



# Area Improvement District No. 35 (Lindsay Tract)

## Preliminary Engineer's Report

---

January 26, 2023

Prepared by

**FRANCISCO  
AND ASSOCIATES**

Where Innovative Strategies  
Fund Tomorrow's Communities

	<b><u>Page No.</u></b>
Introduction and Certifications .....	1
PART I – Description of Project, Plans, and Specifications.....	3
PART II – Estimate of Cost .....	4
PART III – Assessment Diagram.....	5
PART IV – Method of Assessment.....	7
PART V – Annual Administrative Assessment .....	13
PART VI – Bonds and Debt Limit Valuation .....	14

**APPENDICES**

APPENDIX A – Benefit Boundary and Improvement Diagram

APPENDIX B – Right-of-Way Certificate

APPENDIX C – Assessment Roll

APPENDIX D – Property Owner Assistance Program

**CITY OF NEWARK**

**AREA IMPROVEMENT DISTRICT NO. 35  
(LINDSAY TRACT)**

**ENGINEER'S REPORT PURSUANT TO THE  
PROVISIONS OF SECTIONS 2960 AND 10200  
OF THE STREETS AND HIGHWAYS CODE**

This Engineer's Report (the "Report") is presented to the City Council of the City of Newark (the "City") in connection with the proceeding to establish Area Improvement District No. 35 (Lindsay Tract) (the "District"). The District will provide financing for the installation of new curb, gutter, sidewalk, driveway, and walkway improvements (the "District Improvements") associated with the Lindsay Tract Roadway and Green Infrastructure Improvement Project within the Lindsay Tract neighborhood of the City. The Lindsay Tract neighborhood is bound by Cherry Street, Dairy Avenue, Sycamore Street, and the Newark slough running along the northwest end of Olive Street and Mulberry Street. The District Improvements are proposed to be constructed to City standards and will enhance aesthetics, ingress/egress, safety, and walkability for the Lindsay Tract neighborhood.

Pursuant to the provisions of Article XIID of the State Constitution, Part 7.5 of the "Special Assessment Investigation, Limitation and Majority Protest Act of 1931", being Division 4 of the Streets and Highways Code of the State of California, and the "Municipal Improvement Act of 1913", being Division 12 of said Code, and the Resolution of Intention, adopted by the City Council of the City of Newark, State of California, in connection with the proceedings to establish the District, I, Eduardo Espinoza, P.E., a Registered Professional Engineer and authorized representative of Francisco & Associates, the duly appointed Engineer of Work, herewith submit this Report for Area Improvement District No. 35 (Lindsay Tract), consisting of six (6) parts as outlined below.

**PART I – DESCRIPTION OF PROJECT, PLANS, AND SPECIFICATIONS**

This part contains the description of project, plans, and specifications which describe the general nature, location, and extent for the District Improvements to be constructed and are filed herewith and made a part hereof. Said plans and specifications are on file in the office of the City Engineer, who is acting as the Superintendent of Streets (the "Superintendent of Streets").

**PART II – ESTIMATE OF COST**

This part contains an estimate of the cost of the District Improvements, including capitalized interest, if any, incidental costs and expenses in connection therewith as set forth herein and attached hereto.

**PART III – ASSESSMENT DIAGRAM**

This part contains a diagram showing the boundaries of the District, the boundaries and the dimensions of parcels of land within said District, and those boundaries and dimensions are the same as existed at the time of the passage of the Resolution of Intention. The Boundary Map and Assessment Diagram are filed herewith and made a part hereof, and part of the assessment.

**PART IV – METHOD OF ASSESSMENT**

This part consists of the proposed assessment for the total amount of costs and expenses of the District Improvements upon the parcels of land within the District, in proportion to the special benefits to be received by such parcels of land from said District Improvements, which is set forth upon the assessment roll filed herewith and made a part hereof.

**PART V – ANNUAL ADMINISTRATIVE ASSESSMENT**

This part contains the proposed maximum annual administrative assessment to be levied within the District and upon each parcel of land within the District to pay the costs incurred by the City, resulting from the administration and collection of assessments, from the administration and registration of any associated bonds and reserve or other related funds, or both.

**PART VI – BONDS AND DEBT LIMIT VALUATION**

This part contains the information related to limitations for bonds issued in accordance with Division 10 of the Streets and Highways Code of the State of California (the “Improvement Bond Act of 1915”), and to demonstrate compliance with Section 2960 of the “Special Assessment Investigation, Limitation, and Majority Protest Act of 1931” related to value to lien against the total area proposed to be assessed on a per parcel basis and for the District.

This Report is submitted on January 26, 2023.

FRANCISCO AND ASSOCIATES

---

EDUARDO ESPINOZA, P.E.  
R.C.E. No. 83709  
ENGINEER OF WORK  
CITY OF NEWARK  
STATE OF CALIFORNIA

**PART I**

**DESCRIPTION OF PROJECT, PLANS, AND SPECIFICATIONS**

Description of Project

Section 10100 of the Municipal Improvements Act of 1913 provides for the legislative body of any municipality to finance certain capital facilities and services within or along its streets or any public right of way or easement. The following is the list of District Improvements specifically benefitting properties within the boundaries of the District and allowed to be installed or improved under the provisions of the Municipal Improvements Act of 1913.

- Removal of existing curb, gutter, and sidewalk.
- Installation of new concrete curb, gutter, and sidewalk.
- Removal of existing driveway and walkway sections.
- Installation of new concrete driveway and walkway conform sections.

The City will also complete pavement rehabilitation, storm drain improvements, and green infrastructure improvements within the Lindsay Tract neighborhood in conjunction with the District Improvements listed above. These other City improvements will be paid for by the City utilizing alternative funding sources and are not included in the proposed assessment for the District. Additionally, the District Improvements and other City roadway, storm drain, and green infrastructure improvements for the Lindsay Tract are intended to be constructed concurrently with the planned water main replacement project of the Alameda County Water District.

Plans and Specifications

The plans and specifications to construct the District Improvements benefitting properties within the District, and any ancillary improvements thereof, describe the general nature, location and extent of the improvements are referenced herein and incorporated as if attached and a part of this Report. Plans and specifications have been prepared for the City by BKF Engineers and are on file in the office of the Superintendent of Streets. Appendix A (Benefit Boundary and Improvement Diagram) included in this Report depicts the location of the District Improvements.

**PART II**  
**ESTIMATE OF COST**

Below is an Estimate of Cost for the District Improvements based on the Plans and Specifications prepared for the City. As described in Part I of this Report, the City will also complete pavement rehabilitation, storm drain, and green infrastructure improvements within the Lindsay Tract neighborhood in conjunction with the District Improvements. The estimate of cost for these other City improvements is approximately \$4.27 million and will be paid by the City utilizing non-District funding sources.

District Cost Description	Cost Estimate
<b><u>Curb and Gutter District Improvements</u></b>	
Remove Existing Curb and Gutter	\$256,200
Remove Existing Storm Drain Inlets	\$30,000
Installation of New Curb and Gutter	\$93,650
Installation of New Rolled Curb	\$302,050
Installation of Curb Drain	\$30,000
Subtotal:	\$711,900
<b><u>Sidewalk (including Driveway portions) District Improvements</u></b>	
Remove Existing Sidewalk and Driveway	\$244,520
Curb Ramps	\$120,000
Concrete Sidewalk	\$417,571
Concrete Driveway	\$197,967
Subtotal:	\$980,058
15% Contingency:	\$253,794
Total Cost Estimate for Curb, Gutter, and Sidewalk District Improvements:	\$1,945,751.70
2% Attributed to General Benefit (Paid by City):	(\$38,915.03)
<b>Total Special Benefit Attributed to Curb and Sidewalk District Improvements</b>	<b>\$1,906,837</b>
<b><u>Driveway/Walkway Conform District Improvements</u></b>	
Installation of 4 foot and/or 10 foot Driveway and Walkway Conforms	\$366,821
15% Contingency:	\$55,023
Total Cost Estimate for Driveway/Walkway Conform District Improvements:	\$421,844
0% Attributed to General Benefit (Paid by City):	\$0
<b>Total Special Benefit Attributed to Driveway/Walkway Conform District Improvements:</b>	<b>\$421,844</b>
<b><u>Incidental Expenses</u></b>	
Assessment Engineering	\$50,000
Bond Counsel	\$35,000
Financial Advisor	\$25,000
Filing Recording Fees	\$5,000
<b>Total Cost Estimate for Incidental Expenses:</b>	<b>\$115,000</b>
<b><u>Financing Costs</u></b>	
Debt Service Reserve Fund	\$123,348
Capitalized Interest	\$95,000
Bond Counsel (Issuance)	\$32,500
City Administration	\$58,217
Disclosure Counsel	\$20,000
Financial Advisor (Issuance)	\$47,500
Underwriter	\$29,109
Paying Agent	\$5,000
Miscellaneous	\$10,000
<b>Total Cost Estimate for Financing Costs:</b>	<b>\$420,674</b>
<b>Total Amount of Assessment:</b>	<b>\$2,864,355</b>

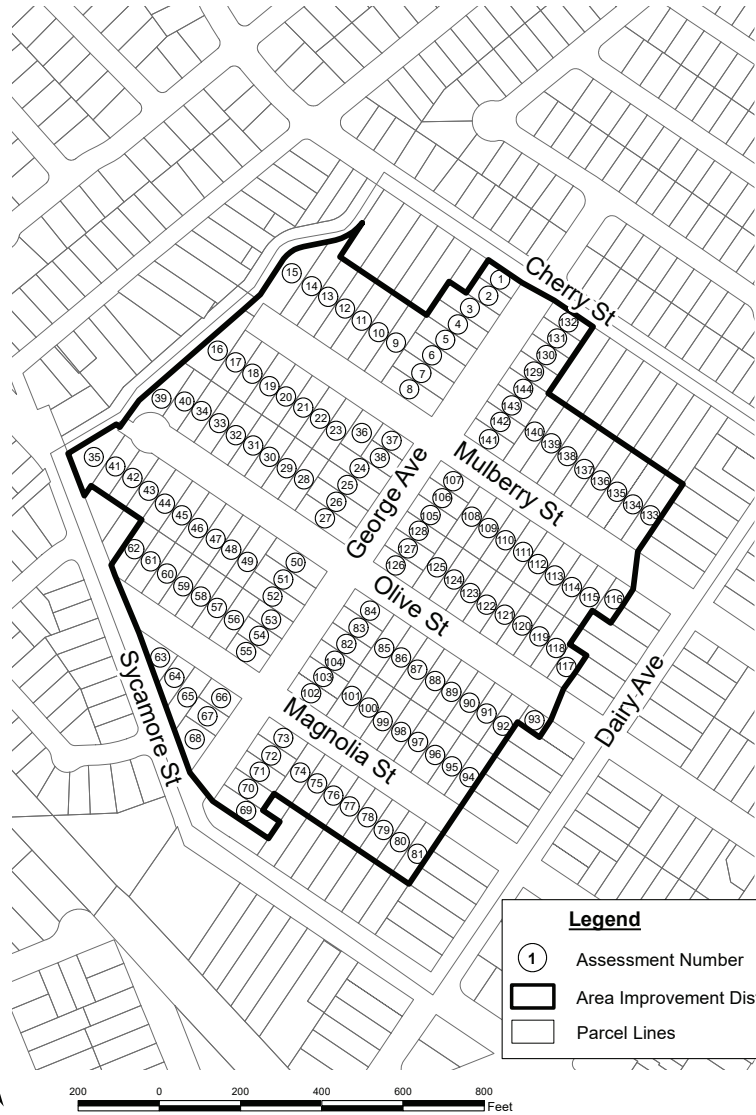
**PART III**  
**ASSESSMENT DIAGRAM**

A reduced copy of the Assessment Diagram is attached hereto. Full-sized copies of the Boundary Map and Assessment Diagram are on file in the Office of the City Clerk, of the City of Newark.

As required by the Municipal Improvement Act of 1913, the Assessment Diagram shows the exterior boundaries of the District and the assessment number assigned to each parcel of land corresponding to its number as it appears in the Assessment Roll contained in Appendix C of this Report. The Assessor's Parcel Number is also shown for each parcel as they existed at the time of the passage of the Resolution of Intention and reference is hereby made to the Assessor's Parcel Maps of the County of Alameda for the boundaries and dimensions of each parcel of land.

# ASSESSMENT DIAGRAM AREA IMPROVEMENT DISTRICT No. 35

CITY OF NEWARK  
COUNTY OF ALAMEDA  
STATE OF CALIFORNIA



Asmt. No.	Assessor Parcel Number
1	092-0001-016-00
2	092-0001-017-00
3	092-0001-018-00
4	092-0001-019-00
5	092-0001-020-00
6	092-0001-021-00
7	092-0001-022-00
8	092-0001-023-00
9	092-0001-024-00
10	092-0001-025-00
11	092-0001-026-00
12	092-0001-027-00
13	092-0001-028-00
14	092-0001-029-01
15	092-0001-030-09
16	092-0005-005-06
17	092-0005-006-00
18	092-0005-007-00
19	092-0005-008-00
20	092-0005-009-00
21	092-0005-010-00
22	092-0005-011-00
23	092-0005-012-00
24	092-0005-015-00
25	092-0005-016-00
26	092-0005-017-00
27	092-0005-018-00
28	092-0005-019-00
29	092-0005-020-00
30	092-0005-021-00
31	092-0005-022-00
32	092-0005-023-00
33	092-0005-024-00
34	092-0005-025-00
35	092-0005-030-00
36	092-0005-032-00
37	092-0005-033-00
38	092-0005-034-00
39	092-0005-035-00
40	092-0005-036-00
41	092-0010-001-02
42	092-0010-003-03
43	092-0010-004-00
44	092-0010-005-00
45	092-0010-006-00
46	092-0010-007-00
47	092-0010-008-00
48	092-0010-009-00
49	092-0010-010-00
50	092-0010-011-00

Asmt. No.	Assessor Parcel Number
51	092-0010-012-00
52	092-0010-013-00
53	092-0010-014-00
54	092-0010-015-00
55	092-0010-016-00
56	092-0010-017-00
57	092-0010-018-00
58	092-0010-019-00
59	092-0010-020-00
60	092-0010-021-00
61	092-0010-022-00
62	092-0010-023-00
63	092-0023-001-00
64	092-0023-002-00
65	092-0023-003-00
66	092-0023-004-00
67	092-0023-005-00
68	092-0023-006-00
69	092-0025-002-00
70	092-0025-003-00
71	092-0025-005-00
72	092-0025-006-00
73	092-0025-007-00
74	092-0025-008-00
75	092-0025-009-00
76	092-0025-010-00
77	092-0025-011-00
78	092-0025-012-00
79	092-0025-013-00
80	092-0025-014-00
81	092-0025-015-00
82	092-0026-001-00
83	092-0026-002-00
84	092-0026-003-00
85	092-0026-004-00
86	092-0026-005-00
87	092-0026-006-00
88	092-0026-007-00
89	092-0026-008-00
90	092-0026-009-00
91	092-0026-010-00
92	092-0026-011-00
93	092-0026-012-00
94	092-0026-019-00
95	092-0026-020-00
96	092-0026-021-00
97	092-0026-022-00
98	092-0026-023-00
99	092-0026-024-00
100	092-0026-025-00

Asmt. No.	Assessor Parcel Number
101	092-0026-026-00
102	092-0026-027-00
103	092-0026-028-00
104	092-0026-029-00
105	092-0027-001-00
106	092-0027-002-00
107	092-0027-003-00
108	092-0027-004-00
109	092-0027-005-00
110	092-0027-006-00
111	092-0027-007-00
112	092-0027-008-00
113	092-0027-009-00
114	092-0027-010-00
115	092-0027-011-00
116	092-0027-012-00
117	092-0027-019-00
118	092-0027-020-00
119	092-0027-021-00
120	092-0027-022-00
121	092-0027-023-00
122	092-0027-024-00
123	092-0027-025-00
124	092-0027-026-00
125	092-0027-027-00
126	092-0027-028-00
127	092-0027-029-00
128	092-0027-030-00
129	092-0028-001-00
130	092-0028-002-00
131	092-0028-003-00
132	092-0028-004-00
133	092-0028-018-00
134	092-0028-019-00
135	092-0028-020-00
136	092-0028-021-00
137	092-0028-022-00
138	092-0028-023-00
139	092-0028-024-00
140	092-0028-025-00
141	092-0028-026-00
142	092-0028-027-00
143	092-0028-028-00
144	092-0028-029-00

Filed in the office of the City Clerk of the City of Newark this \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Sheila Harrington, City Clerk  
City of Newark  
County of Alameda  
State of California

Filed in the office of the City Engineer as the Superintendent of Streets of the City of Newark this \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Soren Fajeau, City Engineer  
City of Newark  
County of Alameda  
State of California

An assessment was levied by the City Council on the lots, pieces and parcels of land shown on this Assessment Diagram. The assessment was levied on the \_\_\_\_ day of \_\_\_\_, 2023; the Assessment Diagram and the Assessment Roll were recorded in the office of the City Engineer as the Superintendent of Streets of that city on the \_\_\_\_ day of \_\_\_\_, 2023. Reference is made to the Assessment Roll recorded in the office of the City Engineer as the Superintendent of Streets for the exact amount of each assessment levied against each parcel of land shown on this diagram.

\_\_\_\_\_  
Sheila Harrington, City Clerk  
City of Newark  
County of Alameda  
State of California

Filed this \_\_\_\_ day of \_\_\_\_\_, 2023, at the hour of \_\_\_\_ o'clock \_\_\_\_ m. in Book \_\_\_\_, Page \_\_\_\_ of Maps of Assessment and Community Facilities Districts in the office of the Recorder of the County of Alameda, State of California.

\_\_\_\_\_  
County Recorder  
County of Alameda  
State of California

Assessor Parcels Within Boundary: For particulars of lines and dimensions of parcels, reference is made to the Assessor Parcel Maps of Alameda County for the Assessor Parcel Numbers listed in the tables on this Assessment Diagram.



---

**PART IV**  
**METHOD OF ASSESSMENT**

The proposed special assessment for the District will be established pursuant to the Municipal Improvement Act of 1913 and Article XIID of the State Constitution, which require that assessments be based on the special benefit that properties receive from the proposed improvements. Section 4 of Article XIID of the State Constitution requires that a parcel's assessment may not exceed the reasonable cost attributed to the proportional special benefit conferred upon that parcel. The local agency levying the assessment must separate the general benefits to the public at large from the special benefits, and only the special benefits are assessable. Any cost attributed to general benefits may not be assessed to properties within the District. In addition, Section 4 of Article XIID of the State Constitution states that parcels within an assessment district that are owned or used by any public 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.

Neither the Municipal Improvement Act of 1913 nor the State Constitution specifies the method or formula that should be used to apportion the costs to properties in any special assessment district proceeding. The responsibility for recommending an apportionment of the costs to properties which specially benefit from the improvements rests with the Engineer of Work, who is appointed for the purpose of making an analysis of the facts and determining the correct apportionment of the assessment obligation. In order to apportion the assessments to each parcel in direct proportion with the special benefit which it will receive from the improvements, an analysis has been completed and is used as the basis for apportioning costs to each property within the District. The findings of the analysis and resulting apportionment of cost is outlined in this part of the Report.

The final authority to approve the establishment of the District rests with the City Council after hearing all testimony and evidence presented at a public hearing. In accordance with Section 4 of Article XIID of the State Constitution, notices and ballots are mailed to all record owners of property within the District not less than 45 days prior to the public hearing. Upon conclusion of the public hearing, the ballots returned to the City Clerk prior to the close of the public hearing are tabulated. If a majority of the returned ballots weighted by assessment amount, are not in opposition to the formation of District, the City Council may proceed with the formation of the District. The City Council's findings must include whether the assessment spread has been made in direct proportion to the special benefits received by each parcel.

The following sections set forth the benefits identified as being conferred from the District Improvements, the separation of general and special benefits, and the methodology used to apportion the costs of the improvements to each parcel.

## **Identification of Benefits**

The District is being established to provide financing for new curb, gutter, sidewalk, driveway, and walkway improvements within the Lindsay Tract neighborhood, collectively referred to as the District Improvements in this Report. The location of the District Improvements is shown in Appendix A (Benefit Boundary and Improvement Diagram) of this Report. The District Improvements provide the following benefits to property:

- Improved ingress/egress.
- Improved aesthetics.
- Improved pedestrian and vehicle safety.
- Improved walkability throughout the neighborhood.
- Reduced likelihood of financial obligation for certain property owners to repair sidewalks per California Streets and Highways Code Section 5610, which authorizes cities to recover the cost of repairing and maintaining sidewalks from the owners of property abutting the sidewalk.

## **General Benefit**

Article XIID, of the California Constitution limits the amount of any assessment to the proportional “special benefit” conferred on the property. Article XIID provides that only special benefits are assessable, and the City must separate the general benefits from the special benefits conferred on a parcel. There is no widely accepted or statutory formula for determining general and special benefit. However, the constitution states that a special benefit is different from a general benefit in that it is “particular and distinct” and “over and above” general benefits received by other properties and the public at large.

The District Improvements are located along the in-tract residential streets of the Lindsay Tract neighborhood as shown in Appendix A (Benefit Boundary and Improvement Diagram) of this Report. Due to the localized nature of the District Improvements, general benefit or benefit to the public at large is attributed to incidental vehicular or pedestrian flow-through traffic traversing the Lindsay Tract neighborhood roads commencing from locations outside the benefit boundary of the District to access other destinations outside the benefit boundary of the District. Vehicular or pedestrian traffic commencing outside the benefit boundary of the District but traveling to a destination inside the benefit boundary of the District was determined to be a special benefit to the destination parcel within the benefit boundary of the District.

Google Maps was utilized to determine if the Lindsay Tract neighborhood roads are likely to be traversed by property owners/residents commencing from locations outside the benefit boundary of the District to access other destinations outside the benefit boundary of the District. An analysis of virtually all viable routes from all directions, utilizing various times of travel, was performed using locations of developed property outside of the District benefit boundary as a starting destination to ending destinations of developed property outside the benefit boundary of the District. The results of this analysis confirmed that traversing the Lindsay Tract neighborhood roads is never the most efficient and practical

route and therefore it is highly unlikely property owners/residents commencing from locations outside the benefit boundary of the District will intentionally traverse the Lindsay Tract neighborhood roads to access other destinations outside the benefit boundary of the District. Therefore, it is concluded the District Improvements provide a particular and distinct special benefit only to those parcels within the benefit boundary of the District that is not realized by other parcels or the public at large. However, to acknowledge the rare and incidental occasion on which property owners/residents commencing from a location outside the benefit boundary of the District utilize the Lindsay Tract neighborhood streets to access other destinations outside the benefit boundary of the District, 2% of the cost of the District Improvements, excluding driveway and walkway conform District Improvements, is attributed to general benefit, and will be paid by the City. There is no general benefit associated with the driveway and walkway conform District Improvements and therefore 100% of the driveway and walkway conform District Improvements will be apportioned to each respective property proportionately.

### **Special Benefit**

As discussed above, the District Improvements provide a particular and distinct special benefit to those parcels within the benefit boundary of the District that is not realized by other parcels or the public at large. Article XIID of the State Constitution requires the Engineer of Work to determine the proportionality of the special benefits conferred to property based on characteristics of the District Improvements and characteristics of properties.

### Primary Benefits

The District Improvements will improve drainage throughout the Lindsay Tract neighborhood, prolong lifespan of the pavement and ancillary improvements associated with the neighborhood streets, and improve walkability throughout the neighborhood. The equal special benefits to all properties within the benefit boundary of the District are known as the “Primary Benefits” for the purposes of this Report and are summarized below.

- Improved ingress and egress throughout neighborhood due to better localized drainage that will minimize likelihood of potholes and debris.
- Improved neighborhood aesthetics due to increased lifespan of pavement.
- Improved neighborhood aesthetics due to added deterrence from parking on the sidewalk.
- Improved neighborhood safety due to increased lifespan of pavement (e.g., reduced risk of flat tires).
- Improved walkability throughout the neighborhood due to continuous and well-maintained sidewalks.

As a result of the Primary Benefits listed above, it is reasonable to assume the District Improvements will increase the desirability and specifically enhance the values of the properties within the benefit boundary of the District.

The assessable properties within the benefit boundary of the District are all single-family homes. Therefore, the costs attributed to the Primary Benefits will be apportioned equally

to each single-family home on a per parcel basis.

### Enhanced Benefits

New curb, gutter, driveway and sidewalk will be installed along the frontage of certain parcels within the benefit boundary of the District as shown on Appendix A (Benefit Boundary and Improvement Diagram) of this Report. These parcels experience special benefits above and beyond the Primary Benefits due to the improved frontage of their individual properties and are known as the “Enhanced Benefits” for the purposes of this Report. The cost attributed to the Enhanced Benefits for curb, gutter, and sidewalk (including driveway portion) will be apportioned to each single-family home based on linear feet of new curb, gutter, and sidewalk directly abutting their property. In addition, 4-foot and/or 10-foot conform sections of existing driveways and walkways within public right-of-way measured from back of sidewalk toward the single-family homes will be replaced for certain parcels within the boundaries of the District to conform and match existing improvements. The replacement of these existing driveway and walkway conform sections within public right-of-way is also considered an Enhanced Benefit and is of sole benefit to each respective property. Therefore, there is no general benefit associated with the new driveway and walkway conform sections and the corresponding costs are apportioned to each single-family home based on square feet of new driveway and/or walkway conform area.

The Enhanced Benefits experienced by certain parcels within the benefit boundary of the District due to the installation of new curb, gutter, sidewalk, driveway, and walkway improvements along the frontage of their property are summarized below.

- Improved ingress and egress to individual properties.
- Added aesthetic benefit to individual properties.
- Deterrence from parking on frontage sidewalk and improved safeguard to individual properties.
- Reduced likelihood of financial obligation for property owners to repair sidewalks per California Streets and Highways Code Section 5610, which authorizes cities to recover the cost of repairing and maintaining sidewalks from the owners of property abutting the sidewalk.

### **Assessment Methodology and Calculation**

The total estimated cost associated with the new curb, gutter, and sidewalk (including driveway portion) District Improvements is \$1,945,751.70 as outlined in Part II of this Report. Of the total estimated cost, 2% or \$38,915.03 is attributed to general benefit and will be paid by the City. Therefore, the net cost attributed to special benefit for parcels within the benefit boundary of the District is \$1,906,836.67.

Each of the five Primary Benefits and each of the four Enhanced Benefits listed above is assigned one “Benefit Unit” related to the new curb, gutter, and sidewalk (including driveway portion) District Improvements. Therefore, properties within the benefit boundary of the District that do not abut new curb, gutter, and sidewalk (including driveway portion) District Improvements are assigned five (5) Benefit Units. Properties

within the benefit boundary of the District that abut new curb, gutter, and sidewalk (including driveway portion) District Improvements are assigned a total of nine (9) Benefit Units. Benefit Unit Assignments for both categories of single-family home parcels within the benefit boundary of the District is shown in Table 1.

**Table 1. Benefit Unit Assignments for Curb and Sidewalk Improvements**

Benefit Description	Benefit Units	
	Properties Not Abutting Curb and Sidewalk District Improvements	Properties Abutting Curb and Sidewalk District Improvements
<u>Primary Benefits</u>		
Improved ingress/egress in neighborhood due to better localized drainage that will minimize likelihood of potholes and debris	1	1
Improved neighborhood aesthetics due to increased lifespan of pavement	1	1
Improved neighborhood aesthetics due to added deterrence from parking on the sidewalk	1	1
Improved neighborhood safety due to increased lifespan of pavement (e.g., reduced risk of flat tires)	1	1
Improved walkability throughout the neighborhood due to continuous and well-maintained sidewalks	<u>1</u>	<u>1</u>
<b>Primary Benefit Units per Single-Family Home:</b>	<b>5</b>	<b>5</b>
<u>Enhanced Benefits</u>		
Improved ingress/egress to individual properties	0	1
Added aesthetic benefit to individual properties	0	1
Deterrence from parking on frontage sidewalk and improved safeguard to individual properties	0	1
Reduced likelihood of financial obligation to repair sidewalks per California Streets and Highways Code Section 5610	<u>0</u>	<u>1</u>
<b>Enhanced Benefit Units per Single-Family Home:</b>	<b>0</b>	<b>4</b>
<b>Total Benefit Units:</b>	<b>5</b>	<b>9</b>

Based on the Benefit Unit Assignments for curb, gutter, and sidewalk (including driveway portion) District Improvements shown in Table 1, a Benefit Unit Summary for the District is provided in Table 2 below.

**Table 2. Benefit Unit Summary for Curb and Sidewalk District Improvements**

Description	Properties Not Abutting Curb and Sidewalk District Improvements	Properties Abutting Curb and Sidewalk District Improvements	Totals
Number of Single-Family Home Parcels	27	121	148
Total Primary Benefit Units	135	605	740
Total Enhanced Benefit Units	0	484	484
Total Benefit Units	<b>135</b>	<b>1,089</b>	<b>1,224</b>

Based on the Benefit Unit Summary for curb, gutter, and sidewalk (including driveway portion) District Improvements provided in Table 2 above, the cost apportionment calculations for the Primary Benefits and Enhanced Benefits associated with the curb, gutter, and sidewalk (including driveway portion) District Improvements, and the assessment calculation for Primary Benefits and Enhanced Benefits attributed to curb, gutter, and sidewalk (including driveway portion) District Improvements for each parcel in the District is shown below. The linear feet of new curb and sidewalk for each parcel is shown in Appendix C of this Report.

Cost per Benefit Unit =	\$1,906,836.67 / 1,224 =	<b>\$1,557.87</b>
Total Cost Attributed to Primary Benefits =	\$1,557.87 * 740 =	<b>\$1,152,826.09</b>
Primary Benefit Assessment per Single-Family Home =	\$1,152,826.09 / 148 =	<b>\$7,789.37</b>
Total Cost Attributed to Curb/Sidewalk Enhanced Benefits =	\$1,557.87 * 484 =	<b>\$754,010.58</b>
Linear Feet (LF) of Curb/Sidewalk District Improvements =		<b>7,629</b>
Enhanced Benefit Assessment per LF of Curb/Sidewalk =	\$754,010.58 / 7,629 =	<b>\$98.83</b>

The total estimated cost associated with the driveway and walkway conform District Improvements is \$421,844.15 as outlined in Part II of this Report, none of which is attributed to general benefit. Therefore, 100% of the driveway and walkway conform District Improvements cost is of special benefit to each respective single-family home parcel within the boundaries of the District and assigned proportionately based on square-footage of driveway and/or walkway conform attributed to each single-family home parcel.

Below is the assessment calculation for Enhanced Benefits attributed to the new driveway and walkway conform District Improvements. The square feet of new driveway and walkway conform area for each parcel is shown in Appendix C of this Report.

Total Cost Attributed to Driveway/Walkway Enhanced Benefits =	<b>\$421,844.15</b>
Square Feet (SQ FT) of Driveway/Walkway District Improvements =	<b>12,648.50</b>
Enhanced Benefit Assessment per SQ FT of Driveway/Walkway =	\$421,844.15 / 12,648.50 = <b>\$33.35</b>

The incidental expenditures and financing costs shown in Part II of this Report will be assigned to each parcel based on a prorated share of the estimated construction costs for the District Improvements assigned to each parcel.

The total assessment for each single-family home parcel in the District is calculated as follows:

Total Assessment = Primary Benefit Assessment + Enhanced Benefit Assessment for New Curb, Gutter, and Sidewalk + Enhanced Benefit Assessment for New Driveway and Walkway Conforms + Share of Incidental Expenses + Share of Financing Costs
--

Property owners may apply with the City for deferment of all or a portion of their Total Assessment for their respective parcel(s) by providing evidence of eligibility per Appendix D (Property Owner Assistance Program) of this Report.

**PART V**  
**ANNUAL ADMINISTRATIVE ASSESSMENT**

A proposed maximum annual administrative assessment shall be levied on each parcel of land within the District to pay for necessary costs and expenses incurred by the City, and not otherwise reimbursed, resulting from the administration and collection of assessments, from the administration or registration of any bonds and reserve or other related funds. The maximum assessment authorized to be collected annually for administration of the District and associated debt is \$20,000 (in Fiscal Year 2022-23 dollars) per year. The maximum assessment to be collected annually by the District is subject to an annual increase of the All Urban Consumers, San Francisco-Oakland-Hayward, CA area Consumer Price Index (CPI), during the preceding year ending in December. The exact amount of the administration charge will be established each year by the Superintendent of Streets based on the budgetary needs for the ensuing fiscal year.

The annual administrative assessment will be collected in the same manner and at the same time as the assessment levied to pay for the cost of the District Improvements.

**PART VI**  
**BONDS AND DEBT LIMIT VALUATION**

Bonds will be issued in accordance with Division 10 of the Streets and Highways Code of the State of California (the "Improvement Bond Act of 1915"), to represent all unpaid assessments, which bonds shall be issued in one or more series, each with a term not to exceed the legal maximum term as authorized by law of thirty-nine (39) years from the second day of September next succeeding twelve (12) months from their date. Said bonds shall bear interest at a rate not to exceed the legal maximum rate of 12% per annum.

As required by the Special Assessment Investigation, Limitation and Majority Protest Act of 1931, the total amount of the principal sum of the proposed District assessments to be levied, together with the principal amount of previously levied special assessments, as set forth in the table below, do not exceed one-half (1/2) the total true value of the District parcels proposed to be assessed, and the amount proposed to be assessed upon any parcel does not exceed one-half of the true value of the parcel as shown in Appendix C (Assessment Roll) of this Report.

<b>Debt Limit Valuation</b>	
Total Principal Sum for the District	\$2,862,055
Unpaid Special Assessments*	\$0
Total True Value of the District Parcels**	\$63,868,215
Average Value to Lien Ratio	22:1

\*Unpaid Special Assessments shall consist of the total principal sum of all unpaid special assessments previously levied or proposed to be levied other than in the pending District proceedings.

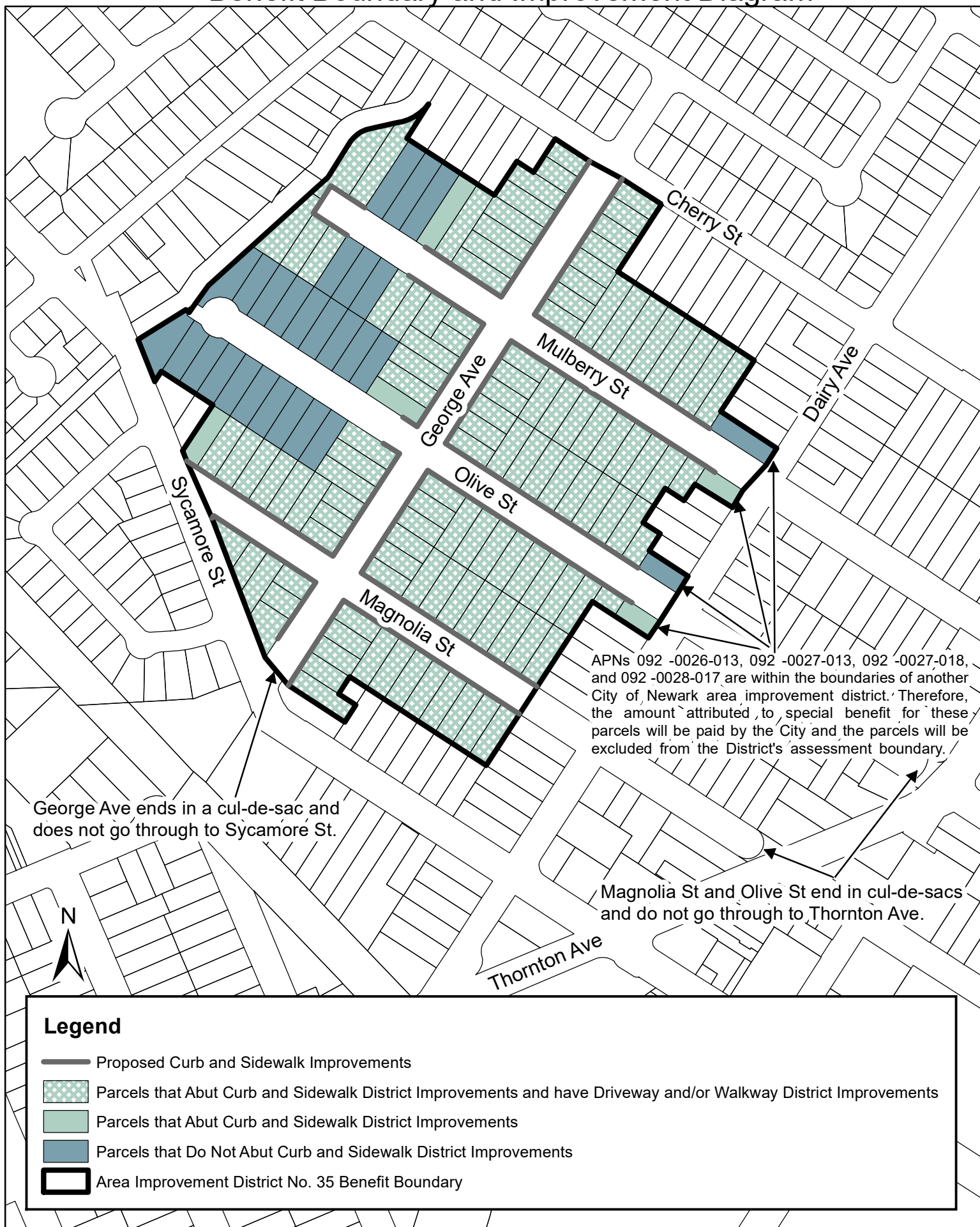
\*\*True Value of the District Parcels means the total value of the land and improvements as shown on the last equalized roll of Alameda County.



**APPENDIX A**

**Benefit Boundary and Improvement Diagram**

# City of Newark - Area Improvement District No. 35 Benefit Boundary and Improvement Diagram



**APPENDIX B**  
**Right-of-Way Certificate**

**Right-of-Way Certificate**

**STATE OF CALIFORNIA**  
**COUNTY OF ALAMEDA**  
**CITY OF NEWARK**

The undersigned hereby CERTIFIES UNDER PENALTY OF PERJURY that the following is all true and correct.

That at the time herein mentioned, the undersigned was, and now is, the authorized representative of the duly appointed CITY ENGINEER of the CITY OF NEWARK, CALIFORNIA.

That there have now been instituted proceedings under the provisions of Article XIID of the California Constitution, and the "Municipal Improvements Act of 1913," being Division 12 of the Streets and Highways Code of the State of California, for the construction of certain public improvements in a special assessment district known and designated as AREA IMPROVEMENT DISTRICT NO. 35 (hereinafter referred to as the "Area Improvement District").

THE UNDERSIGNED STATES AND CERTIFIES AS FOLLOWS:

All easements or right-of-way necessary for the construction and installation of the public improvements of the Area Improvement District either have been obtained or are in process of being obtained and will be obtained and in the possession of the City, the County of Alameda, or the State of California prior to commencement of the construction and installation of such public improvements.

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, 2023, at CITY OF NEWARK, CALIFORNIA.

CITY ENGINEER  
CITY OF NEWARK  
STATE OF CALIFORNIA

By: \_\_\_\_\_  
Soren Fajeau, P.E.

**APPENDIX C**  
**Assessment Roll**

Assessor's Parcel Number	Property Address	Primary Benefit for Curb and Sidewalk District Improvements Cost	Frontage to Curb and Sidewalk District Improvements (Linear Feet)	Enhanced Benefit for Curb and Sidewalk District Improvements Cost	Driveway and Walkway Conform District Improvements (Square Feet)	Enhanced Benefit for Driveway and Walkway Conform District Improvements Cost	Total District Improvements Cost	Incidental Expenses	Financing Cost	Total Assessment as Preliminarily Approved	Total Assessment as Confirmed and Recorded	Total True Value	Value to Lien Ratio
092-0001-016-00	6507 GEORGE AVE	\$7,789.37	66	\$6,523.10	86.0	\$2,868.21	\$17,180.67	\$848.45	\$3,103.67	\$21,132.80		\$283,684	13
092-0001-017-00	6523 GEORGE AVE	\$7,789.37	50	\$4,941.74	92.0	\$3,068.32	\$15,799.43	\$780.24	\$2,854.15	\$19,433.82		\$391,030	20
092-0001-018-00	6539 GEORGE AVE	\$7,789.37	50	\$4,941.74	64.0	\$2,134.48	\$14,865.59	\$734.12	\$2,685.45	\$18,285.17		\$313,643	17
092-0001-019-00	6555 GEORGE AVE	\$7,789.37	50	\$4,941.74	68.0	\$2,267.89	\$14,998.99	\$740.71	\$2,709.55	\$18,449.26		\$161,618	9
092-0001-020-00	6619 GEORGE AVE	\$7,789.37	50	\$4,941.74	72.0	\$2,401.29	\$15,132.40	\$747.30	\$2,733.65	\$18,613.35		\$141,826	8
092-0001-021-00	6635 GEORGE AVE	\$7,789.37	50	\$4,941.74	140.0	\$4,669.18	\$17,400.29	\$859.30	\$3,143.35	\$21,402.93		\$76,198	4
092-0001-022-00	6651 GEORGE AVE	\$7,789.37	50	\$4,941.74	170.0	\$5,669.72	\$18,400.83	\$908.71	\$3,324.09	\$22,633.63		\$302,990	13
092-0001-023-00	36598 MULBERRY ST	\$7,789.37	231	\$22,830.84	400.0	\$13,340.53	\$43,960.73	\$2,170.96	\$7,941.46	\$54,073.16		\$754,603	14
092-0001-024-00	36584 MULBERRY ST	\$7,789.37	50	\$4,941.74	162.0	\$5,402.91	\$18,134.02	\$895.53	\$3,275.89	\$22,305.45		\$593,639	27
092-0001-025-00	36576 MULBERRY ST	\$7,789.37	23	\$2,273.20	0	\$0.00	\$10,062.57	\$496.93	\$1,817.79	\$12,377.29		\$71,073	6
092-0001-026-00	36568 MULBERRY ST	\$7,789.37	0	\$0.00	0	\$0.00	\$7,789.37	\$384.67	\$1,407.14	\$9,581.18		\$499,356	52
092-0001-027-00	36560 MULBERRY ST	\$7,789.37	0	\$0.00	0	\$0.00	\$7,789.37	\$384.67	\$1,407.14	\$9,581.18		\$840,935	88
092-0001-028-00	36552 MULBERRY ST	\$7,789.37	0	\$0.00	0	\$0.00	\$7,789.37	\$384.67	\$1,407.14	\$9,581.18		\$425,855	44
092-0001-029-01	36544 MULBERRY ST	\$7,789.37	53	\$5,238.24	341.0	\$11,372.80	\$24,400.41	\$1,204.99	\$4,407.91	\$30,013.31		\$374,412	12
092-0001-030-09	36528 MULBERRY ST	\$7,789.37	70	\$6,918.43	307.0	\$10,238.85	\$24,946.66	\$1,231.97	\$4,506.59	\$30,685.22		\$354,823	12
092-0005-005-06	36527 MULBERRY ST	\$7,789.37	15	\$1,482.52	150.0	\$5,002.70	\$14,274.58	\$704.94	\$2,578.69	\$17,558.21		\$826,287	47
092-0005-006-00	36535 MULBERRY ST	\$7,789.37	50	\$4,941.74	167.5	\$5,586.35	\$18,317.45	\$904.59	\$3,309.03	\$22,531.07		\$388,294	17
092-0005-007-00	36543 MULBERRY ST	\$7,789.37	53	\$5,238.24	185.0	\$6,169.99	\$19,197.60	\$948.06	\$3,468.03	\$23,613.69		\$247,990	11
092-0005-008-00	36551 MULBERRY ST	\$7,789.37	0	\$0.00	0	\$0.00	\$7,789.37	\$384.67	\$1,407.14	\$9,581.18		\$363,807	38
092-0005-009-00	36559 MULBERRY ST	\$7,789.37	0	\$0.00	0	\$0.00	\$7,789.37	\$384.67	\$1,407.14	\$9,581.18		\$675,176	70
092-0005-010-00	36567 MULBERRY ST	\$7,789.37	0	\$0.00	0	\$0.00	\$7,789.37	\$384.67	\$1,407.14	\$9,581.18		\$450,030	47
092-0005-011-00	36575 MULBERRY ST	\$7,789.37	23	\$2,273.20	70.0	\$2,334.59	\$12,397.16	\$612.22	\$2,239.53	\$15,248.92		\$655,083	43
092-0005-012-00	36583 MULBERRY ST	\$7,789.37	50	\$4,941.74	68.0	\$2,267.89	\$14,998.99	\$740.71	\$2,709.55	\$18,449.26		\$155,916	8
092-0005-015-00	6733 GEORGE AVE	\$7,789.37	50	\$4,941.74	78.0	\$2,601.40	\$15,332.51	\$757.18	\$2,769.80	\$18,859.49		\$474,558	25
092-0005-016-00	6745 GEORGE AVE	\$7,789.37	50	\$4,941.74	80.0	\$2,668.11	\$15,399.21	\$760.48	\$2,781.85	\$18,941.54		\$292,966	15
092-0005-017-00	6757 GEORGE AVE	\$7,789.37	50	\$4,941.74	100.0	\$3,335.13	\$16,066.24	\$793.42	\$2,902.35	\$19,762.01		\$266,878	14
092-0005-018-00	6769 GEORGE AVE	\$7,789.37	128	\$12,650.85	0	\$0.00	\$20,440.22	\$1,009.42	\$3,692.51	\$25,142.15		\$446,537	18
092-0005-019-00	36656 OLIVE ST	\$7,789.37	0	\$0.00	0	\$0.00	\$7,789.37	\$384.67	\$1,407.14	\$9,581.18		\$986,414	103
092-0005-020-00	36644 OLIVE ST	\$7,789.37	0	\$0.00	0	\$0.00	\$7,789.37	\$384.67	\$1,407.14	\$9,581.18		\$469,948	49
092-0005-021-00	36632 OLIVE ST	\$7,789.37	0	\$0.00	0	\$0.00	\$7,789.37	\$384.67	\$1,407.14	\$9,581.18		\$1,009,800	105
092-0005-022-00	36620 OLIVE ST	\$7,789.37	0	\$0.00	0	\$0.00	\$7,789.37	\$384.67	\$1,407.14	\$9,581.18		\$328,000	34
092-0005-023-00	36568 OLIVE ST	\$7,789.37	0	\$0.00	0	\$0.00	\$7,789.37	\$384.67	\$1,407.14	\$9,581.18		\$394,361	41
092-0005-024-00	36556 OLIVE ST	\$7,789.37	0	\$0.00	0	\$0.00	\$7,789.37	\$384.67	\$1,407.14	\$9,581.18		\$619,102	65
092-0005-025-00	36544 OLIVE ST	\$7,789.37	0	\$0.00	0	\$0.00	\$7,789.37	\$384.67	\$1,407.14	\$9,581.18		\$279,085	29
092-0005-030-00	36548 SYCAMORE ST	\$7,789.37	0	\$0.00	0	\$0.00	\$7,789.37	\$384.67	\$1,407.14	\$9,581.18		\$260,383	27
092-0005-032-00	36591 MULBERRY ST	\$7,789.37	50	\$4,941.74	114.0	\$3,802.05	\$16,533.16	\$816.48	\$2,986.70	\$20,336.33		\$872,470	43
092-0005-033-00	6709 GEORGE AVE	\$7,789.37	181	\$17,889.10	128.0	\$4,268.97	\$29,947.43	\$1,478.93	\$5,409.98	\$36,836.33		\$762,097	21
092-0005-034-00	6721 GEORGE AVE	\$7,789.37	50	\$4,941.74	80.0	\$2,668.11	\$15,399.21	\$760.48	\$2,781.85	\$18,941.54		\$945,046	50
092-0005-035-00	36530 OLIVE ST	\$7,789.37	0	\$0.00	0	\$0.00	\$7,789.37	\$384.67	\$1,407.14	\$9,581.18		\$326,884	34
092-0005-036-00	36532 OLIVE ST	\$7,789.37	0	\$0.00	0	\$0.00	\$7,789.37	\$384.67	\$1,407.14	\$9,581.18		\$1,173,102	122
092-0010-001-02	36529 OLIVE ST	\$7,789.37	0	\$0.00	0	\$0.00	\$7,789.37	\$384.67	\$1,407.14	\$9,581.18		\$537,335	56
092-0010-003-03	36533 OLIVE ST	\$7,789.37	0	\$0.00	0	\$0.00	\$7,789.37	\$384.67	\$1,407.14	\$9,581.18		\$497,466	52
092-0010-004-00	36545 OLIVE ST	\$7,789.37	0	\$0.00	0	\$0.00	\$7,789.37	\$384.67	\$1,407.14	\$9,581.18		\$474,356	50
092-0010-005-00	36557 OLIVE ST	\$7,789.37	0	\$0.00	0	\$0.00	\$7,789.37	\$384.67	\$1,407.14	\$9,581.18		\$346,723	36
092-0010-006-00	36569 OLIVE ST	\$7,789.37	0	\$0.00	0	\$0.00	\$7,789.37	\$384.67	\$1,407.14	\$9,581.18		\$71,319	7
092-0010-007-00	36623 OLIVE ST	\$7,789.37	0	\$0.00	0	\$0.00	\$7,789.37	\$384.67	\$1,407.14	\$9,581.18		\$464,133	48
092-0010-008-00	36627 OLIVE ST	\$7,789.37	0	\$0.00	0	\$0.00	\$7,789.37	\$384.67	\$1,407.14	\$9,581.18		\$761,340	79
092-0010-009-00	36643 OLIVE ST	\$7,789.37	0	\$0.00	0	\$0.00	\$7,789.37	\$384.67	\$1,407.14	\$9,581.18		\$527,967	55
092-0010-010-00	36655 OLIVE ST	\$7,789.37	0	\$0.00	0	\$0.00	\$7,789.37	\$384.67	\$1,407.14	\$9,581.18		\$875,277	91
092-0010-011-00	6811 GEORGE AVE	\$7,789.37	128	\$12,650.85	40.0	\$1,334.05	\$21,774.27	\$1,075.30	\$3,933.50	\$26,783.08		\$622,923	23
092-0010-012-00	6827 GEORGE AVE	\$7,789.37	50	\$4,941.74	88.0	\$2,934.92	\$15,666.02	\$773.65	\$2,830.05	\$19,269.73		\$105,009	5
092-0010-013-00	6843 GEORGE AVE	\$7,789.37	50	\$4,941.74	84.0	\$2,801.51	\$15,532.62	\$767.07	\$2,805.95	\$19,105.63		\$754,350	39
092-0010-014-00	6859 GEORGE AVE	\$7,789.37	50	\$4,941.74	40.0	\$1,334.05	\$14,065.16	\$694.60	\$2,540.86	\$17,300.61		\$742,003	43
092-0010-015-00	6937 GEORGE AVE	\$7,789.37	50	\$4,941.74	80.0	\$2,668.11	\$15,399.21	\$760.48	\$2,781.85	\$18,941.54		\$53,496	3
092-0010-016-00	36672 MAGNOLIA ST	\$7,789.37	180	\$17,790.26	170.0	\$5,669.72	\$31,249.35	\$1,543.22	\$5,645.17	\$38,437.74		\$140,201	4
092-0010-017-00	36664 MAGNOLIA ST	\$7,789.37	50	\$4,941.74	66.0	\$2,201.19	\$14,932.29	\$737.42	\$2,697.50	\$18,367.22		\$166,149	9
092-0010-018-00	36656 MAGNOLIA ST	\$7,789.37	50	\$4,941.74	68.0	\$2,267.89	\$14,998.99	\$740.71	\$2,709.55	\$18,449.26		\$824,448	45
092-0010-019-00	36648 MAGNOLIA ST	\$7,789.37	50	\$4,941.74	50.0	\$1,667.57	\$14,398.67	\$711.07	\$2,601.11	\$17,710.84		\$775,200	44
092-0010-020-00	36640 MAGNOLIA ST	\$7,789.37	50	\$4,941.74	192.0	\$6,403.45	\$19,134.56	\$944.94	\$3,456.64	\$23,536.14		\$405,970	17
092-0010-021-00	36632 MAGNOLIA ST	\$7,789.37	50	\$4,941.74	188.0	\$6,270.05	\$19,001.15	\$938.36	\$3,432.54	\$23,372.05		\$321,513	14
092-0010-022-00	36624 MAGNOLIA ST	\$7,789.37	50	\$4,941.74	60.0	\$2,001.08	\$14,732.18	\$727.54	\$2,661.36	\$18,121.08		\$318,291	18

Assessor's Parcel Number	Property Address	Primary Benefit for Curb and Sidewalk District Improvements Cost	Frontage to Curb and Sidewalk District Improvements (Linear Feet)	Enhanced Benefit for Curb and Sidewalk District Improvements Cost	Driveway and Walkway Conform District Improvements (Square Feet)	Enhanced Benefit for Driveway and Walkway Conform District Improvements Cost	Total District Improvements Cost	Incidental Expenses	Financing Cost	Total Assessment as Preliminarily Approved	Total Assessment as Confirmed and Recorded	Total True Value	Value to Lien Ratio
092-0010-023-00	36592 SYCAMORE ST	\$7,789.37	12	\$1,186.02	0	\$0.00	\$8,975.38	\$443.24	\$1,621.39	\$11,040.02		\$53,138	5
092-0023-001-00	36647 MAGNOLIA ST	\$7,789.37	150	\$14,825.22	72.0	\$2,401.29	\$25,015.88	\$1,235.39	\$4,519.09	\$30,770.36		\$237,873	8
092-0023-002-00	36655 MAGNOLIA ST	\$7,789.37	50	\$4,941.74	60.0	\$2,001.08	\$14,732.18	\$727.54	\$2,661.36	\$18,121.08		\$403,811	22
092-0023-003-00	36663 MAGNOLIA ST	\$7,789.37	50	\$4,941.74	70.0	\$2,334.59	\$15,065.70	\$744.01	\$2,721.60	\$18,531.31		\$950,000	51
092-0023-004-00	36671 MAGNOLIA ST	\$7,789.37	176	\$17,394.92	158.0	\$5,269.51	\$30,453.80	\$1,503.94	\$5,501.45	\$37,459.18		\$369,571	10
092-0023-005-00	7049 GEORGE AVE	\$7,789.37	56	\$5,534.75	80.0	\$2,668.11	\$15,992.22	\$789.76	\$2,888.98	\$19,670.96		\$278,136	14
092-0023-006-00	7135 GEORGE AVE	\$7,789.37	56	\$5,534.75	190.5	\$6,353.43	\$19,677.54	\$971.76	\$3,554.73	\$24,204.03		\$287,822	12
092-0025-002-00	7240 GEORGE AVE	\$7,789.37	50	\$4,941.74	108.5	\$3,618.62	\$16,349.72	\$807.42	\$2,953.56	\$20,110.70		\$535,974	27
092-0025-003-00	7152 GEORGE AVE	\$7,789.37	50	\$4,941.74	92.0	\$3,068.32	\$15,799.43	\$780.24	\$2,854.15	\$19,433.82		\$147,710	8
092-0025-005-00	7136 GEORGE AVE	\$7,789.37	50	\$4,941.74	84.0	\$2,801.51	\$15,532.62	\$767.07	\$2,805.95	\$19,105.63		\$759,900	40
092-0025-006-00	7048 GEORGE AVE	\$7,789.37	50	\$4,941.74	80.0	\$2,668.11	\$15,399.21	\$760.48	\$2,781.85	\$18,941.54		\$51,983	3
092-0025-007-00	36703 MAGNOLIA ST	\$7,789.37	197	\$19,470.45	274.0	\$9,138.26	\$36,398.08	\$1,797.49	\$6,575.28	\$44,770.85		\$552,255	12
092-0025-008-00	36715 MAGNOLIA ST	\$7,789.37	50	\$4,941.74	190.0	\$6,336.75	\$19,067.86	\$941.65	\$3,444.59	\$23,454.10		\$814,753	35
092-0025-009-00	36727 MAGNOLIA ST	\$7,789.37	50	\$4,941.74	48.0	\$1,600.86	\$14,331.97	\$707.77	\$2,589.06	\$17,628.80		\$257,824	15
092-0025-010-00	36739 MAGNOLIA ST	\$7,789.37	50	\$4,941.74	108.0	\$3,601.94	\$16,333.05	\$806.59	\$2,950.55	\$20,090.19		\$65,152	3
092-0025-011-00	36751 MAGNOLIA ST	\$7,789.37	50	\$4,941.74	84.0	\$2,801.51	\$15,532.62	\$767.07	\$2,805.95	\$19,105.63		\$65,963	3
092-0025-012-00	36763 MAGNOLIA ST	\$7,789.37	50	\$4,941.74	84.0	\$2,801.51	\$15,532.62	\$767.07	\$2,805.95	\$19,105.63		\$202,269	11
092-0025-013-00	36775 MAGNOLIA ST	\$7,789.37	50	\$4,941.74	120.0	\$4,002.16	\$16,733.26	\$826.36	\$3,022.85	\$20,582.47		\$788,376	38
092-0025-014-00	36787 MAGNOLIA ST	\$7,789.37	50	\$4,941.74	68.0	\$2,267.89	\$14,998.99	\$740.71	\$2,709.55	\$18,449.26		\$594,177	32
092-0025-015-00	36793 MAGNOLIA ST	\$7,789.37	50	\$4,941.74	76.0	\$2,534.70	\$15,265.80	\$753.89	\$2,757.75	\$18,777.45		\$65,687	3
092-0026-001-00	6844 GEORGE AVE	\$7,789.37	50	\$4,941.74	44.0	\$1,467.46	\$14,198.56	\$701.18	\$2,564.96	\$17,464.70		\$56,626	3
092-0026-002-00	6828 GEORGE AVE	\$7,789.37	50	\$4,941.74	110.0	\$3,668.65	\$16,399.75	\$809.89	\$2,962.60	\$20,172.24		\$971,000	48
092-0026-003-00	36701 OLIVE ST	\$7,789.37	197	\$19,470.45	340.0	\$11,339.45	\$38,599.27	\$1,906.19	\$6,972.92	\$47,478.38		\$885,839	19
092-0026-004-00	36709 OLIVE ST	\$7,789.37	50	\$4,941.74	280.0	\$9,338.37	\$22,069.47	\$1,089.88	\$3,986.83	\$27,146.19		\$688,151	25
092-0026-005-00	36717 OLIVE ST	\$7,789.37	50	\$4,941.74	255.0	\$8,504.59	\$21,235.69	\$1,048.71	\$3,836.21	\$26,120.61		\$657,982	25
092-0026-006-00	36725 OLIVE ST	\$7,789.37	50	\$4,941.74	80.0	\$2,668.11	\$15,399.21	\$760.48	\$2,781.85	\$18,941.54		\$62,405	3
092-0026-007-00	36733 OLIVE ST	\$7,789.37	50	\$4,941.74	64.0	\$2,134.48	\$14,865.59	\$734.12	\$2,685.45	\$18,285.17		\$922,083	50
092-0026-008-00	36741 OLIVE ST	\$7,789.37	50	\$4,941.74	80.0	\$2,668.11	\$15,399.21	\$760.48	\$2,781.85	\$18,941.54		\$173,086	9
092-0026-009-00	36749 OLIVE ST	\$7,789.37	50	\$4,941.74	106.0	\$3,535.24	\$16,266.34	\$803.30	\$2,938.50	\$20,008.14		\$722,374	36
092-0026-010-00	36757 OLIVE ST	\$7,789.37	50	\$4,941.74	40.0	\$1,334.05	\$14,065.16	\$694.60	\$2,540.86	\$17,300.61		\$519,817	30
092-0026-011-00	36765 OLIVE ST	\$7,789.37	50	\$4,941.74	72.0	\$2,401.29	\$15,132.40	\$747.30	\$2,733.65	\$18,613.35		\$244,071	13
092-0026-012-00	36773 OLIVE ST	\$7,789.37	65	\$6,424.26	106.0	\$3,535.24	\$17,748.87	\$876.51	\$3,206.32	\$21,831.70		\$157,626	7
092-0026-013-00*	6815 DAIRY AVE	\$7,789.37	7	\$691.84	0	\$0.00	\$8,481.21	\$418.84	\$1,532.12	\$10,432.17		\$40,200	4
092-0026-019-00	36792 MAGNOLIA ST	\$7,789.37	50	\$4,941.74	44.0	\$1,467.46	\$14,198.56	\$701.18	\$2,564.96	\$17,464.70		\$212,046	12
092-0026-020-00	36786 MAGNOLIA ST	\$7,789.37	50	\$4,941.74	72.0	\$2,401.29	\$15,132.40	\$747.30	\$2,733.65	\$18,613.35		\$346,644	19
092-0026-021-00	36774 MAGNOLIA ST	\$7,789.37	50	\$4,941.74	60.0	\$2,001.08	\$14,732.18	\$727.54	\$2,661.36	\$18,121.08		\$775,000	43
092-0026-022-00	36762 MAGNOLIA ST	\$7,789.37	50	\$4,941.74	64.0	\$2,134.48	\$14,865.59	\$734.12	\$2,685.45	\$18,285.17		\$342,995	19
092-0026-023-00	36750 MAGNOLIA ST	\$7,789.37	50	\$4,941.74	56.0	\$1,867.67	\$14,598.78	\$720.95	\$2,637.26	\$17,956.98		\$110,514	6
092-0026-024-00	36738 MAGNOLIA ST	\$7,789.37	50	\$4,941.74	76.0	\$2,534.70	\$15,265.80	\$753.89	\$2,757.75	\$18,777.45		\$279,308	15
092-0026-025-00	36726 MAGNOLIA ST	\$7,789.37	50	\$4,941.74	96.0	\$3,201.73	\$15,932.83	\$786.83	\$2,878.25	\$19,597.91		\$317,601	16
092-0026-026-00	36704 MAGNOLIA ST	\$7,789.37	50	\$4,941.74	110.0	\$3,668.65	\$16,399.75	\$809.89	\$2,962.60	\$20,172.24		\$713,920	35
092-0026-027-00	6954 GEORGE AVE	\$7,789.37	197	\$19,470.45	112.0	\$3,735.35	\$30,995.17	\$1,530.67	\$5,599.25	\$38,125.08		\$251,980	7
092-0026-028-00	6938 GEORGE AVE	\$7,789.37	50	\$4,941.74	72.0	\$2,401.29	\$15,132.40	\$747.30	\$2,733.65	\$18,613.35		\$53,600	3
092-0026-029-00	6922 GEORGE AVE	\$7,789.37	50	\$4,941.74	80.0	\$2,668.11	\$15,399.21	\$760.48	\$2,781.85	\$18,941.54		\$376,038	20
092-0027-001-00	6734 GEORGE AVE	\$7,789.37	50	\$4,941.74	56.0	\$1,867.67	\$14,598.78	\$720.95	\$2,637.26	\$17,956.98		\$450,347	25
092-0027-002-00	6722 GEORGE AVE	\$7,789.37	50	\$4,941.74	40.0	\$1,334.05	\$14,065.16	\$694.60	\$2,540.86	\$17,300.61		\$956,564	55
092-0027-003-00	6710 GEORGE AVE	\$7,789.37	196	\$19,371.62	40.0	\$1,334.05	\$28,495.04	\$1,407.20	\$5,147.60	\$35,049.84		\$159,503	5
092-0027-004-00	36607 MULBERRY ST	\$7,789.37	50	\$4,941.74	52.0	\$1,734.27	\$14,465.37	\$714.36	\$2,613.16	\$17,792.89		\$54,986	3
092-0027-005-00	36623 MULBERRY ST	\$7,789.37	50	\$4,941.74	48.0	\$1,600.86	\$14,331.97	\$707.77	\$2,589.06	\$17,628.80		\$174,270	10
092-0027-006-00	36639 MULBERRY ST	\$7,789.37	50	\$4,941.74	68.0	\$2,267.89	\$14,998.99	\$740.71	\$2,709.55	\$18,449.26		\$496,701	27
092-0027-007-00	36655 MULBERRY ST	\$7,789.37	50	\$4,941.74	80.0	\$2,668.11	\$15,399.21	\$760.48	\$2,781.85	\$18,941.54		\$69,340	4
092-0027-008-00	36705 MULBERRY ST	\$7,789.37	50	\$4,941.74	66.0	\$2,201.19	\$14,932.29	\$737.42	\$2,697.50	\$18,367.22		\$248,361	14
092-0027-009-00	36721 MULBERRY ST	\$7,789.37	50	\$4,941.74	82.0	\$2,734.81	\$15,465.91	\$763.77	\$2,793.90	\$19,023.59		\$58,683	3
092-0027-010-00	36737 MULBERRY ST	\$7,789.37	50	\$4,941.74	160.0	\$5,336.21	\$18,067.32	\$892.24	\$3,263.84	\$22,223.40		\$328,318	15
092-0027-011-00	36753 MULBERRY ST	\$7,789.37	50	\$4,941.74	82.0	\$2,734.81	\$15,465.91	\$763.77	\$2,793.90	\$19,023.59		\$575,034	30
092-0027-012-00	36769 MULBERRY ST	\$7,789.37	50	\$4,941.74	96.0	\$3,201.73	\$15,932.83	\$786.83	\$2,878.25	\$19,597.91		\$816,000	42
092-0027-013-00*	6707 DAIRY AVE	\$7,789.37	12	\$1,186.02	0	\$0.00	\$8,975.38	\$443.24	\$1,621.39	\$11,040.02		\$400,428	36
092-0027-018-00*	36782 OLIVE ST	\$7,789.37	0	\$0.00	0	\$0.00	\$7,789.37	\$384.67	\$1,407.14	\$9,581.18		\$246,642	26
092-0027-019-00	36774 OLIVE ST	\$7,789.37	47	\$4,645.23	118.0	\$3,935.46	\$16,370.06	\$808.42	\$2,957.24	\$20,135.71		\$355,067	18
092-0027-020-00	36766 OLIVE ST	\$7,789.37	50	\$4,941.74	40.0	\$1,334.05	\$14,065.16	\$694.60	\$2,540.86	\$17,300.61		\$475,650	27
092-0027-021-00	36758 OLIVE ST	\$7,789.37	50	\$4,941.74	40.0	\$1,334.05	\$14,065.16	\$694.60	\$2,540.86	\$17,300.61		\$440,139	25

Assessor's Parcel Number	Property Address	Primary Benefit for Curb and Sidewalk District Improvements Cost	Frontage to Curb and Sidewalk District Improvements (Linear Feet)	Enhanced Benefit for Curb and Sidewalk District Improvements Cost	Driveway and Walkway Conform District Improvements (Square Feet)	Enhanced Benefit for Driveway and Walkway Conform District Improvements Cost	Total District Improvements Cost	Incidental Expenses	Financing Cost	Total Assessment as Preliminarily Approved	Total Assessment as Confirmed and Recorded	Total True Value	Value to Lien Ratio
092 -0027-022-00	36750 OLIVE ST	\$7,789.37	50	\$4,941.74	88.0	\$2,934.92	\$15,666.02	\$773.65	\$2,830.05	\$19,269.73		\$567,132	29
092 -0027-023-00	36742 OLIVE ST	\$7,789.37	50	\$4,941.74	68.0	\$2,267.89	\$14,998.99	\$740.71	\$2,709.55	\$18,449.26		\$307,383	17
092 -0027-024-00	36734 OLIVE ST	\$7,789.37	50	\$4,941.74	76.0	\$2,534.70	\$15,265.80	\$753.89	\$2,757.75	\$18,777.45		\$396,162	21
092 -0027-025-00	36726 OLIVE ST	\$7,789.37	50	\$4,941.74	128.0	\$4,268.97	\$17,000.07	\$839.53	\$3,071.05	\$20,910.66		\$276,455	13
092 -0027-026-00	36718 OLIVE ST	\$7,789.37	50	\$4,941.74	230.0	\$7,670.80	\$20,401.91	\$1,007.53	\$3,685.59	\$25,095.02		\$468,547	19
092 -0027-027-00	36710 OLIVE ST	\$7,789.37	50	\$4,941.74	210.0	\$7,003.78	\$19,734.88	\$974.59	\$3,565.09	\$24,274.56		\$617,301	25
092 -0027-028-00	36702 OLIVE ST	\$7,789.37	196	\$19,371.62	180.0	\$6,003.24	\$33,164.22	\$1,637.79	\$5,991.09	\$40,793.09		\$312,730	8
092 -0027-029-00	6758 GEORGE AVE	\$7,789.37	50	\$4,941.74	72.0	\$2,401.29	\$15,132.40	\$747.30	\$2,733.65	\$18,613.35		\$279,085	15
092 -0027-030-00	6746 GEORGE AVE	\$7,789.37	50	\$4,941.74	112.0	\$3,735.35	\$16,466.45	\$813.18	\$2,974.65	\$20,254.28		\$559,981	28
092 -0028-001-00	6556 GEORGE AVE	\$7,789.37	50	\$4,941.74	48.0	\$1,600.86	\$14,331.97	\$707.77	\$2,589.06	\$17,628.80		\$463,631	26
092 -0028-002-00	6540 GEORGE AVE	\$7,789.37	50	\$4,941.74	64.0	\$2,134.48	\$14,865.59	\$734.12	\$2,685.45	\$18,285.17		\$384,648	21
092 -0028-003-00	6524 GEORGE AVE	\$7,789.37	50	\$4,941.74	84.0	\$2,801.51	\$15,532.62	\$767.07	\$2,805.95	\$19,105.63		\$1,050,000	55
092 -0028-004-00	6508 GEORGE AVE	\$7,789.37	70	\$6,918.43	40.0	\$1,334.05	\$16,041.85	\$792.21	\$2,897.95	\$19,732.01		\$800,000	41
092 -0028-017-00*	6661 DAIRY AVE	\$7,789.37	0	\$0.00	0	\$0.00	\$7,789.37	\$384.67	\$1,407.14	\$9,581.18		\$217,675	23
092 -0028-018-00	36754 MULBERRY ST	\$7,789.37	50	\$4,941.74	48.0	\$1,600.86	\$14,331.97	\$707.77	\$2,589.06	\$17,628.80		\$50,135	3
092 -0028-019-00	36738 MULBERRY ST	\$7,789.37	50	\$4,941.74	74.0	\$2,468.00	\$15,199.10	\$750.60	\$2,745.70	\$18,695.40		\$710,859	38
092 -0028-020-00	36722 MULBERRY ST	\$7,789.37	50	\$4,941.74	290.0	\$9,671.88	\$22,402.99	\$1,106.35	\$4,047.08	\$27,556.42		\$888,484	32
092 -0028-021-00	36706 MULBERRY ST	\$7,789.37	50	\$4,941.74	108.0	\$3,601.94	\$16,333.05	\$806.59	\$2,950.55	\$20,090.19		\$791,373	39
092 -0028-022-00	36656 MULBERRY ST	\$7,789.37	50	\$4,941.74	56.0	\$1,867.67	\$14,598.78	\$720.95	\$2,637.26	\$17,956.98		\$254,885	14
092 -0028-023-00	36640 MULBERRY ST	\$7,789.37	50	\$4,941.74	108.0	\$3,601.94	\$16,333.05	\$806.59	\$2,950.55	\$20,090.19		\$323,814	16
092 -0028-024-00	36624 MULBERRY ST	\$7,789.37	50	\$4,941.74	64.0	\$2,134.48	\$14,865.59	\$734.12	\$2,685.45	\$18,285.17		\$288,284	16
092 -0028-025-00	36608 MULBERRY ST	\$7,789.37	50	\$4,941.74	68.0	\$2,267.89	\$14,998.99	\$740.71	\$2,709.55	\$18,449.26		\$233,913	13
092 -0028-026-00	36602 MULBERRY ST	\$7,789.37	194	\$19,173.95	210.0	\$7,003.78	\$33,967.09	\$1,677.44	\$6,136.12	\$41,780.65		\$104,552	3
092 -0028-027-00	6652 GEORGE AVE	\$7,789.37	50	\$4,941.74	140.0	\$4,669.18	\$17,400.29	\$859.30	\$3,143.35	\$21,402.93		\$266,301	12
092 -0028-028-00	6636 GEORGE AVE	\$7,789.37	50	\$4,941.74	150.0	\$5,002.70	\$17,733.80	\$875.77	\$3,203.59	\$21,813.17		\$459,959	21
092 -0028-029-00	6620 GEORGE AVE	\$7,789.37	50	\$4,941.74	150.0	\$5,002.70	\$17,733.80	\$875.77	\$3,203.59	\$21,813.17		\$84,245	4
<b>Totals:</b>		<b>\$1,152,826.09</b>	<b>7,629</b>	<b>\$754,010.58</b>	<b>12,648.5</b>	<b>\$421,844.15</b>	<b>\$2,328,680.82</b>	<b>\$115,000.00</b>	<b>\$420,674.00</b>	<b>\$2,864,354.83</b>			

\*These parcels receive a special and direct benefit from the District Improvements and have been assigned an assessment. However, they are excluded from the District boundary because they are included in another City Assessment District. The City will pay the AID No. 35 assessment assigned to these parcels.



**APPENDIX D**

**Property Owner Assistance Program**

The Newark City Council approved a Property Owner Assistance Program on January 26, 2023 to assist senior and low-income property owners with respect to City-sponsored assessment district assessments levied against their properties. This program will only be made available to defer payment of assessments for owner-occupied properties. To qualify for the program, property owners must submit an application to the City for approval with evidence of eligibility in accordance with at least one of the criteria described below. Property owners may qualify for deferment of the full assessment amount, or a portion of the assessment, depending on which criteria are met. The application period for Area Improvement District No. 35 will commence on January 27, 2023 and completed applications must be received by April 24, 2023. For qualifying applicants, payment of the applicable assessment amount can be deferred interest-free to the time of the next sale or transfer of the property for which their application was submitted. To proceed with the deferment, qualifying applicants must provide a lien on their property to the City confirming that full payment of the outstanding balance for their property will be due and paid at the time of the next sale or transfer of their property.

### **Property Owner Assistance Program Eligibility Criteria**

For an applicant to qualify for deferment of the entire assessment levied, the City must determine the property is owner-occupied and the supporting documentation demonstrates proof of at least one of the following:

- At least one property owner on title is 65 years of age or older on or before the application deadline of April 24, 2023.
- At least one property owner on title is permanently disabled and receiving disability benefits from Social Security, Workers Compensation, or an equivalent agency.
- Household income earned, pursuant to income taxes filed for calendar year 2022, by the household that both owns and occupies the property for which the application is submitted is equal to or lower than the amount designated as a low-income household for Alameda County based on the number of household members, pursuant to the Official State Income Limits published by the California State Department of Housing and Community Development on an annual basis.

For an applicant to qualify for deferment of a certain limited portion of the assessment levied, the City must determine the property is owner-occupied and the following is true:

- The property for which the application is submitted must have a total assigned assessment of at least 25% above the average assessment of \$19,353.75 for Area Improvement District No. 35, i.e., the total assigned assessment must be \$24,192.19 or higher. For qualifying properties, the portion of the total assigned assessment above the average assessment can be deferred until the sale or transfer of the property for which the application is submitted.

If you have any questions regarding the deferment program for Area Improvement District No. 35, please contact the City's Public Works department at (510) 578-4589.