

Time to pay dues for 2026

ANNUAL MEETING

Saturday, February 28th



Welcome

Thanks for coming in person!

Property owners please stay for
owners only meeting!



Channel Islands
Waterfront Homeowners Association

REPRESENTING MANDALAY BAY HOMEOWNERS



AGENDA

Sat. Feb. 28th 8:30 am to 12 pm

- **9 am Public Meeting**
- **WELCOME: Bill Clark**
- **Pledge of Allegiance**
- **Introduction of Guests**
 - **Alex Nguyen: Oxnard City Manager**
 - **Michael Wolfe: Oxnard Public Works Director**
 - **Cameron Duncan, Seawalls Duncan Engineering**
 - **Anthony Miller: Oxnard Special Districts**
 - **Bert Perello: City Council District 1**
- **Q&A**
- **11 am Property Owners Only Meeting**
Property Owners – please stay for this!



Alex Nguyen
Oxnard City Manager



Michael Wolfe
Oxnard Public Works
Director



Cameron Duncan
Seawalls
Duncan Engineering



Anthony Miller
Oxnard Special
Districts



Bert Perello
Oxnard City Council
District 1



Alex Nguyen Oxnard City Manager



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City Manager Update

February 2026

The New York Times

Trump Administration Aims to Strip More Foreign-Born Americans of Citizenship

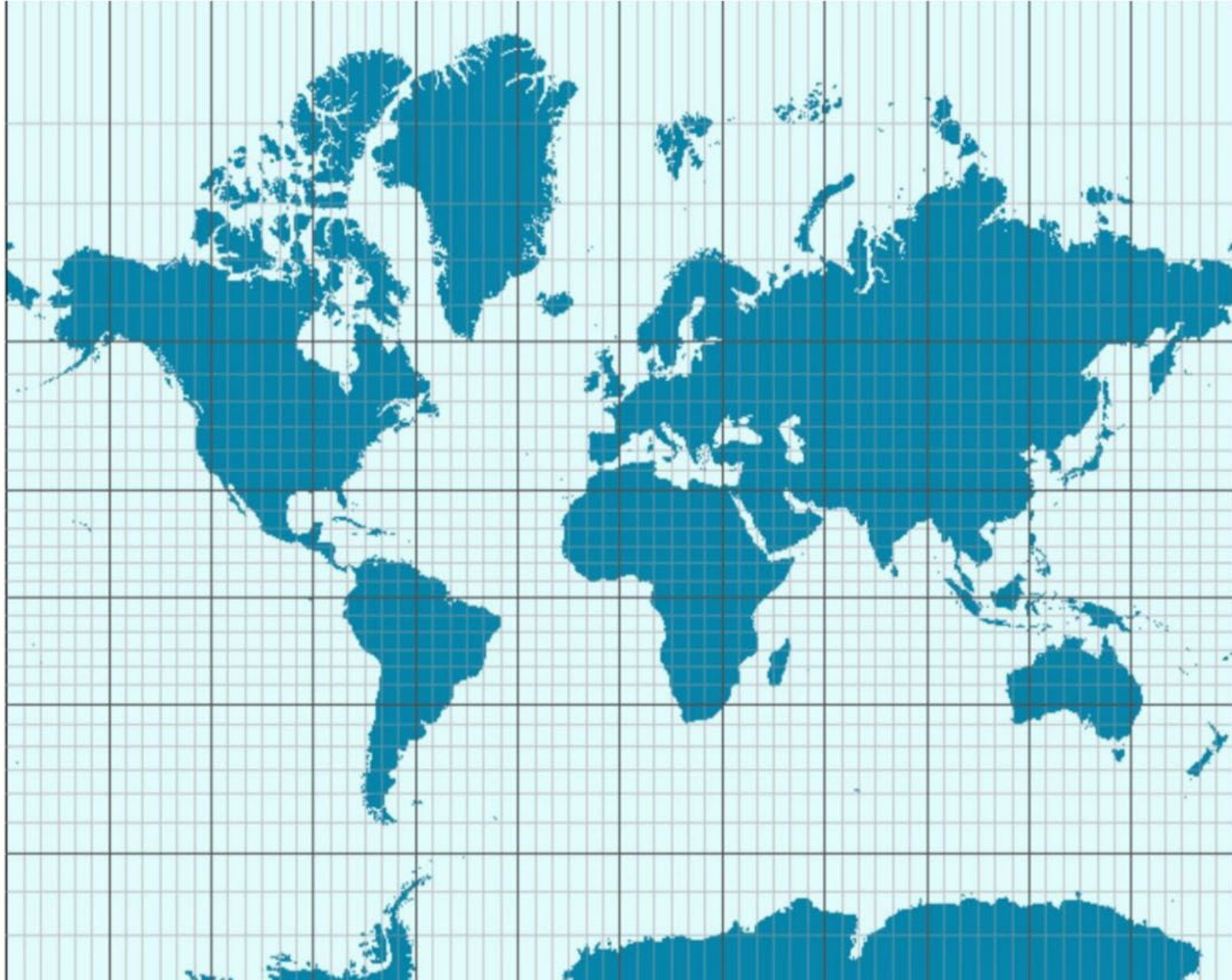
An official with U.S. Citizenship and Immigration Services said it would prioritize “those who’ve unlawfully obtained U.S. citizenship.”



By **Hamed Aleaziz**

Reporting from Washington

Dec. 17, 2025



Progress: City Finances

S&P Ratings Scale	
Letter Grade	Capacity to Repay
AAA	Highest credit quality, minimum credit risk
AA+, AA, AA-	Very high credit quality, very low credit risk
A+, A, A-	High credit quality (upper-medium grade)
BBB+, BBB, BBB-	Good credit quality, currently low credit risk
BB+, BB, BB-	Speculative elements, issuer faces major uncertainties and adverse conditions
B+, B, B-	High credit risk, but issuer still able to meet its financial commitments
CCC	Issuer currently vulnerable, default likely
CC	Issuer currently highly vulnerable, near default
R, SD, D	Lowest rating, typically in default on some (SD) or all of its financial obligations

Continuing to Improve Oxnard's S&P Rating

	2017	2021	2022	2024	2025
Issuer Credit Rating (ICR)	A (Stable Outlook)	A (Stable Outlook)	A+ (Stable Outlook)	AA- (Stable Outlook)	AA- (Stable Outlook)
General Fund Lease	A- (Stable Outlook)	A- (Stable Outlook)	A (Stable Outlook)	A+ (Stable Outlook)	A+ (Stable Outlook)
Water Fund	A (Stable Outlook)	A (Stable Outlook)	A (Positive Outlook)	A (Positive Outlook)	A+ (Stable Outlook)
Wastewater Fund	BBB (Stable Outlook)	A- (Stable Outlook)	A (Stable Outlook)	A (Stable Outlook)	A+ (Stable Outlook)
Gas Tax Fund	A (Stable Outlook)	A+ (Positive Outlook)	AA- (Stable Outlook)	AA- (Stable Outlook)	AA (Stable Outlook)



CERTIFICATE OF ACHIEVEMENT FOR EXCELLENCE IN FINANCIAL REPORTING

for Fiscal Year Ended June 30, 2024

Presented by:  **Government Finance Officers Association**

Awarded for the Eighth Year in a Row

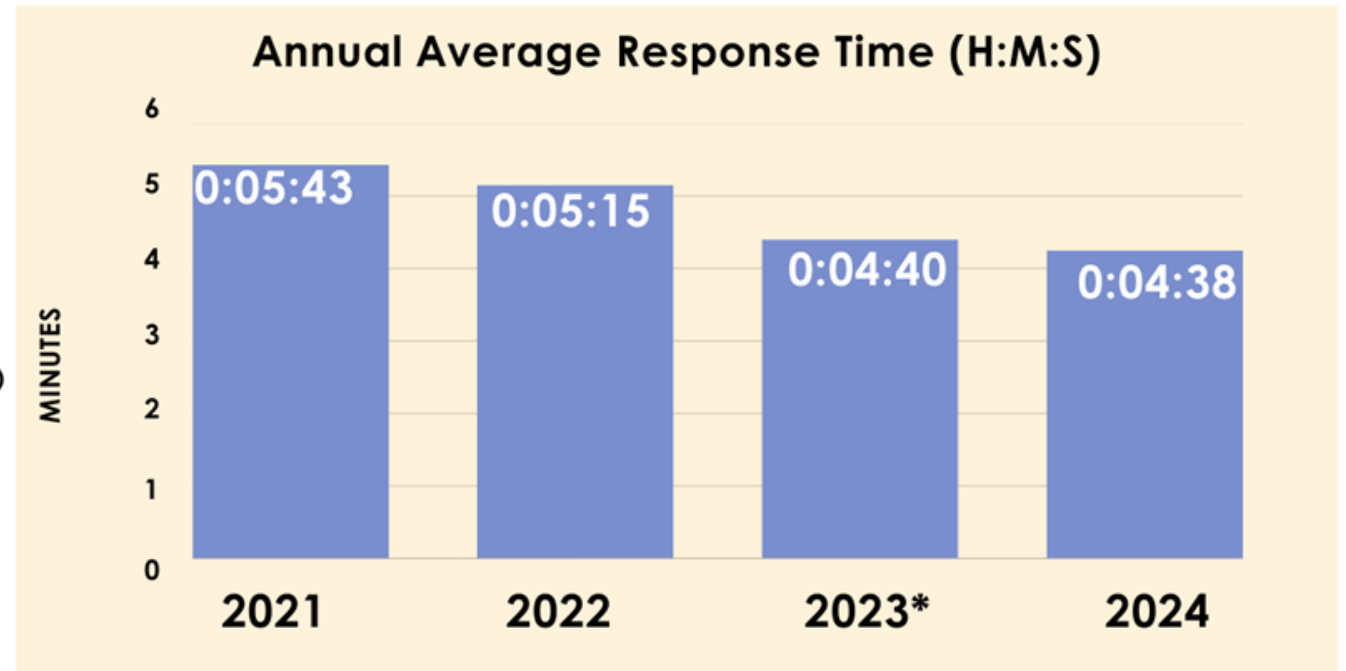
YOUR LOCAL TAXES HELP KEEP OXNARD SAFE



EMERGENCY MEDICAL SERVICES RESPONSE TIMES

With current funding, the Fire Department's Emergency Medical Services response time decreased to

4 MINUTES AND 38 SECONDS



*In 2023, the City received a grant to place a second paramedic squad at Station 6. This has helped the City improve its response times.

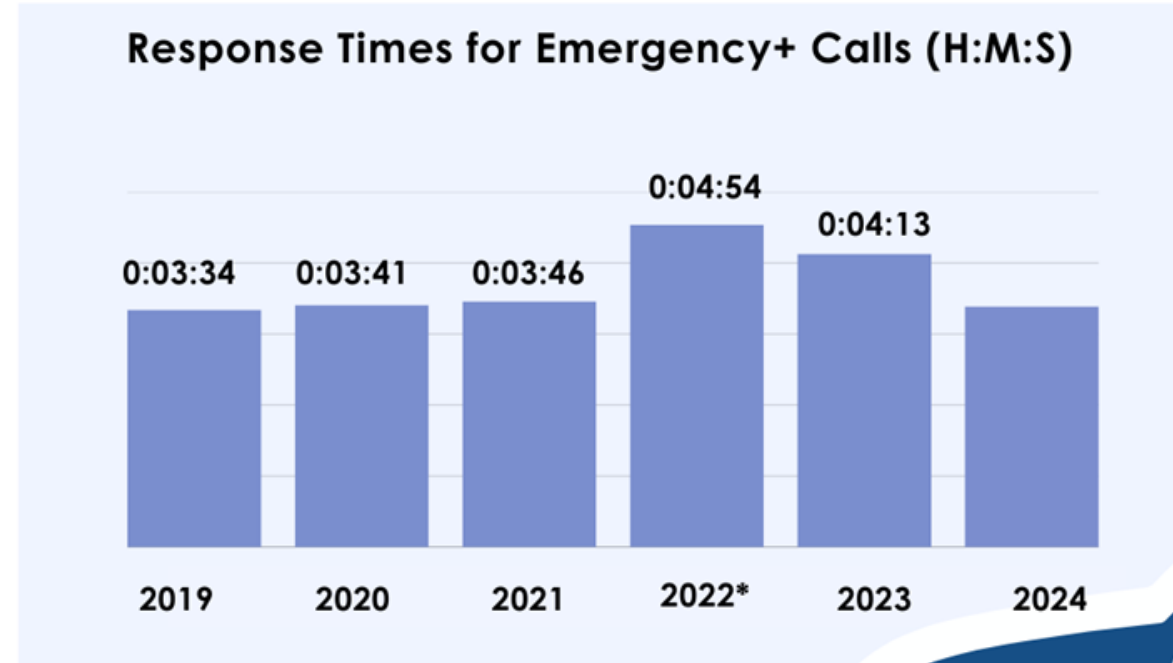
YOUR LOCAL TAXES HELP KEEP OXNARD SAFE



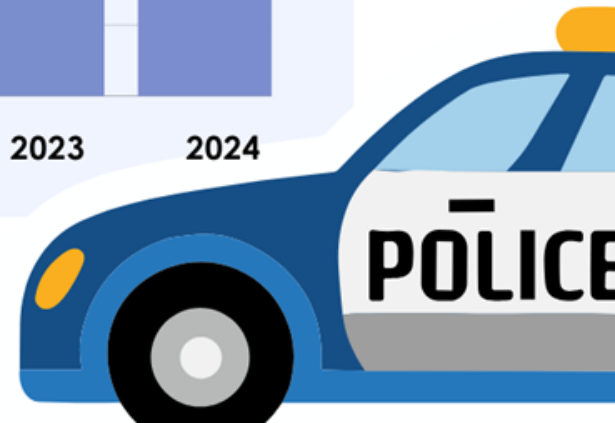
MAINTAINING POLICE 911 RESPONSE TIMES

With current local funding, the Police Department's average response time in 2024 improved by 34 seconds, for an average of

3 MINUTES AND 39 SECONDS



**Police Department had 23 officer vacancies in 2022; was reduced to 9 by the end of the year*



YOUR LOCAL TAXES FIXING LOCAL ROADS

Since FY21-22 and the **voters' approval of locally-controlled funds**, the City has invested:

\$96.6M

on street paving
capital improvement
program (CIP)
projects

\$27.5M

budgeted for street
maintenance
budget



A portion of the funding for Oxnard street and alley repairs comes from voter-approved local taxes which will be ending soon.

Edison Canal Bridge and Mandalay Bay Bridge Rehabilitation

Public Works successfully winning grants for bridge maintenance



Featured images of the Edison Canal Bridge

Channel Islands Harbor Water Quality

\$500K

secured in State grant funds to develop a feasibility study

\$1.3M

in City ARPA funds

\$1.3M

in County ARPA funds

for water quality-related projects



YOUR LOCAL TAX DOLLARS AT WORK

Mandalay Bay Seawalls (West Hemlock Street Seawall Repairs) Project

\$2.6M*
investment on
seawall repairs



**Includes General Fund & Measure O*



Mandalay Bay (Outlined in Purple)

LOCAL TAXES UPGRADING OUR CITY PARKS



YOUR LOCAL TAX DOLLARS AT WORK



2025: Oxnard experiences a **15.7% reduction in individuals experiencing homelessness**, decreasing from 752 in 2024 to 634.

This marks the second consecutive year the City has seen a decline in homelessness, with a 24.3% decrease since 2023.

YOUR LOCAL TAX DOLLARS AT WORK



CASA DE CARMEN & OXNARD NAVIGATION CENTER

56 units of permanent supportive housing

110 beds at the 24-hour emergency shelter

OPENED **NOVEMBER 2025**

Partnerships |



Where Do Your Tax Dollars Go?

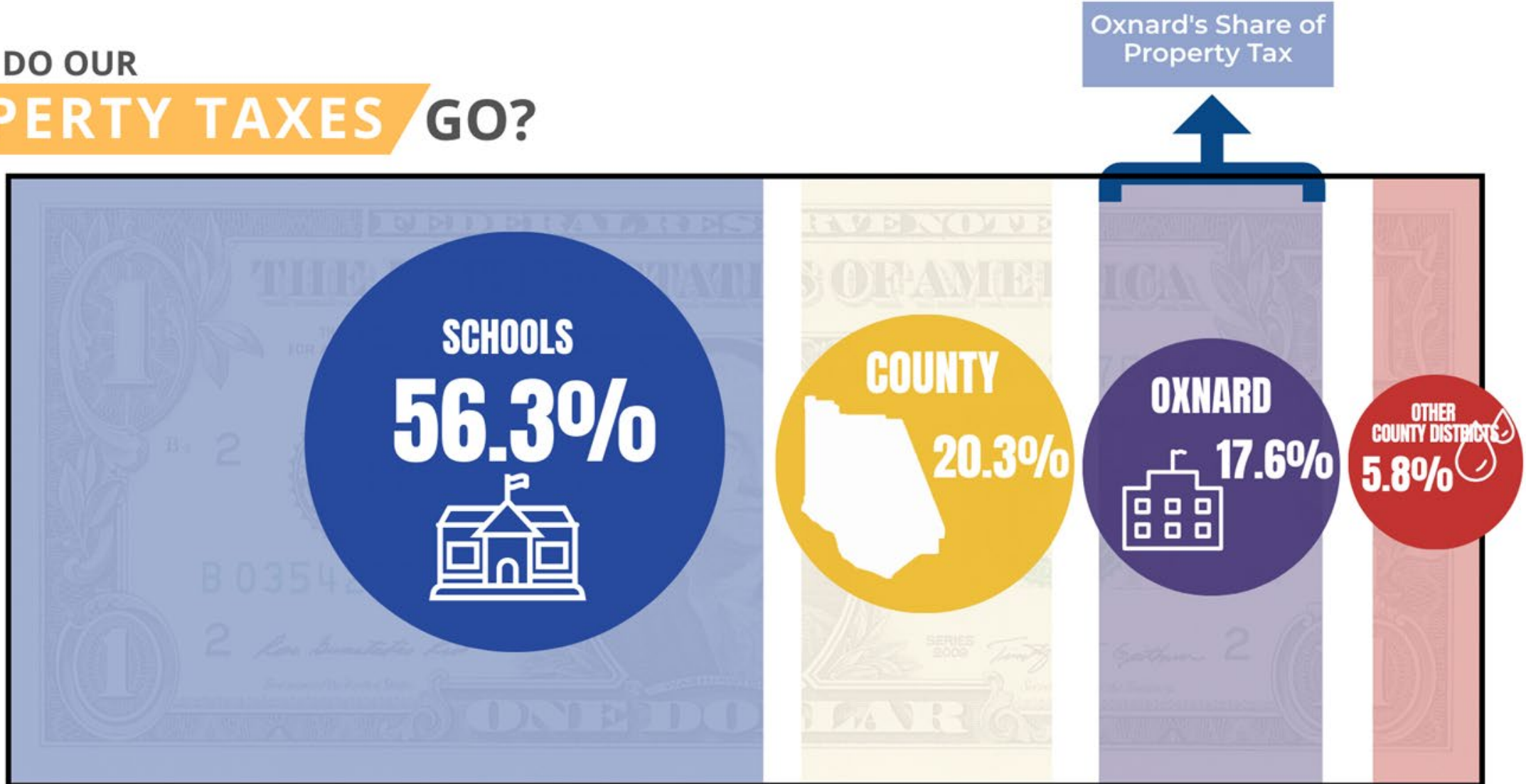
Bill Request Code: 5212	Tax Rate Area (TRA): 03338	Assessment Revision: 00
Bill Revision: 00	Effective Tax Year: 2025/26	Billed Date: 09/30/2025

Value Type	Assessed Value
Land & Minerals	591,225
Improvements	317,920
Fixture	
Trees & Vines	
Total Land & Improvement Value	909,145
Personal Property	
Total Gross Value	909,145
Homeowner Exemption	7,000
Other Exemptions	
Total Net Value	902,145
10% §463 Penalty	
Total Assessed Value	902,145
R&T Codes:	
Other Exemptions:	
Notes to Taxpayer:	
<p>HOMEOWNERS: Protect your property from real estate fraud! Monitor your property tax records on the County Clerk-Recorder's website: clerkrecorder.venturacounty.gov</p>	

Taxing Agency	Phone	Tax Rate	x Assessed Value	= Tax Amount
14001101 - PROP 13 MAXIMUM 1% TAX	805-654-3181	1.000000	902,145	\$9,021.45
11031104 - EL SCH BD OXNARD #3	805-383-1982	0.021200	902,145	\$191.25
11031105 - EL SCH BD OXNARD #4	805-383-1982	0.044600	902,145	\$402.36
11031106 - EL SCH BOND OXNARD #5	805-383-1982	0.027300	902,145	\$246.29
11031107 - EL SCH BOND OXN MSR I	805-383-1982	0.024000	902,145	\$216.51
12007102 - HI SCH BOND OXNARD	805-383-1982	0.003000	902,145	\$27.07
12007103 - HI SCH BOND OXNARD #2	805-383-1982	0.011300	902,145	\$101.94
12007104 - HI SCH BOND OXNARD #3	805-383-1982	0.027300	902,145	\$246.28
12007105 - HI SCH BOND OXNARD MSR E	805-383-1982	0.001600	902,145	\$14.42
12015103 - VTA COMM COLLEGE BD	805-383-1982	0.013900	902,145	\$125.40
18750101 - METROPOLITAN WTR	866-807-6864	0.007000	902,145	\$63.15
18031102 - CITY OXNARD DIST #1 BOND	805-721-2924	0.050615	902,145	\$456.62
			1.231815	General Tax Subtotal:
				\$11,112.74
16200101 - VECTOR CONTROL	805-654-2816	03-01		\$6.70
18620101 - CALLEGUAS MWD	866-807-6864	08-24		\$5.00
			CONTINUED ON REVERSE SIDE	
			Direct Assessment Subtotal	\$59.16
1st Installment Pay By 12/10/2025		2nd Installment Pay By 04/10/2026		
\$5,585.95		\$5,585.95		
			TOTAL TAX DUE:	\$11,171.90

Revenue Split: Local, Regional, and Statewide

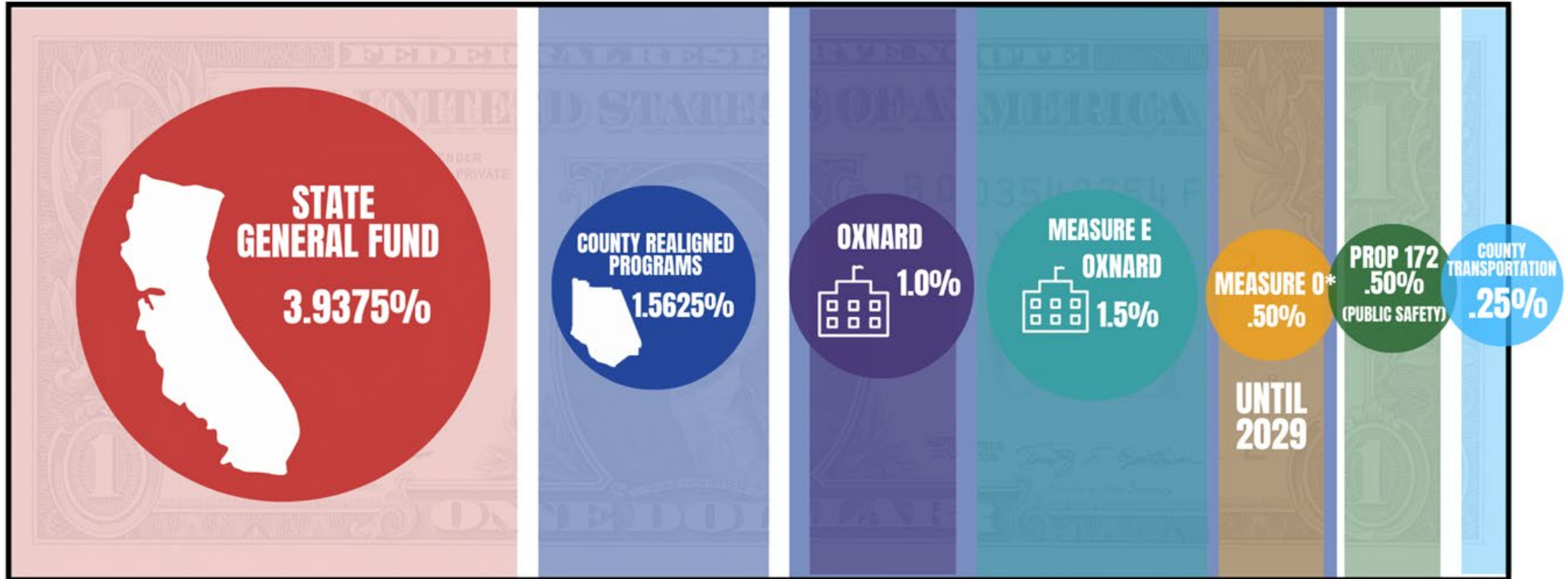
WHERE DO OUR PROPERTY TAXES GO?



Revenue Split: Local, Regional, and Statewide

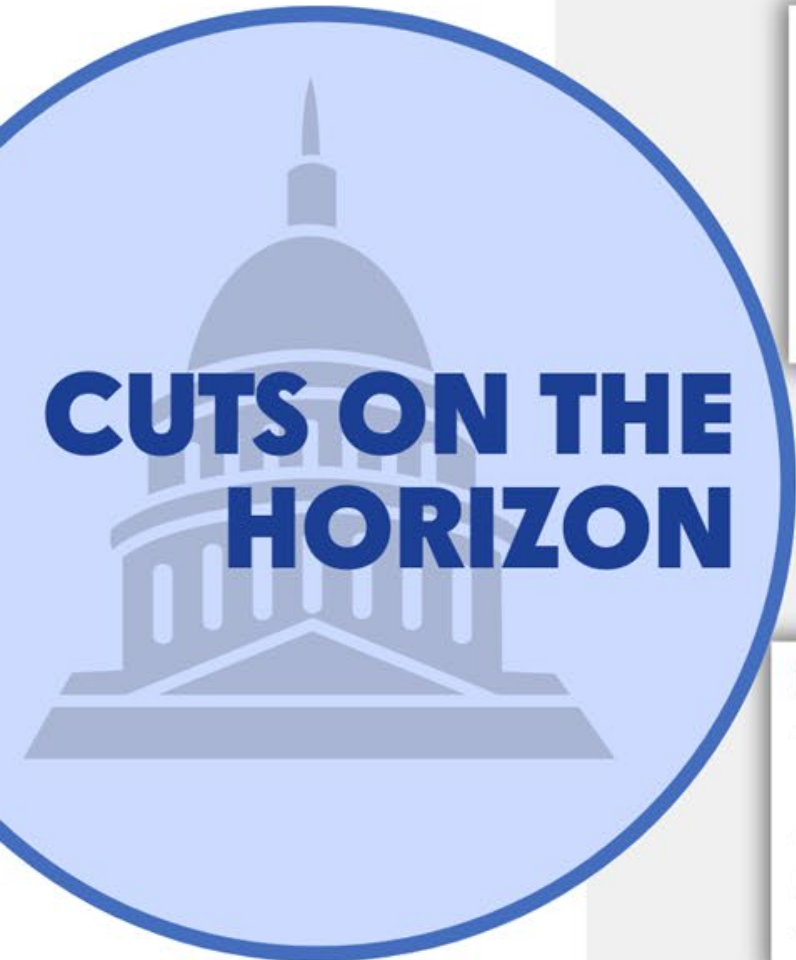
WHERE DO OUR **SALES TAXES GO?**

Oxnard's Share of Sales Tax



Funding SOLELY for use in Oxnard

*9.25% sales tax rate effective April 1, 2021. Becomes 8.75% in March 2029, decreasing source of Oxnard's locally controlled funds.



FEDERAL CUTS

P Politico

Trump admin looks at deep cuts to homeless housing program

A new policy change would slash federal funding for homeless housing programs, increasing homelessness in perpetuity.

09/29/2025

NPR

Trump budget would slash rental aid by 40% — and let states fill the gap if they want

The proposal would cut off rental subsidies after two years for able-bodied adults. Advocates warn if enacted, the White House plan would...

May 2, 2025

STATE CUTS

KQED

California Budget Has No New Funding for Key Statewide Homelessness Program

California lawmakers are preparing a budget that would cut funding for key statewide homelessness programs, cutting it down from \$870 million to \$500 million.

Jun 25, 2025

POLITICO Pro

Article | With a deficit looming, California lawmakers look to borrow their way to a balanced budget

SACRAMENTO, California — Gov. Gavin Newsom is proposing hard cuts to solve the state's \$12 billion deficit. State lawmakers would prefer to...

Jun 11, 2025



FEMA Staff Bracing for Dismissal of 1,000 Disaster Workers

The job cuts expected this month are part of a plan by the homeland security secretary, Kristi Noem, to remake the agency.



A FEMA planning document obtained by The New York Times detailed potential cuts of more than 11,500 people from a work force of about 23,000. Al Drago for The New York Times

Challenges: Decreased Revenues in Future

CAMARILLO **Acorn**

Court greenlights Camarillo Costco

Vague environmental challenge fails
February 07, 2024

By Scott Steepleton
scott@theacorn.com



FILL 'ER UP - A group claiming what it calls the Costco Center's "single" gas station isolated state law suit that fight in the courts. MICHAEL COON/ Acorn Newspapers

CAL MATTERS

Who benefits from Amazon's immense sales taxes in California?

BY DAN WALTERS
MAY 28, 2023



An Amazon worker delivers boxes in Los Angeles on Dec. 1, 2021. Photo by Benoit Boissang, AP Photo



Local, voter-approved funds
are ending soon

WE WANT TO HEAR FROM YOU

JOIN THE CONVERSATION

We want to hear from YOU!
Please join the conversation by completing a community survey today

[oxnard.gov/
jointheconversation](https://oxnard.gov/jointheconversation)

ENGLISH:



RESIDENT-INFORMED PRIORITIES

Community feedback will be used to inform City Council's priorities for the next five years

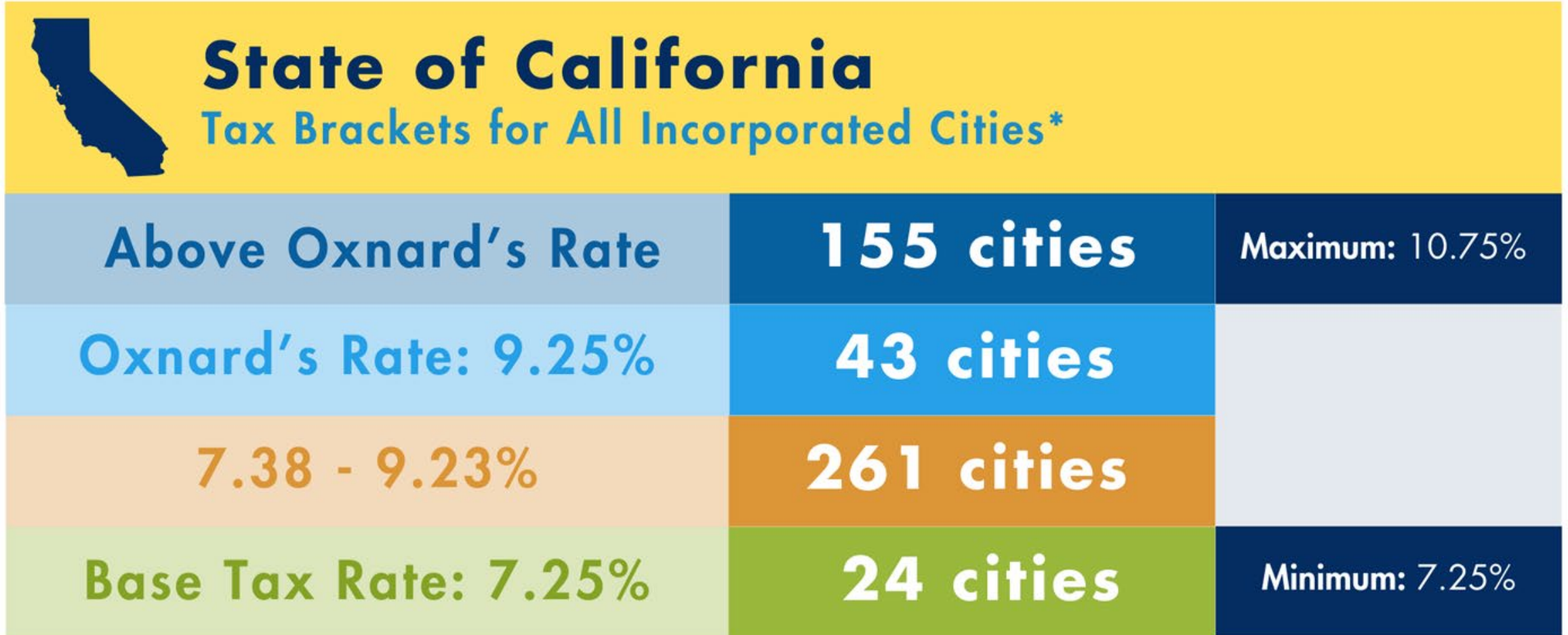
[oxnard.gov/
priorities](https://oxnard.gov/priorities)

Revenue Sources: Local Funding - Statewide



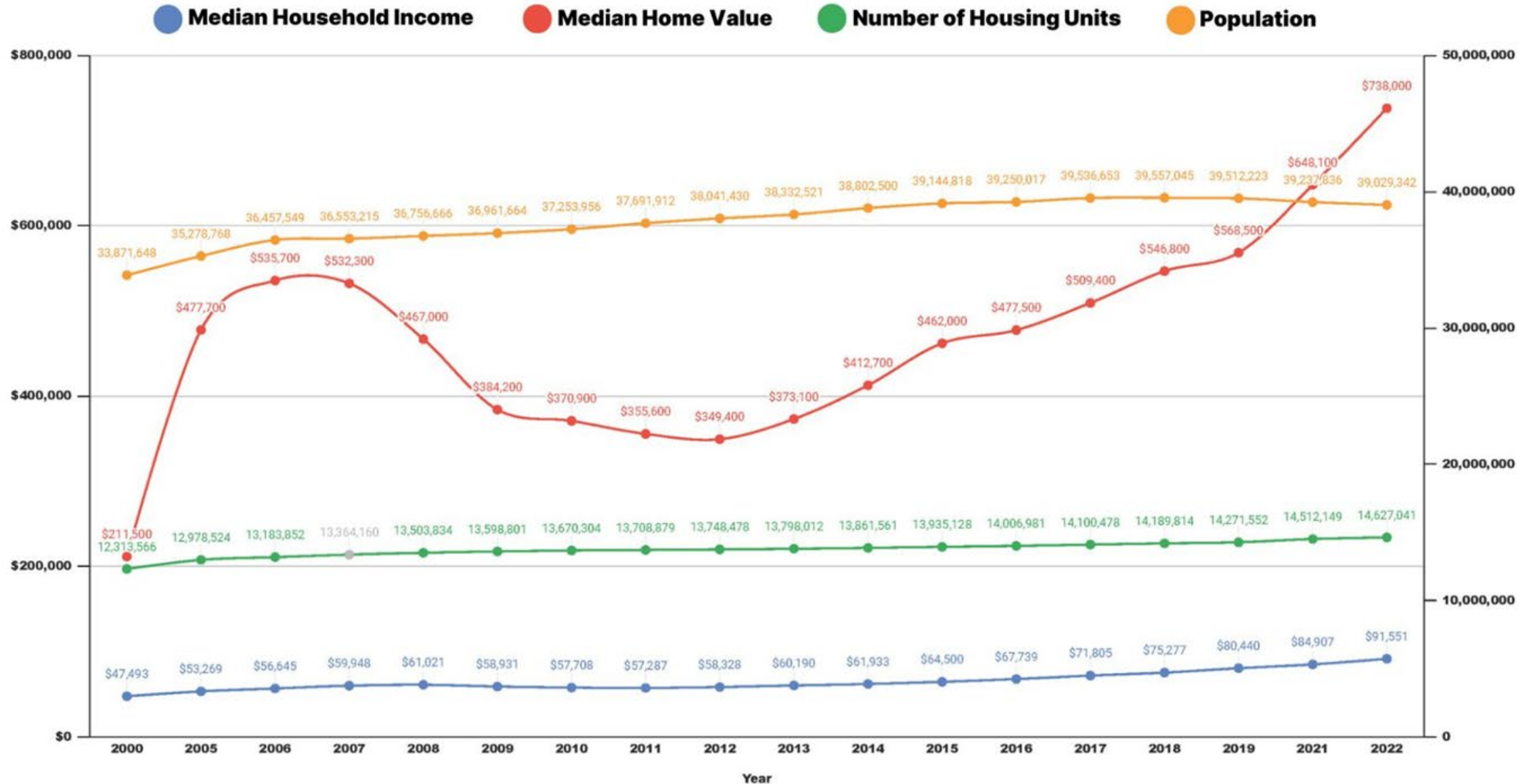
California Department of
Tax and Fee Administration

*Source: State of California City & County Sales & Use Tax Rates
Effective Jan. 1, 2026*



**In 2024, California added its 483rd city—Mountain House, San Joaquin County*

Challenges: Housing & Affordability



Challenges: Education Attainment

Figure 7.
Respondents Aged 25-34 Who Earned a Bachelor's Degree
Source: American Community Survey, 2018-22

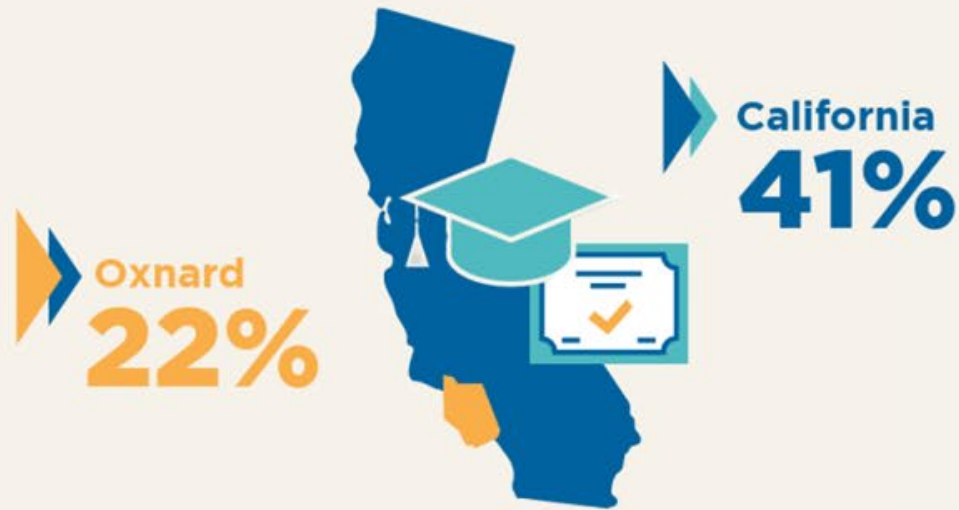
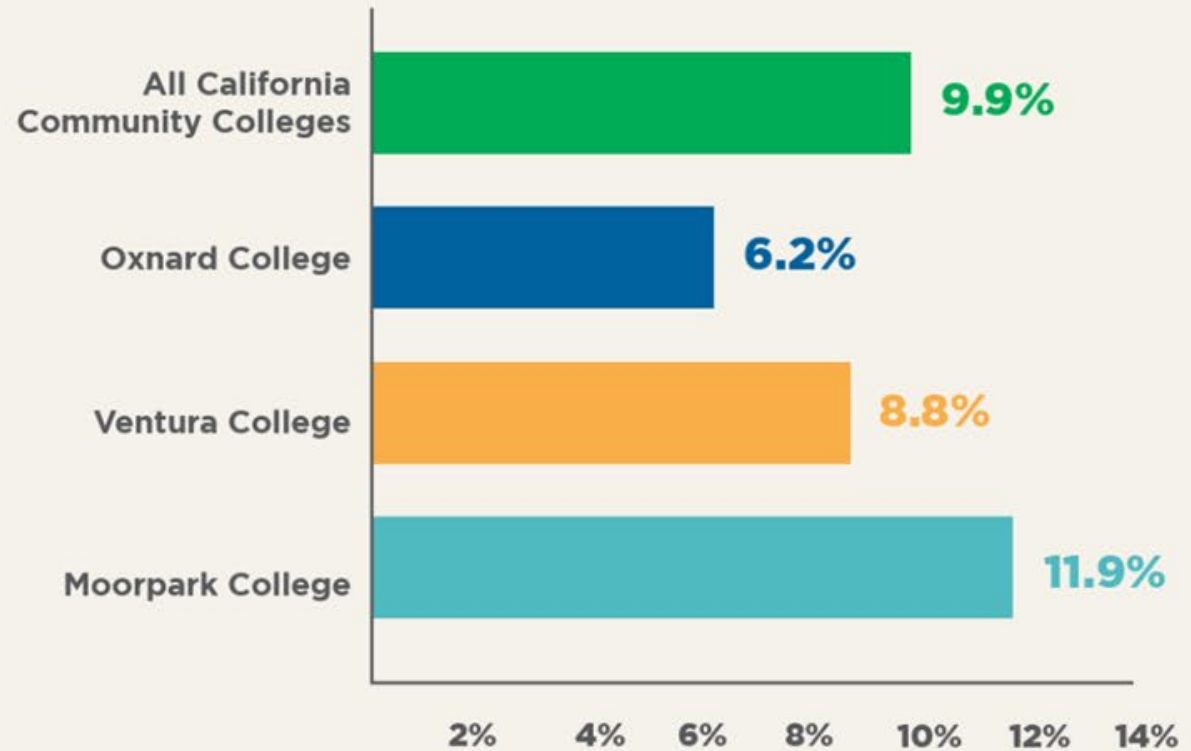


Figure 9.
Community College Transfer Rates to Four-Year Colleges and Universities
Source: California Community Colleges Chancellor's Office, 2021-22



OXNARD'S EDUCATION ATTAINMENT

Ages 18-24

20,609

Less than HS graduate	3,448
HS graduate or equivalent	7,112
Some college or associate's degree	8,613
Bachelor's degree or higher	1,436

19,173

Ages 25 & over

127,954

Less than 9th grade	26,782
9th-12th grade, no diploma	11,028
HS graduate or equivalent	32,521
Some college, no degree	24,175
Associate's degree	9,300
Bachelor's degree	17,355
Graduate or professional degree	6,793

103,806

Ages 65 & over

20,876

HS graduate or equivalent	14,276
Bachelor's degree or higher	4,416

CORRESPONDING EARNING POWER

	Oxnard
Less than HS graduate	\$26,167
HS graduate or equivalent	\$32,483
Some college or associate's degree	\$41,022
Bachelor's degree	\$57,182
Graduate or professional degree	\$77,727

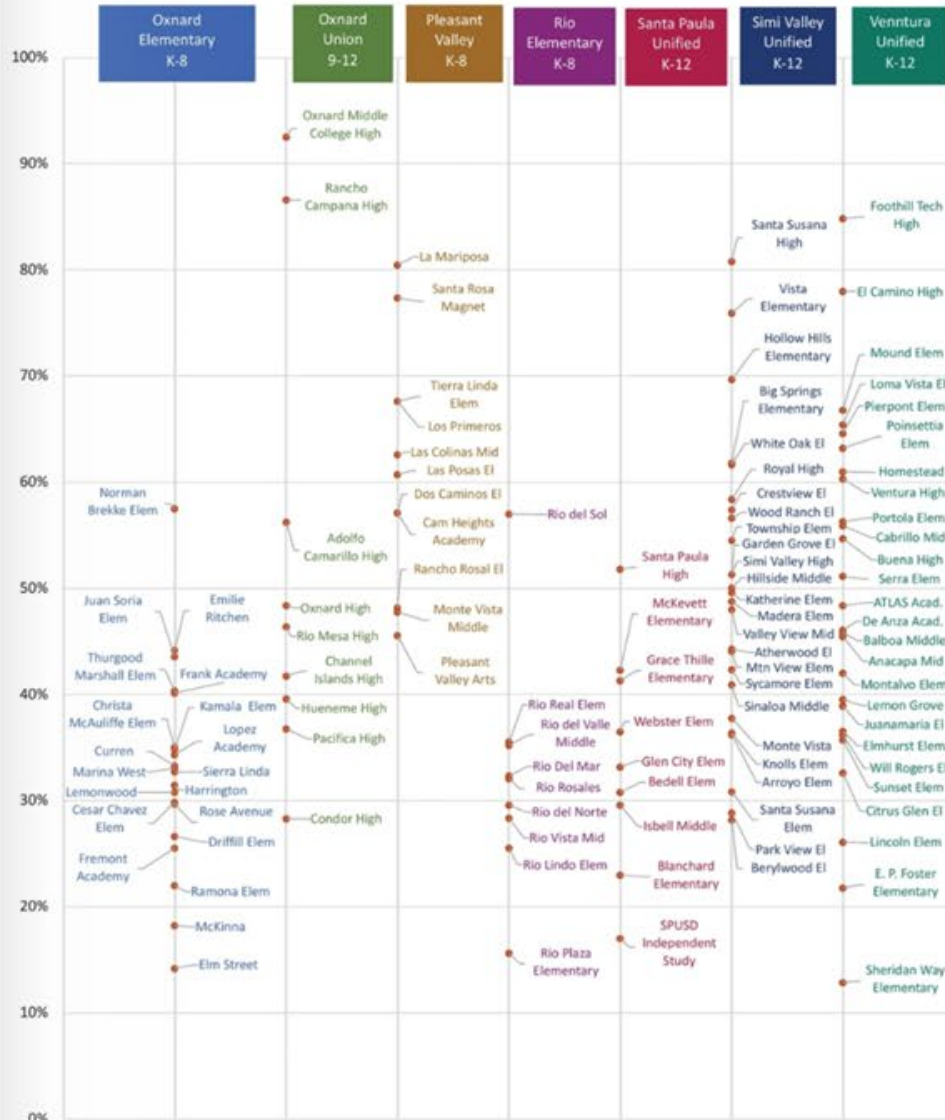
Source: U.S. Census 2021 5-Year Estimates American Community Survey
(2021 Inflation-Adjusted Dollars)

Challenges: Education



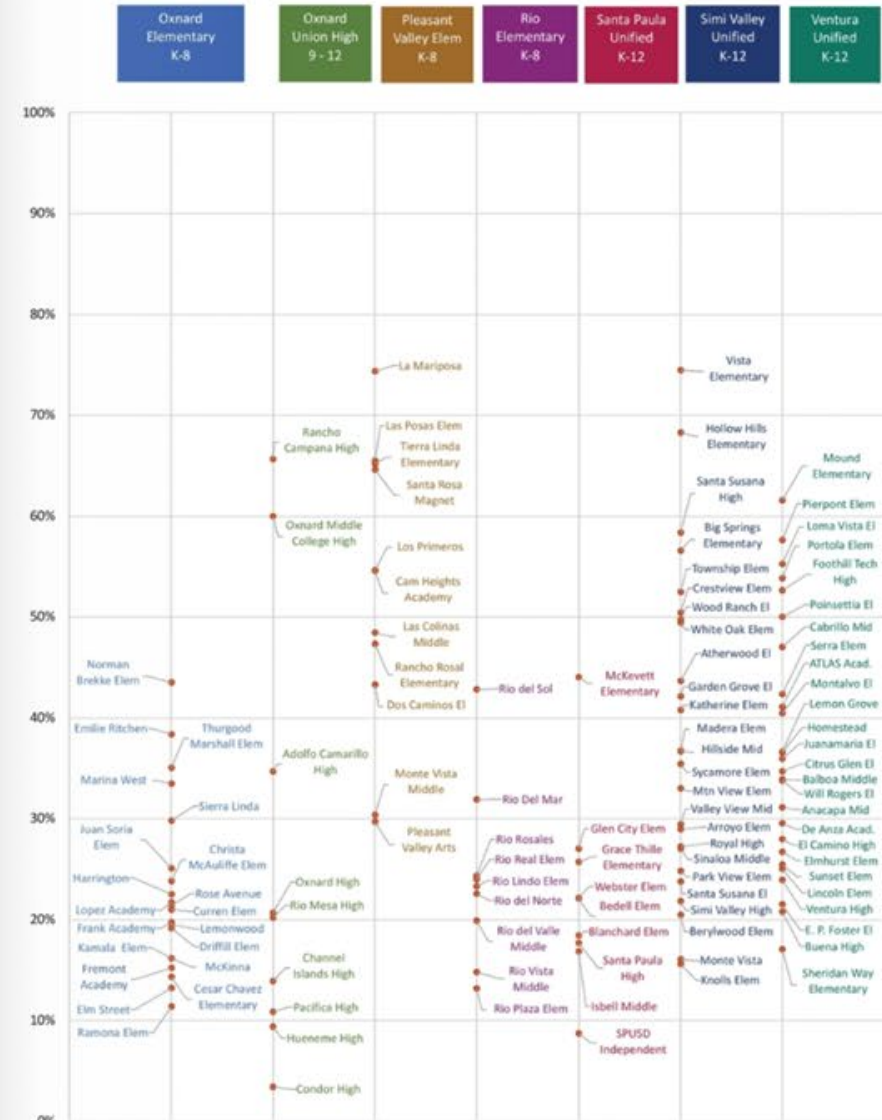
Standardized Test Scores

ENGLISH - PERCENTAGE OF STUDENTS MEETING OR EXCEEDING STANDARD (2024/25)



Standardized Test Scores

MATH - PERCENTAGE OF STUDENTS MEETING OR EXCEEDING STANDARD (2024/25)



SOCIETY

ICE agents chase after farmworkers as they flee fields during latest raid in Ventura County



By [Sid Garcia](#)

Tuesday, June 10, 2025 11:02PM



Este artículo se ofrece en [Español](#) →



ICE targeted workers on produce farms in Ventura County Tuesday morning in one of the latest raids in Southern California.

Michael Wolfe

Oxnard Public Works Director



- **Michael Wolfe: Oxnard Public Works Director**
- **Cameron Duncan, Seawalls Duncan Engineering**
- **Anthony Miller: Oxnard Special Districts**
- **Bert Perello: City Council District 1**
- **Q&A**
- **11 am Property Owners Only Meeting**
Property Owners – please stay for this!



Cameron Duncan Duncan Engineering



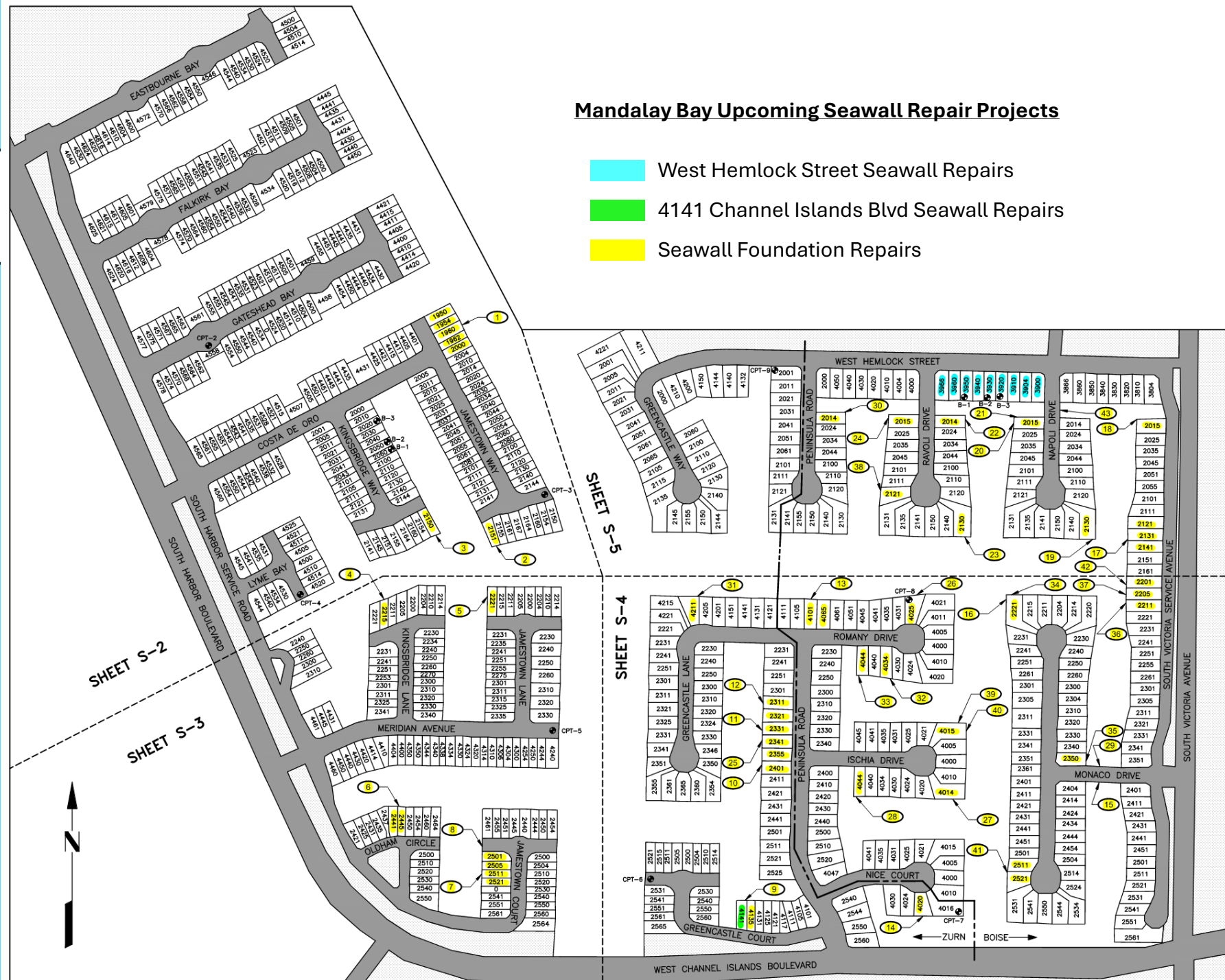
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Cameron Duncan Duncan Engineering

Mandalay Bay Upcoming Seawall Repair Projects

- West Hemlock Street Seawall Repairs
- 4141 Channel Islands Blvd Seawall Repairs
- Seawall Foundation Repairs



Anthony Miller

Oxnard Special Districts



- **Anthony Miller: Oxnard Special Districts**
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FISCAL YEAR 2026/27 PRELIMINARY BUDGET

Meeting #1

1/21/2026

Waterway Assessment District Zone 1 - Mandalay Bay

specialdistricts@oxnard.org
(805) 385-7578



Annual Budget Process

Draft Balanced Budget for each District

- Professional staff and contractor input
- Anticipated expenses (e.g. maintenance, utilities, labor costs, fuel costs)
- Anticipated revenue sources (e.g. parcel charges, General Benefit, reserves)
- Scheduled maintenance and Capital Improvement Program (“CIP”)

Community Input

- Resident requests (311s, emails, calls, community meetings)
- Community meetings (January - February)

City Council Consideration

- Initiating process (April - May)
- Public hearings (May - June)
- City Council adoption (June)

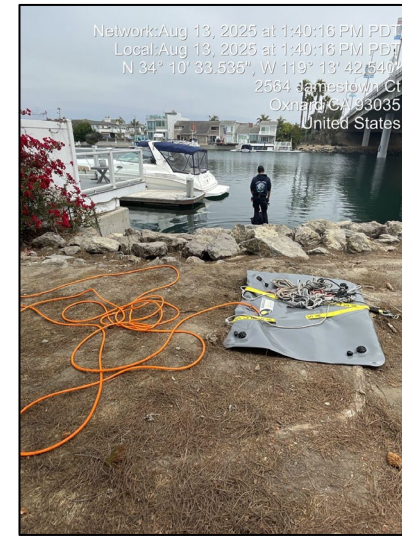
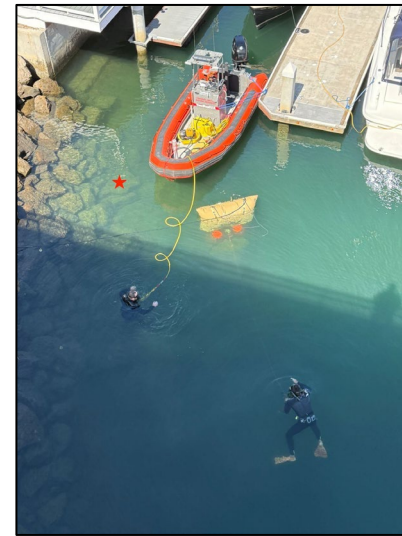
Formed	June 16, 1970	Authorized Services & Improvements	
Benefit Units	874	Including, but not limited to: <ul style="list-style-type: none"> • Maintenance of waterways including necessary repairs, cleaning, dredging, and water quality. • Maintenance of landscape areas in greenbelts, parking areas, and landscape strips along Victoria Ave., Harbor Service Rd., and Channel Islands Blvd. • Flood and storm protection services. • Costs incurred in the establishment of the District and levy of the special tax. • Ongoing administrative fees of the District and the City of Oxnard. 	
Acres Maintained (approx.)	176		
Trees (approx.)	783		
Annual Increase to Maximum Rate	N/A		
Fund Balance¹ (6/30/2025)	\$323,570 (Total) \$131,348 (Restricted)		
Assessment Info			
	FY 24-25	FY 25-26	FY 26-27²
Maximum Rate	\$444,258	\$444,258	\$444,258
Applied Rate	\$444,258	\$444,258	\$444,258
Operating Budget	\$445,507	\$445,922	TBD
Service Freq.	Bi-Weekly	Bi-Weekly	Bi-Weekly

¹ Unaudited and estimated

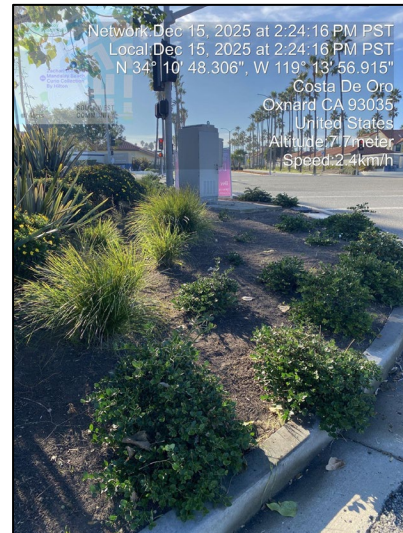
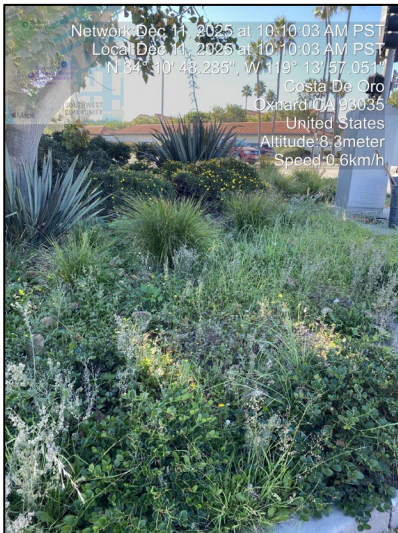
² Estimated and Proposed



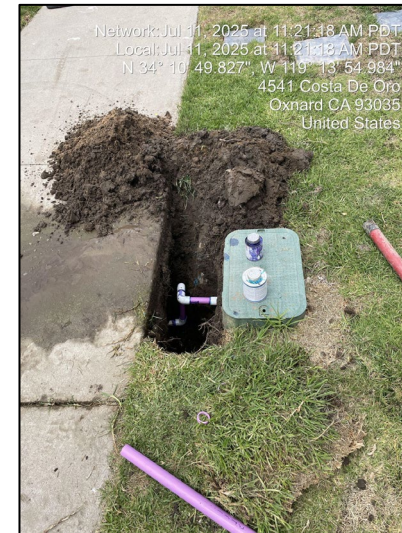
Tree maintenance



Harbor services



Weed abatement



Irrigation Repairs

Current Maintenance Schedule

- **Bi-Weekly services (general landscape maintenance)**
- Maintenance Program - as needed repairs/services/supplies (fence repairs, irrigation, repainting, waterway services, etc.)
- Monthly inspections/Weekly rounds (includes 311 response, general debris, graffiti removal, contractor management)

Planned Projects

- Annual Palm Prunes/Grid Prunes
- Harbor Service Road Retaining Wall Repairs
- Quarterly Harbor Service Road Buffer Clearance
- Channel Islands Blvd Slope Natural Sound Wall

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² Estimated and Proposed

WAD 1 - Mandalay Bay
40103801

Fiscal Year 2026/27 Proposed Budget

Object	Revenues	2026 Budget	Proposed 2027 Budget	Percent Change
46100	Special Assessment Revenue-Maintenance	\$ (444,258.00)	\$ (444,258.00)	0.00%
47100	Interest Income - Investments	\$ (1,564.00)	\$ (1,564.00)	0.00%
	Total Revenues	\$ (445,822.00)	\$ (445,822.00)	0.00%

Object	Expenses	2026 Budget	Proposed 2027 Budget	Percent Change
52900	Supplies - Custodial, Miscellaneous & Safety	\$ 10,000.00	\$ 10,000.00	0.00%
53200	Professional Services	\$ 270,506.00	\$ 248,090.00	-8.29%
53310	County Property Tax Administration Charge	\$ 1,500.00	\$ 1,500.00	0.00%
54010	Utility Expense - Electric	\$ 10,000.00	\$ 10,000.00	0.00%
54040	Utility Expense - Water	\$ 50,000.00	\$ 65,000.00	30.00%
59020	Overhead & Personnel	\$ 98,980.00	\$ 108,878.00	10.00%
59600	Indirect Prorated Cost Charge	\$ 4,836.00	\$ 6,287.00	30.00%
	Total Expenses	\$ 445,822.00	\$ 449,755.00	0.88%

Waterways CIP (“Future” Projects)

- Dredging (2025 estimated costs)
 - 2017 Depths - \$5,360,000
 - Original Depths - \$9,063,000
 - -7’ MLLW At Channel E10 and E7 Only - \$1,166,000
 - -8’ MLLW At Channel E10 and E7 Only - \$1,904,000
 - -6’ MLLW At Channel E9 and E2 Only - \$655,000
 - -8’ MLLW At Channel E9 and E2 Only - \$1,103,000
 - -6’ MLLW At Individual Docks Only - \$178,000
 - -8’ MLLW At Individual Docks Only - \$217,000
- Seawalls
 - City Council 50% Commitment
 - Future District Funds Currently Not Sufficient
- Current Estimated Unrestricted Fund Balance
 - \$192,222



QUESTIONS

Future Meeting Dates:

Bert Perello
City Council District 1



- **Bert Perello: City Council District 1**
- Q&A
- 11 am Property Owners Only Meeting
Property Owners – please stay for this!



Q&A

Please come to the Microphone or wait for us to bring it to you so everyone can hear your question.



Alex Nguyen: Oxnard City Manager



Michael Wolfe: Public Works Director



Cameron Duncan – Duncan Engineering



Anthony Miller Oxnard Special Districts



Bert Perello City Council District 1

- **11 am Property Owners Only Meeting Property Owners – please stay for this!**



Channel Islands
Waterfront Homeowners Association

Thank you
to All of
our
Guests!



Alex Nguyen: Oxnard City Manager



Michael Wolfe: Public Works Director



Cameron Duncan – Duncan Engineering



Anthony Miller Oxnard Special Districts



Bert Perello City Council District 1

NEXT: Property Owners Meeting PROPERTY OWNERS PLEASE STAY!!!