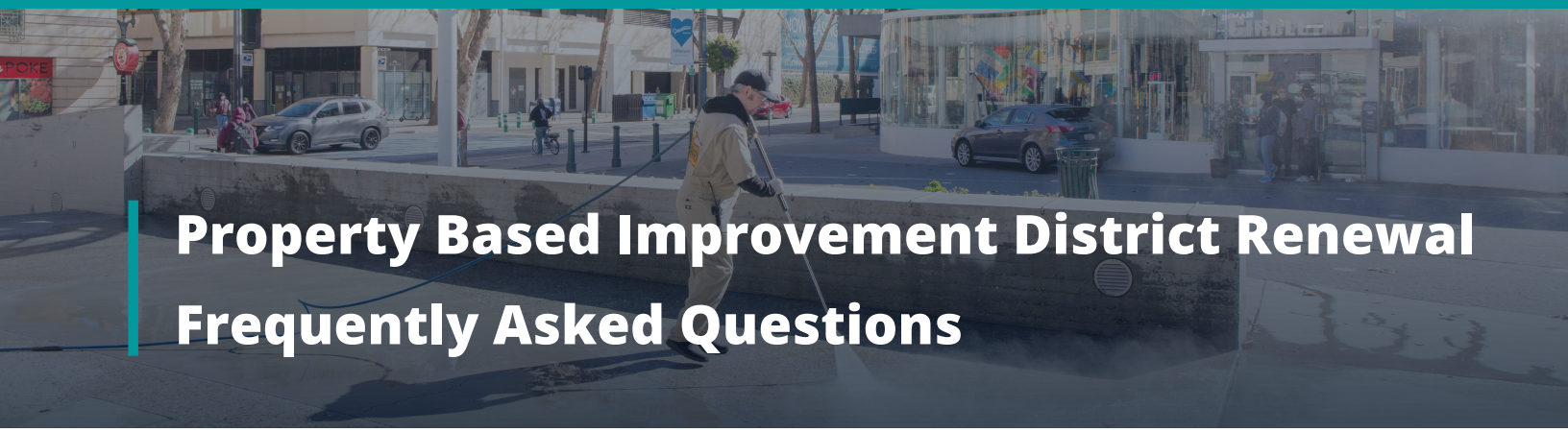

Property Based Improvement District Renewal Frequently Asked Questions

What is a Property & Business Improvement District?

A Property & Business Improvement District (PBID) is an assessment district which provides additional services within a defined area. The services are funded by an assessment on real property, which appears on property tax bills. PBIDs provide funding for programs chosen by property owners and customized to fit the needs of the district. All services are designed to provide direct special benefits to those who pay into the PBID.

When was the downtown San Jose PBID established?

The downtown PBID was established in 2007, with service starting on January 15, 2008. The PBID expanded its boundaries and was renewed in 2012. It is led by the San Jose Downtown Property Owners Association Board of Directors (SJDPOA), and managed by the San Jose Downtown Association (SJDA).

What services does the PBID provide?

- Groundwerx Clean and Safe Services:
  - Trash and debris removal
  - Graffiti abatement
  - Pressure washing and mechanical cleaning
  - Cleaning street fixtures and furniture
  - Safety ambassadors
  - Safety escorts within the district
  - Collaboration with downtown homeless service providers
- Business development services that help small businesses navigate the City and County permitting processes
- Landscaping and enhanced maintenance, including tree trimming and tree care, planters, hanging baskets, removing damaged tree grates
- Beautification projects, including murals, decorative lighting and temporary art installations
- Off-duty SJPD officers focused on quality of life issues and connecting with storefront business owners
- Street Life capital projects like the MOMENT retail shops, dog parks and pocket parks

How long will the new district last?

The SJDPOA is looking to renew the district for ten years, July 1, 2022 through June 30, 2032.

PBID
DOWNTOWN SAN JOSE IMPROVEMENT DISTRICT

San Jose Downtown Association

For more information about the PBID and the renewal process please contact:

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Property Based Improvement District Renewal
Frequently Asked Questions

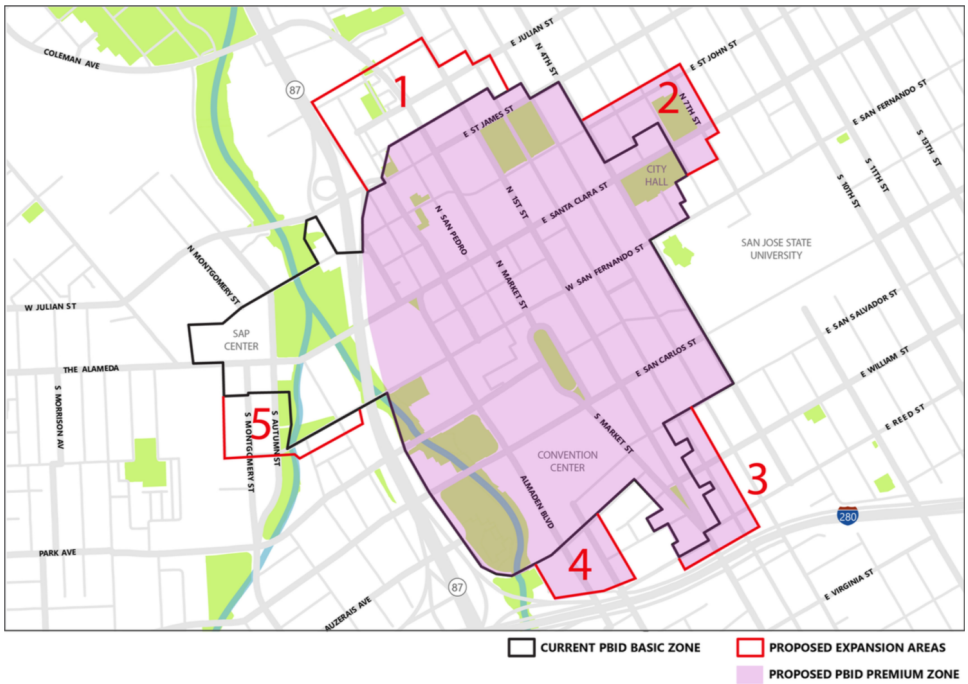
How does the district get approved?

Property owners within the district have two opportunities to vote on the proposed services and boundaries. First, property owners receive a petition and draft management plan that outlines the boundaries, services and costs of the proposed district. The petition requires a majority vote to proceed to the ballot. If the petition is successful, ballots are then provided to property owners with anticipated assessment rates for their parcel(s) for the first year of the district. If the ballot phase of the process receives a majority vote from owners, the City Council can then ratify the district renewal.

Where is the SJDPOA in the renewal process?

As of October 2021, SJDPOA has completed the strategic planning phase of the renewal process. SJDA staff and the SJDPOA Board of Directors are working with Progressive Urban Management Associates (P.U.M.A.), a PBID renewal specialist, on the draft management plan for the district, including potential service additions and amendments, as well as boundary expansion. The strategic plan and draft management plan will be publicly available in November 2021. Outreach to property owners in the existing district and expansion areas begins in November 2021.

Proposed Expansion Boundaries



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