

File ID: 2026-00847

4/28/2026

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**[Housing Authority] Approval of City of Sacramento Housing Authority Participation in the Renewal of the Oak Park Property and Business Improvement District**

File ID: 2026-00847

**Location:** Oak Park, District 5

**Recommendation:** Adopt a City of Sacramento **Housing Authority Resolution:** 1) delegating signatory authority to the Interim Executive Director or designee for the Housing Authority of the City of Sacramento owned property included in the proposed Oak Park Property and Business Improvement District (OPPBID); 2) allocating approximately \$14,107.83 in Conventional Housing Funds on an annual basis for the assessment, subject to annual increases not to exceed three percent per year; and 3) authorizing the Interim Executive Director or designee to pay the annual assessment.

**Contact:** Mark Hamilton, Director of Property Management, (916) 449-6248, mhamilton@shra.org; Cecette Hawkins, Assistant Director of Housing, (916) 449-6218, chawkins@shra.org; Sacramento Housing and Redevelopment Agency

**Presenter:** None

**Attachments:**

- 1-Description/Analysis
- 2-Housing Authority Resolution
- 3-Exhibit A - Proposed District Map

**Description/Analysis**

**Issue Detail:** The Oak Park Property and Business Improvement District (OPPBID) was first formed on August 5, 2004, and has since been renewed twice with the last renewal approved by City Council for a ten-year term from 2016-2026.

The Housing Authority of the City of Sacramento owns two rental properties consisting of five parcels located within the PBID boundary. The chart below lists the properties and the anticipated annual PBID assessment.

Assessor's Parcel Number	Site Address	Annual Assessment
013-0142-011-0000	2966 35TH ST	\$222.58
013-0142-012-0000	2970 35TH ST	\$657.00
013-0142-037-0000	2910 35TH ST	\$4,833.40
013-0143-030-0000	2939 35TH ST	\$127.17
013-0143-038-0000	2937 35TH ST	\$8,267.69
	<b>Total Assessment:</b>	<b>\$14,107.83</b>

**Policy Considerations:** The proposed renewal of the Oak Park PBID aligns with the Public Housing Authority's Annual Plan, as the OPPBID promotes increased safety and security in the community through its efforts in graffiti abatement, litter removal, streetscape maintenance, and additional safety measures.

**Economic Impacts:** None.

**Environmental Considerations:**

**California Environmental Quality Act (CEQA):** Pursuant to Cal. Code Regs., tit. 14, section 15378 (b)(2), the recommended actions are not considered a "project," as they constitute continuing administrative activities.

**National Environmental Policy Act (NEPA):** The Housing Authority's BID assessment is determined by its ownership of parcels located within District boundaries. The Housing Authority does not exercise sufficient control or responsibility over how BID assessment funds are used, and the recommended action involves minimal federal funding. Therefore, the recommended actions do not constitute a "major Federal action" as defined under 42 U.S.C. section 4336€, and NEPA does not apply.

**Sustainability:** Not applicable.

**Commission/Committee Action:** Sacramento Housing and Redevelopment Commission: It is anticipated that at its April 15, 2026, meeting, the Sacramento Housing and Redevelopment Commission will approve the staff recommendation for this item. If that does not happen, staff will inform the Housing Authority Board.

**Rationale for Recommendation:** In 2004, it was determined that formation of a PBID could enhance the viability of Oak Park and efforts have been successful. The PBID services benefit approximately 388 parcels with 115 parcel owners and numerous businesses. The approximate boundaries are parcels fronting Martin Luther King Jr. Boulevard between 12th Avenue and Broadway Street, parcels fronting Broadway between Solidad Way and Alhambra Boulevard, and parcels on the adjacent streets. The PBID's efforts are around graffiti abatement, litter removal, streetscape maintenance, and safety measures. These services and activities will improve district cleanliness and safety, increase building occupancy and lease rates, and encourage new business

development and services for properties. Overall, they support a safer and more economically vital Oak Park area which benefits Housing Authority residents and the community.

**Financial Considerations:** This report recommends authorizing the Housing Authority to allocate and utilize Conventional Housing funds to pay an annual assessment to the PBID. There are three tiers of assessments in the PBID, based on ownership, and they are: Standard (\$0.05 per square foot per year), Public (\$0.07 per square foot per year), and Private Tax-Exempt, Healthcare Use (\$0.04 per square foot per year). The assessment amount is based on the size of the lot and is charged at a rate determined by its ownership. The Housing Authority's assessment is based on the public ownership of the parcel and is therefore charged at \$0.07 per square foot and totals approximately \$14,107.83 in annual assessments. This assessment could increase to three percent each year, upon Board approval. Upon approval of the attached resolution and renewal of the PBIDs, the Housing Authority will be participating as a property owner with respect to the public housing site. Assessment rates may be subject to an increase of no more than three percent annually.

**Local Business Enterprise (LBE):**

**M/WBE & Section 3 Considerations:** Minority and Women's Business Enterprise requirements and Section 3 considerations will be applied to all activities to the extent required by the federal funding and in accordance with SHRA's Section 3 Economic Opportunity Plan.

## **RESOLUTION 2026-**

Adopted by the Housing Authority of the City Sacramento

April 28, 2026

### **Approval of City of Sacramento Housing Authority Participation in the Renewal of the Oak Park Property and Business Improvement District**

#### **BACKGROUND**

- A. The Oak Park Property and Business Improvement District (OPPBID) was first formed August 5, 2004, and has since been renewed twice with the last renewal approved by City Council for a ten-year term from 2016-2026.
- B. The property owners have proposed renewing the OPPBID for a ten-year term, from January 1, 2027, to December 31, 2036.
- C. The boundaries of the OPPBID include two Housing Authority of the City-owned parcels. The Housing Authorities' parcels will have a total annual assessment of approximately \$14,107.83 for the first year of the renewal term. Future assessment rates may be subject to an increase of no more than three percent annually.
- D. The proposed renewal of the OPPBID is consistent with the Public Housing Authority's Annual Plan as it supports the following Goals and Objectives: increase the viability of decent, safe, and affordable housing; and improve community quality of life and economic vitality.
- E. Pursuant to Cal. Code Regs., tit. 14., section 15378 (b)(2), the recommended actions are not considered a "project," as they constitute continuing administrative activities.
- F. The Housing Authority's BID assessment is determined by its ownership of parcels located within District boundaries. The Housing Authority does not exercise sufficient control or responsibility over how BID assessment funds are used, and the recommended action involves minimal Federal funding. Therefore, the recommended actions do not constitute a "major Federal action" as defined under 42 U.S.C. section 4336(e), and NEPA does not apply.

#### **BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE HOUSING AUTHORITY OF THE CITY RESOLVES AS FOLLOWS:**

##### **SECTION 1.**

All evidence presented having been duly considered, the findings, including environmental findings regarding this action, as stated above, are found to be true and accurate and are hereby approved adopted.

##### **SECTION 2.**

Adopt a City of Sacramento Housing Authority Resolution delegating signatory authority to the Interim Executive Director, or her designee, for the Housing Authority of the City of Sacramento

owned property included in the proposed Oak Park Property and Business Improvement District (OPPBID); allocating approximately \$14,107.83 in Conventional Housing Funds on an annual basis for the assessment, subject to annual increases not to exceed three percent per year, and authorizing the Interim Executive Director, or her designee, to pay the annual assessment.

<b>Assessor's Parcel Number</b>	<b>Site Address</b>
013-0142-011-0000	2966 35TH ST
013-0142-012-0000	2970 35TH ST
013-0142-037-0000	2910 35TH ST
013-0143-030-0000	2939 35TH ST
013-0143-038-0000	2937 35TH ST

**SECTION 3.**

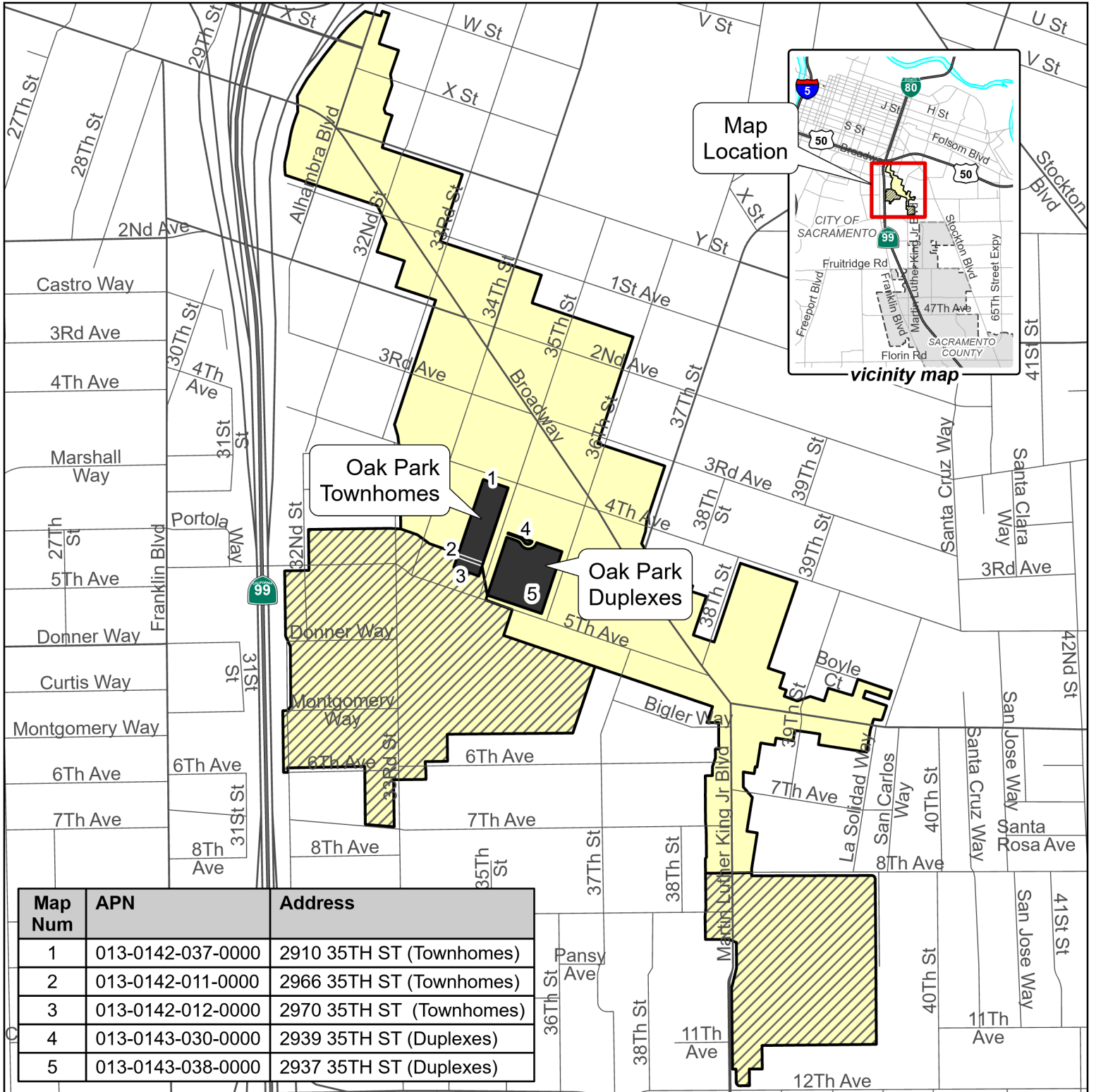
Exhibit A is part of this resolution.

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Exhibit A – Proposed District Map






# Oak Park PBID (Property and Business Improvement District) Renewal

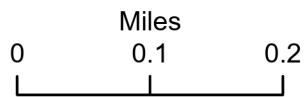


Oak Park Townhomes

Oak Park Duplexes

Map Num	APN	Address
1	013-0142-037-0000	2910 35TH ST (Townhomes)
2	013-0142-011-0000	2966 35TH ST (Townhomes)
3	013-0142-012-0000	2970 35TH ST (Townhomes)
4	013-0143-030-0000	2939 35TH ST (Duplexes)
5	013-0143-038-0000	2937 35TH ST (Duplexes)

-  Housing Authority Owned Property
-  Oak Park PBID - Zone 1
-  Oak Park PBID - Zone 2



SHRA GIS  
March 18, 2026