9,448.54	2.40%
0055-160-190	VALLEJO CITY		\$ 445.50	0.11%
0055-160-240	VALLEJO CITY	212 GEORGIA ST	\$ 911.60	0.23%
0055-160-310	VALLEJO CITY		\$ 397.08	0.10%
0055-170-170	VALLEJO CITY		\$ 789.00	0.20%
0055-170-220	VALLEJO CITY		\$ 312.00	0.08%
0055-170-280	VALLEJO CITY	325 YORK ST	\$ 2,051.50	0.52%
0055-170-530	VALLEJO CITY	410 SACRAMENTO ST	\$ 755.36	0.19%
0056-162-090	VALLEJO CITY	330 VIRGINIA ST	\$ 1,216.25	0.31%
0056-164-010	VALLEJO CITY	728 MARIN ST	\$ 3,236.00	0.82%

0056-191-100	VALLEJO CITY		\$ 291.25	0.07%
0056-191-260	VALLEJO CITY	301 VIRGINIA ST	\$ 4,286.75	1.09%
0056-192-080	VALLEJO CITY	332 YORK ST	\$ 199.50	0.05%
0056-192-090	VALLEJO CITY	326 YORK ST	\$ 465.50	0.12%
0056-194-140	VALLEJO CITY	508 MARIN ST	\$ 706.25	0.18%
0056-223-030	VALLEJO CITY	435 YORK ST	\$ 1,135.00	0.29%
0058-022-040	VALLEJO CITY	421 PENNSYLVANIA ST	\$ 332.50	0.08%
		TOTAL	\$ 26,979.58	6.86%
0055-160-380	VALLEJO CITY HOUSING AUTHORITY	200 GEORGIA ST	\$ 3,877.30	0.99%
0056-192-070	VALLEJO CITY PARKING AUTHORITY	340 YORK ST	\$ 1,022.50	0.26%
0056-194-110	VALLEJO CITY PARKING AUTHORITY	1601 SONOMA BLVD	\$ 690.00	0.18%
0056-194-120	VALLEJO CITY PARKING AUTHORITY	432 YORK ST	\$ 665.00	0.17%
0056-194-130	VALLEJO CITY PARKING AUTHORITY	426 YORK ST	\$ 665.00	0.17%
0056-194-150	VALLEJO CITY PARKING AUTHORITY	500 MARIN ST	\$ 744.60	0.19%
		TOTAL	\$ 3,787.10	0.96%

Time and Manner for Collecting Assessments

The DVCBD assessments will appear as a separate line item on annual property tax bills prepared by the Solano County Tax Assessor. The assessments are collected at the same time and in the same manner as ad valorem property taxes paid to the County. The assessments have the same lien priority and penalties for delinquent payments as ad valorem property taxes.

Depending upon when the District is formed, during the first year of operation (2025), the City may be the billing agency and mail assessments directly to the DVCBD property owners in late 2024 to fund the services outlined in this plan for calendar year 2025, (if the district is not formed by late August 2024, it will not be included in the Fiscal Year 2024-2025 tax cycle for tax bills mailed by the County). If the City is the billing agency, any delinquent assessments owed for the first year will be added to the property tax roll for the following year together with any applicable interest and penalties. The “property owner” means any person shown as the owner/taxpayer on the last equalized assessment roll or otherwise known to be the owner/taxpayer by the City.

Annual Determination of Assessments

Assessments will be set annually.

Changes in Land Uses

Changes in land uses, the development of vacant parcels, the conversion of tax exempt to for-profit developments, the demolition of buildings, building improvements that increase square footages, and new building construction or residential condominium development, may alter the District's budget and individual property assessments. Linear frontage and parcel size are normally not altered in the redevelopment of a site. Changes to assessments are more likely to occur upon changes to building square footages. Changes may also occur upon the conversion of single parcels to multiple parcels due to the construction of residential and/or commercial condominiums.

Section 5

District Governance and Rules and Regulations

Governance

“Owners' association” means a private nonprofit entity that is under contract with a city to administer or implement activities and improvements specified in the management district plan. An owners' association may be an existing nonprofit entity or a newly formed nonprofit entity. 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. (Streets & Highway. Code § 36612.)

Once the DVCBD has been approved by the property owners, the current management entity, the CCRC, or new public benefit non-profit corporation (with a 501(c)(3) exemption), as yet to be established, will serve in the capacity of the “Owners Association” to run the day to day operations of the District. The Owners' Association/District Management Corporation shall enter into an agreement with the City of Vallejo to administer the new DVCBD. The contract shall be entered into by both parties as soon as the Resolution of Formation has been adopted by the City Council, expected sometime in the Fall of 2024.

Rules and Regulations

Except as noted under this heading, there are no specific rules and regulations prescribed for the proposed DVCBD.

Pursuant to Section 36650 of the California Streets and Highway Code, a District Management Corporation or Owners' Association will review District budgets and policies annually within the limitations of the Management District Plan. The Owners' Association/District Management Corporation must file Annual Reports with the City of Vallejo and will oversee the day-to-day implementation of services as defined in the Management District Plan.

The proposed DVCBD will adhere to the open meeting and open records provisions of the Ralph M. Brown Act and will seek to be as open and transparent to the DVCBD assesses, and the public at large as is reasonably possible.

It shall be the goal of the Owners' Association/District Management Corporation that it be open and transparent and that it shall encourage property owners within the District to participate in its affairs. To implement these goals, the bylaws of the Owners Association or Management corporation shall provide for:

- An annual meeting of the Board of Directors of the Owners' Association/District Management Corporation at which all property owners within the District will be invited to attend.
- The Owners' Association/District Management Corporation to use its best efforts to transmit notices of its annual meeting to all property owners within the District by United States Mail or by other means that will reasonably ensure receipt, which transmission shall include the paperwork for a property owner to submit a nomination for a seat on the Board of Directors, either by return mail or submission at the annual meeting.
- The election of approximately half of the Board of Directors at each annual meeting of the Owners' Association/District Management Corporation.

The bylaws may, but are not required to, provide for the election of Directors of the Owners' Association/District Management Corporation directly by the property owners in the District.

Section 6

Implementation Timetable

The DVCBD is expected to be established and begin assessing benefiting parcels as of the fourth quarter of calendar year 2024. Due to the timing of revenue collection by the Solano County Tax Assessor or the first year billing by City of Vallejo, the Owners' Association shall begin the delivery of special benefit services commencing in or around the end of 2024 or the beginning of 2025.

Section 7

Assessment Roll of Properties Included

APN	Annual Assessment		
0055-160-170	\$9,448.54	0055-191-190	\$80.46
0055-160-180	\$15,414.45	0055-191-200	\$106.38
0055-160-190	\$445.50	0055-191-210	\$80.46
0055-160-210	\$2,621.00	0055-191-220	\$80.46
0055-160-240	\$911.60	0055-191-230	\$106.38
0055-160-300	\$2,413.83	0055-191-240	\$95.58
0055-160-310	\$397.08	0055-191-250	\$80.46
0055-160-380	\$3,877.30	0055-191-260	\$108.36
0055-160-390	\$6,313.09	0055-191-270	\$119.16
0055-160-540	\$3,538.31	0055-191-280	\$119.16
0055-170-160	\$4,602.71	0055-191-290	\$108.36
0055-170-170	\$789.00	0055-191-300	\$80.46
0055-170-220	\$312.00	0055-191-310	\$80.46
0055-170-240	\$2,065.27	0055-191-320	\$106.38
0055-170-250	\$2,632.69	0055-191-330	\$108.36
0055-170-270	\$838.65	0055-191-340	\$119.16
0055-170-280	\$2,051.50	0055-191-350	\$106.38
0055-170-290	\$5,891.19	0055-191-360	\$108.36
0055-170-300	\$1,775.11	0055-191-370	\$119.16
0055-170-310	\$14,752.82	0055-201-010	\$95.58
0055-170-350	\$22,072.21	0055-201-020	\$80.46
0055-170-390	\$6,826.30	0055-201-030	\$95.58
0055-170-530	\$755.36	0055-201-040	\$80.46
0055-170-540	\$3,677.81	0055-201-050	\$95.58
0055-191-010	\$95.58	0055-201-060	\$106.38
0055-191-020	\$80.46	0055-201-070	\$95.58
0055-191-030	\$95.58	0055-201-080	\$95.58
0055-191-040	\$108.36	0055-201-090	\$119.16
0055-191-050	\$108.36	0055-201-100	\$108.36
0055-191-060	\$108.36	0055-201-110	\$80.46
0055-191-070	\$108.36	0055-201-120	\$119.16
0055-191-080	\$108.36	0055-201-130	\$108.36
0055-191-090	\$108.36	0055-201-140	\$91.26
0055-191-100	\$108.36	0055-201-150	\$95.58
0055-191-110	\$108.36	0055-201-160	\$80.46
0055-191-120	\$95.58	0055-201-170	\$108.36
0055-191-130	\$80.46	0055-201-180	\$119.16
0055-191-140	\$95.58	0055-201-190	\$119.16
0055-191-150	\$95.58	0055-201-200	\$108.36
0055-191-160	\$95.58	0055-201-210	\$108.36
0055-191-170	\$108.36	0055-201-220	\$108.36
0055-191-180	\$108.36	0055-201-230	\$108.36
		0055-201-240	\$108.36

0055-201-250	\$108.36	0056-164-040	\$1,814.25
0055-201-260	\$119.16	0056-164-050	\$582.50
0056-132-060	\$2,219.14	0056-164-060	\$1,242.50
0056-133-160	\$257.50	0056-164-070	\$2,999.39
0056-133-170	\$1,197.50	0056-164-080	\$873.75
0056-134-010	\$734.00	0056-164-090	\$1,426.99
0056-134-020	\$917.50	0056-164-100	\$293.45
0056-134-160	\$1,002.11	0056-164-110	\$581.00
0056-134-170	\$829.24	0056-165-160	\$647.26
0056-134-180	\$309.12	0056-165-170	\$711.79
0056-134-190	\$247.53	0056-165-180	\$1,704.72
0056-134-200	\$919.64	0056-165-210	\$769.85
0056-161-040	\$3,037.50	0056-166-190	\$373.75
0056-161-170	\$1,688.95	0056-166-200	\$1,674.39
0056-162-010	\$1,982.50	0056-166-210	\$4,413.24
0056-162-020	\$332.50	0056-191-100	\$291.25
0056-162-030	\$332.50	0056-191-110	\$1,867.74
0056-162-040	\$332.50	0056-191-120	\$3,304.56
0056-162-050	\$332.50	0056-191-130	\$1,359.65
0056-162-060	\$1,031.73	0056-191-140	\$1,902.50
0056-162-070	\$1,473.17	0056-191-150	\$291.25
0056-162-080	\$6,065.50	0056-191-160	\$291.25
0056-162-090	\$1,216.25	0056-191-170	\$1,017.25
0056-162-100	\$1,849.55	0056-191-180	\$908.68
0056-162-110	\$582.50	0056-191-190	\$585.50
0056-162-120	\$2,272.86	0056-191-200	\$797.25
0056-162-150	\$1,310.00	0056-191-210	\$594.85
0056-162-160	\$411.00	0056-191-220	\$868.75
0056-162-170	\$776.91	0056-191-230	\$2,375.50
0056-162-180	\$558.38	0056-191-260	\$4,286.75
0056-163-010	\$702.40	0056-192-030	\$3,846.64
0056-163-020	\$146.25	0056-192-040	\$1,297.50
0056-163-030	\$271.25	0056-192-050	\$2,194.66
0056-163-040	\$332.50	0056-192-060	\$1,963.00
0056-163-050	\$599.53	0056-192-070	\$1,022.50
0056-163-060	\$829.30	0056-192-080	\$199.50
0056-163-070	\$568.30	0056-192-090	\$465.50
0056-163-080	\$960.00	0056-192-140	\$6,900.50
0056-163-090	\$3,592.50	0056-192-150	\$1,687.50
0056-163-100	\$1,158.52	0056-193-010	\$3,095.50
0056-163-110	\$1,412.50	0056-193-020	\$1,108.38
0056-163-120	\$1,398.23	0056-193-030	\$1,341.28
0056-163-130	\$899.48	0056-193-040	\$582.50
0056-163-170	\$555.68	0056-193-050	\$2,012.50
0056-163-180	\$2,215.11	0056-193-070	\$2,469.88
0056-164-010	\$3,236.00	0056-193-090	\$2,717.77
0056-164-020	\$778.24	0056-193-100	\$3,030.00
0056-164-030	\$8,875.53	0056-193-110	\$2,436.25

0056-193-120	\$1,363.75	0056-223-090	\$332.50
0056-193-130	\$2,012.50	0056-223-100	\$690.00
0056-193-140	\$896.25	0056-223-110	\$464.97
0056-193-150	\$648.75	0056-224-010	\$2,192.50
0056-193-160	\$648.75	0056-224-020	\$830.38
0056-193-190	\$777.67	0056-224-030	\$332.50
0056-193-200	\$291.25	0056-224-040	\$1,694.60
0056-193-210	\$3,345.01	0056-224-050	\$1,093.33
0056-194-010	\$1,985.00	0056-224-080	\$420.79
0056-194-020	\$3,976.00	0056-224-090	\$717.34
0056-194-030	\$2,689.00	0056-224-100	\$550.75
0056-194-060	\$2,868.52	0056-224-110	\$438.43
0056-194-100	\$3,283.00	0056-224-120	\$445.00
0056-194-110	\$690.00	0056-224-130	\$570.51
0056-194-120	\$665.00	0056-224-140	\$533.49
0056-194-130	\$665.00	0056-224-150	\$1,099.93
0056-194-140	\$706.25	0056-225-010	\$1,897.98
0056-194-150	\$744.60	0056-225-210	\$1,128.97
0056-194-170	\$4,437.39	0056-226-020	\$2,285.67
0056-194-180	\$1,462.06	0056-226-100	\$1,858.58
0056-195-010	\$1,070.50	0056-232-130	\$920.51
0056-195-100	\$4,460.00	0056-232-140	\$292.25
0056-195-110	\$1,682.50	0056-232-150	\$518.26
0056-195-120	\$1,546.10	0056-232-160	\$518.26
0056-195-130	\$3,444.76	0056-232-170	\$332.50
0056-195-140	\$2,614.78	0056-232-180	\$411.70
0056-195-150	\$2,177.50	0056-232-190	\$332.50
0056-195-160	\$1,226.88	0056-232-200	\$690.00
0056-195-170	\$792.84	0056-262-010	\$304.50
0056-196-010	\$2,095.60	0056-262-020	\$659.75
0056-196-020	\$1,682.50	0056-262-030	\$249.13
0056-196-030	\$838.14	0056-262-040	\$161.24
0056-196-040	\$582.50	0056-262-050	\$181.98
0056-196-050	\$709.00	0056-263-010	\$41.91
0056-196-060	\$1,034.60	0056-263-020	\$40.48
0056-196-070	\$2,822.87	0056-263-030	\$40.48
0056-196-130	\$1,106.59	0056-263-040	\$42.35
0056-196-140	\$186.20	0056-263-050	\$42.79
0056-196-150	\$1,687.52	0056-263-060	\$38.83
0056-196-160	\$574.15	0056-263-070	\$36.96
0056-223-010	\$343.90	0056-263-080	\$60.72
0056-223-020	\$389.99	0056-263-090	\$45.21
0056-223-030	\$1,135.00	0056-263-100	\$41.25
0056-223-040	\$2,596.70	0056-263-110	\$47.41
0056-223-050	\$1,929.38	0056-263-120	\$53.24
0056-223-060	\$332.50	0056-264-010	\$43.89
0056-223-070	\$447.52	0056-264-020	\$43.89
0056-223-080	\$910.21	0056-264-030	\$43.89

0056-264-040	\$43.89	0058-021-120	\$1,057.35
0056-264-050	\$43.89	0058-021-130	\$438.90
0056-264-060	\$43.89	0058-021-140	\$1,469.55
0056-264-070	\$52.91	0058-022-010	\$1,026.96
0056-264-080	\$48.07	0058-022-020	\$807.70
0056-264-090	\$43.34	0058-022-030	\$532.93
0056-264-100	\$43.78	0058-022-040	\$332.50
0056-264-110	\$41.58	0058-022-050	\$446.17
0056-264-120	\$55.99	0058-022-060	\$332.50
0058-021-010	\$2,732.00	0058-022-070	\$1,022.50
0058-021-020	\$436.20	0058-022-090	\$1,363.49
0058-021-030	\$269.28	0058-022-110	\$2,150.90
0058-021-040	\$315.56	0058-022-120	\$1,427.50
0058-021-050	\$467.50	0058-022-130	\$880.98
0058-021-060	\$332.50	0058-031-070	\$2,455.92
0058-021-070	\$1,186.71	0058-031-080	\$7,763.63
0058-021-080	\$690.00		