

City of Sacramento

Legislation Text

File #: 2020-00780, Version: 2

Title:

(Housing Authority) Approval of Housing Authority Participation in the Renewal of the Stockton Boulevard Property and Business Improvement District

File ID: 2020-00780

Location: Stockton Boulevard, District 6

Recommendation:

Adopt a Housing Authority Resolution: 1) authorizing the Executive Director, or the Executive Director's designee, as the property owner, to sign petitions and assessment ballots, enter into agreements, execute other related documents, and perform other actions to further the renewal of the Stockton Boulevard Property and Business Improvement District; and 2) authorizing the Executive Director, or the Executive Director's designee to appropriate, amend the Agency budget, and utilize Housing Successor Agency funds in order to make annual payments of approximately \$2,978 plus any subsequent increases in the assessment rates not to exceed 3 percent annually, to the Stockton Boulevard PBID for the ten (10) year term of the PBID.

Contact: Mark Hamilton, Assistant Director of Housing, (916) 449-6248, Sacramento Housing and Redevelopment Agency

Presenter: None

Attachments:

- 1-Description/Analysis
- 2-Resolution
- 3-Map

Description/Analysis

Issue Detail: The Stockton Boulevard Property and Business Improvement District (PBID) was established in 2001, subsequently renewed in 2011, and is scheduled to expire at the end of 2021. Since the inception of the PBID, the Stockton Boulevard Partnership (SBP), who operate the Stockton Boulevard PBID, has accomplished much to improve the business corridor. Therefore, the SBP Board of Directors and the property owners within the existing Stockton Boulevard PBID are

proposing to renew the PBID for a ten (10) year term.

The Housing Authority of the City of Sacramento owns three parcels within the PBID. This report recommends that the Housing Authority, as a significant property owner, participate in renewing the Stockton Boulevard PBID through signing petitions and voting during the formation process. In the event that the PBID is renewed, this report also recommends that the Agency allocate funds to make annual payments for the Housing Authority owned properties within the PBID boundary for the 10-year life of the PBID.

The Stockton Boulevard PBID provides programs and advocacy that assist in eliminating economic blight by retaining, attracting, and improving businesses and reducing criminal activity within the Stockton Boulevard commercial corridor.

Policy Considerations: The proposed renewal of the Stockton PBID is consistent with the Housing Authority's Annual Plan as the PBID promotes an increased level of safety and security in the community through its efforts. These efforts include: graffiti abatement, litter removal, streetscape maintenance, and other additional safety measures.

Economic Impacts: Not applicable.

Environmental Considerations:

California Environmental Quality Act (CEQA): Activities undertaken under the PBID associated with safety and streetscape maintenance are exempt from CEQA pursuant to CEQA Guidelines Section 15301. The remaining activities undertaken under the PBID have no possibility of having significant effect on the environment, and as such, are also exempt from CEQA pursuant to CEQA Guidelines Section 15061 (b) (3). All other actions proposed herein are considered administrative actions and are not considered a project under CEQA pursuant to CEQA Guidelines Section 15378(b). There is no federal funding associated with this action; therefore, the National Environmental Policy Act (NEPA) does not apply.

Sustainability: Not applicable.

Commission/Committee Action: *Sacramento Housing and Redevelopment Commission:* It is anticipated that, at its August 5, 2020 meeting, the Sacramento Housing and Redevelopment Commission will approve the staff recommendation for this item. Staff will notify the Council in the event this does not occur.

Rationale for Recommendation: In 1999, the Stockton Boulevard Merchants and Property Owners Association and the Sacramento Housing and Redevelopment Agency (Agency) determined that the formation of a Property and Business Improvement District (PBID) would enhance the economic

development of the Stockton Boulevard commercial area. In 2001, the Agency participated in the funding and the formation of the Stockton Boulevard PBID to assist the newly formed Stockton Boulevard Partnership (SBP) in achieving self-sufficiency and capacity building of the organization.

The Stockton Boulevard PBID has provided programs and advocacy which have assisted in eliminating economic blight conditions by retaining, attracting, and improving businesses and reducing criminal activity within the Stockton Boulevard commercial corridor. The PBID is critical in restoring and maintaining the economic viability of the Stockton Boulevard commercial corridor. If the renewal is approved, the PBID will continue to provide a security program to support police and property owner crime prevention efforts. In addition, maintenance services will be provided to increase the frequency of litter and debris removal, provide pressure washing of sidewalks, and take measures to abate graffiti. Finally, the PBID will create opportunities for image enhancement and advocacy to promote business interests and allow the business community to speak with one voice and leverage additional funding for Stockton Boulevard improvements.

Financial Considerations: This report recommends appropriating \$2,978.17 of Housing Successor Agency funds annually which will be used to pay the Stockton Blvd. PBID assessment. The annual assessment rate for the PBID is \$0.0165 per square foot of land for Housing Authority owned properties that have frontage on Stockton Boulevard and that are within the PBID boundary. Assessment rates are subject to an increase of no more than three percent annually and the proposed allocation provides for the annual increase.

Local Business Enterprise (LBE), M/WBE and Section 3 requirements: The activities recommended in this staff report do not involve federal funding; therefore, there are no M/WBE requirements. LBE considerations do not apply to this report.