



**REPORT TO REDEVELOPMENT
AGENCY AND HOUSING
AUTHORITY
City of Sacramento
915 I Street, Sacramento, CA 95814-2671
www.CityofSacramento.org**

Consent
April 5, 2011

**Honorable Chair and Members of the Redevelopment Agency
Honorable Chair and Members of the Housing Authority Board**

Title: Redevelopment Agency and Housing Authority Participation in the Renewal of the Stockton Boulevard Property and Business Improvement District

Location/Council District: Oak Park and Stockton Boulevard Redevelopment Areas; Council Districts 5 and 6

Recommendation: 1) Adopt a **Redevelopment Agency Resolution** a) amending the 2011 Sacramento Housing and Redevelopment Agency budget by allocating \$108,470 consisting of \$40,300 of Oak Park Tax Increment Development Assistance Funds and \$68,170 of Stockton Boulevard Tax Increment Development Assistance Funds to the Property Based Improvement District Fund; b) delegates signatory authority to the Executive Director, or her designee, for the Redevelopment Agency properties to be included in the proposed Stockton Boulevard Property and Business Improvement District (PBID); 2) Adopt a **Housing Authority Resolution** a) delegating signatory authority to the Executive Director or her designee for the Housing Authority property to be included in the proposed Stockton Boulevard PBID; b) authorizing the Executive Director, or her designee, to pay the annual assessment fees of the Stockton Boulevard PBID from the Housing Authority Operating Funds.

Contact: Chris Pahule, Assistant Director, 440-1350; Celia Yniguez, Redevelopment Manager, 449-6255

Presenters: None

Department: Sacramento Housing and Redevelopment Agency

Description/Analysis

Issue: The Stockton Boulevard Property and Business Improvement District (PBID) is located in the City and County of Sacramento and the Oak Park and Stockton Boulevard Redevelopment Project Areas. The PBID was established in

Stockton Boulevard PBID Renewal

2001, was renewed in 2006 and will expire at the end of 2011. During this time, the Stockton Boulevard Partnership (SBP) has accomplished much to support the Stockton Boulevard business corridor. Therefore, the SBP Board of Directors and the property owners within the existing Stockton Boulevard PBID propose to renew the PBID for a ten (10) year term. The Redevelopment Agency of the City of Sacramento owns three parcels, the Housing of Authority of the City of Sacramento owns one parcel and the Redevelopment Agency of the County of Sacramento owns four parcels within the proposed PBID. This report recommends that the Redevelopment Agency and Housing Authority, as significant property owners, participate in renewing the Stockton Boulevard PBID through signing petitions and voting during the formation process. Should the Stockton Boulevard PBID be renewed, the report also recommends that the Agency allocate funds to make annual payments for the 10-year life of the PBID for SHRA owned property. The Stockton Boulevard PBID will provide programs and advocacy that will assist in eliminating economic blighting conditions in the Oak Park and Stockton Boulevard Redevelopment Project Areas by retaining, attracting, and improving businesses and reducing criminal activity within the Stockton Boulevard commercial corridor.

Policy Considerations: The actions contained in this report further the goals of the Oak Park and Stockton Boulevard Redevelopment Plans, the adopted Oak Park Five-Year Implementation Plan (2009-2014) which includes the strategy of Corridor Development and Enhancement and the adopted Stockton Boulevard Five-Year Implementation Plan (2009-2014) which includes the strategy of Attract High-Quality Design and Development on Obsolete Motel and Key Catalyst Sites Along the Boulevard.

Environmental Considerations:

California Environmental Quality Act (CEQA): Activities undertaken under the PBID associated with landscape and maintenance are exempt from CEQA pursuant to CEQA Guidelines Section 15301. The remaining activities 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 in furtherance of the Stockton Boulevard PBID, and are not considered a separate project; therefore, no further environmental review is required under CEQA.

Sustainability Considerations: There are no sustainability considerations applicable to the formation process and administration of a special district.

Other: There is no federal funding associated with this action; therefore, the National Environmental Policy Act (NEPA) does not apply.

Stockton Boulevard PBID Renewal

Committee/Commission Action: *Oak Park Redevelopment Advisory Committee (RAC):* At the meeting on March 9th, 2011 the RAC adopted a motion recommending approval of the attached resolution. The votes were as follows:

AYES: Allen, Barnes, Lazo, Lee, Littrell, Mason, Rentz,
Shephard, Smith

NOES: None

ABSTENSIONS: Johnson

ABSENT: Shrewsbury

Committee/Commission Action: *Stockton Boulevard Redevelopment Advisory Committee (RAC):* At the meeting on March 10th, 2011 the RAC adopted a motion recommending approval of the attached resolution. The votes were as follows:

AYES: Abelaye, Alvarez, Bradley, Brown, Lathrop

NOES: None

ABSTENSIONS: Johnson

ABSENT: None

Committee/Commission Action: At its meeting on March 16th, 2011 the Sacramento Housing and Redevelopment Commission considered the staff recommendation for this item. The votes were as follows:

AYES: Alcalay, Burruss, Chan, Fowler, Gore, Morgan, Morton, Rosa,
Shah, Stivers

NOES: None

ABSENT: Johnson

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 2000, 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 and will continue to provide programs and advocacy that will assist in eliminating economic blighting conditions in the Oak Park and Stockton Boulevard Redevelopment Project Areas by retaining, attracting, and improving businesses and reducing criminal activity within the Stockton Boulevard

Stockton Boulevard PBID Renewal

commercial corridor. The PBID is critical in restoring and maintaining the economic viability of the Stockton Boulevard commercial corridor. It will continue to provide a security program to support police and property owner crime prevention efforts; maintenance services to increase the frequency of litter and debris removal, pressure washing of sidewalks and graffiti abatements; 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. The proceedings to initiate the Stockton Boulevard PBID renewal are scheduled for City Council on May 17, 2011.

Financial Considerations: This report recommends appropriating \$108,470 consisting of \$40,300 of Oak Park Tax Increment Development Assistance Funds and \$68,170 of Stockton Boulevard Tax Increment Development Assistance Funds to the Property Based Improvement District Fund. For the one Housing Authority owned parcel, the staff report recommends allocation of Housing Authority Operating Funds to pay up to \$1,500 for the annual PBID assessment. If the Resolution is approved and the proposed PBID is renewed, the Redevelopment Agency and the Housing Authority will be participating as property owners in the PBID with an annual assessment rate of \$0.0131 per square foot of land and \$4.38 per square foot of Stockton Boulevard frontage. Assessment rates may be subject to an increase of no more than 3% annually and the proposed allocation provides for the annual increase.

M/WBE Considerations: The activities recommended in this staff report do not involve federal funding; therefore, there are no M/WBE requirements.

Respectfully Submitted by: 
LA SHELLE DOZIER
Executive Director

Recommendation Approved:


CASSANDER H. B. JUNG
Interim City Manager

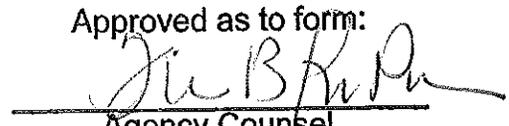
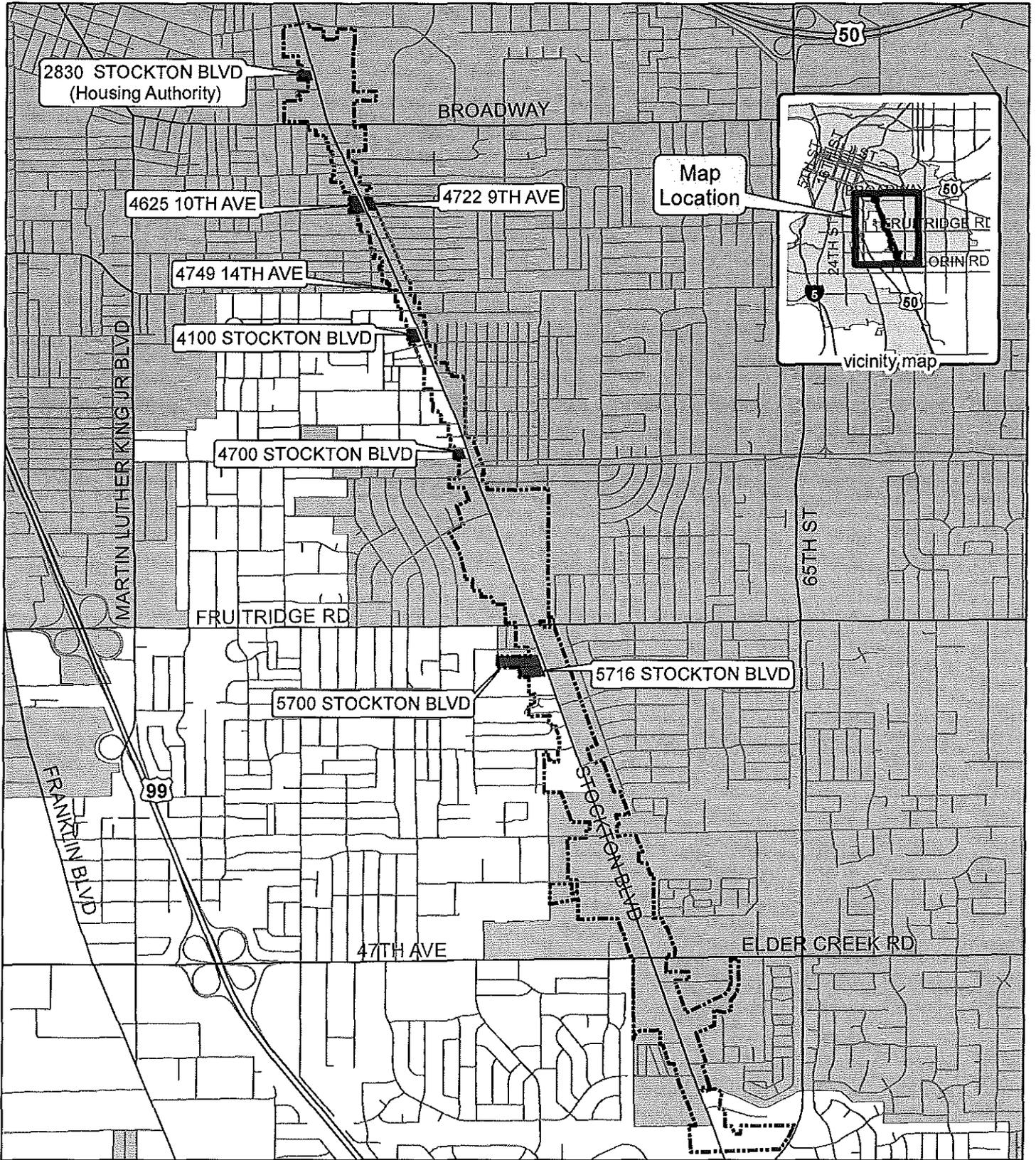
Approved as to form:

JULIE B. K. P.
Agency Counsel

Table of Contents

Report	pg. 1
Attachments	
1 Vicinity Map	pg. 5
2 Resolution—Redevelopment Agency	pg. 6
3 Resolution—Housing Authority	pg. 9



Stockton Boulevard Property and Business Improvement District Renewal



 City of Sacramento
 Stockton Boulevard PBID

 Agency Owned Parcel

0 1,500 3,000 Feet



SHRA GIS
February 28, 2011



RESOLUTION NO. 2011 -

Adopted by the Redevelopment Agency of the City of Sacramento

on date of

APPROVAL OF REDEVELOPMENT AGENCY PARTICIPATION IN THE RENEWAL OF THE STOCKTON BOULEVARD PROPERTY AND BUSINESS IMPROVEMENT DISTRICT AND ALLOCATION OF TAX INCREMENT DEVELOPMENT ASSISTANCE FUNDS

BACKGROUND

- A. 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.
- B. In 2000, the Agency participated in the funding and the formation of the Stockton Boulevard PBID to assist the Stockton Boulevard Partnership (SBP) in achieving self-sufficiency and capacity building of the organization.
- C. The PBID was renewed in 2006 and expires at the end of 2011 and requires renewal through a property owner ballot voting process to continue its business activities in the PBID area.
- D. The Stockton Boulevard Partnership has proposed the renewal of the Stockton Boulevard PBID to fund economic development programs and the boundaries of the PBID would encompass the Agency's property. The Stockton Boulevard PBID will provide programs and advocacy that will assist in eliminating economic blighting conditions in the Oak Park and Stockton Boulevard Redevelopment Project Areas by retaining, attracting, and improving businesses and reducing criminal activity within the Stockton Boulevard commercial corridor.
- E. Activities undertaken under the PBID associated with landscape and maintenance are exempt from CEQA pursuant to CEQA Guidelines Section 15301. The remaining activities 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 in furtherance of the Stockton Boulevard PBID, and are not considered a separate project; therefore, no further environmental review is required under CEQA.

- F. The property and business owners within the Stockton Boulevard commercial corridor propose to renew the Stockton Boulevard PBID for a ten (10) year term under the Property and Business Improvement District Law of 1994, which is required by Part 7 (beginning with Section 36600) of Division 18 in the California Streets and Highways Code.
- G. The Redevelopment Agency of the City owns the following commercially-zoned properties within the Oak Park Redevelopment Project Area and the Stockton Boulevard PBID:
- 015-0181-051 – 4722 9th Avenue
 014-0222-067 – 4625 10th Avenue
 014-0294-009 – 4749 14th Avenue
- H. The Redevelopment Agency of the County owns the following properties within the Stockton Boulevard Redevelopment Project Area and the Stockton Boulevard PBID:
- 020-0171-038—4100 Stockton Boulevard
 020-0314-021—4700 Stockton Boulevard
 026-0073-014—5700 Stockton Boulevard
 026-0073-017—5716 Stockton Boulevard
- I. The Redevelopment Agency has determined that the public interest is best served by assessing the Redevelopment Agency owned properties as part of the Stockton Boulevard PBID.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE REDEVELOPMENT AGENCY RESOLVES AS FOLLOWS:

- Section 1. All evidence presented having been duly considered, the findings, as stated above, including the environmental findings, are approved.
- Section 2. Renewal of the PBID is consistent with the goals and objectives of the Redevelopment Plans and the 2009-2014 Five Year Implementation Plan for the Project Areas. The Stockton Boulevard PBID will provide programs and advocacy that will assist in eliminating economic blighting conditions in the Oak Park and Stockton Boulevard Redevelopment Project Areas by retaining, attracting, and improving businesses and reducing criminal activity within the Stockton Boulevard Commercial District.
- Section 3. The Executive Director, or her designee, on behalf of the Redevelopment Agency as property owner is authorized to sign petitions, an assessment ballot and related documents, and enter into other agreements, execute other documents, and perform other actions that are consistent with

Community Redevelopment Law, to further the renewal of the Stockton Boulevard Property and Business Improvement District.

- Section 4. The Executive Director, or her designee, is authorized to appropriate \$108,470 consisting of \$40,300 of Oak Park Tax Increment Development Assistance Funds and \$68,170 of Stockton Boulevard Tax Increment Development Assistance Funds to make annual payments of approximately \$10,850 including any subsequent increases in the assessment rates not to exceed 3% annually, to the Stockton Boulevard PBID for the ten (10) year term of the PBID.



RESOLUTION NO. 2011 -

Adopted by the Housing Authority of the City of Sacramento

on date of

APPROVAL OF HOUSING AUTHORITY PARTICIPATION IN THE RENEWAL OF THE STOCKTON BOULEVARD PROPERTY AND BUSINESS IMPROVEMENT DISTRICT AND ALLOCATION OF HOUSING AUTHORITY OPERATING FUNDS

BACKGROUND

- A. 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.
- B. The PBID was renewed in 2006 and expires at the end of 2011 and requires renewal through a property owner ballot voting process to continue its business activities in the PBID area.
- C. The Stockton Boulevard Partnership has proposed the renewal of the Stockton Boulevard PBID to fund economic development programs and the boundaries of the PBID would encompass the Agency's property.
- D. Activities undertaken under the PBID associated with landscape and maintenance are exempt from CEQA pursuant to CEQA Guidelines Section 15301. The remaining activities 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 in furtherance of the Stockton Boulevard PBID, and are not considered a separate project; therefore, no further environmental review is required under CEQA.
- E. The property and business owners within the Stockton Boulevard commercial corridor propose to renew the Stockton Boulevard PBID for a ten (10) year term under the Property and Business Improvement District Law of 1994, which is required by Part 7 (beginning with Section 36600) of Division 18 in the California Streets and Highways Code.
- F. The Housing Authority owns the following commercially-zoned property within the Oak Park Redevelopment Project Area and the Stockton Boulevard PBID:

014-0123-032 – 2830 Stockton Boulevard

- G. The Housing Authority has determined that the public interest will be served by having Housing Authority properties participate in the Stockton Boulevard PBID.

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

- Section 1. All evidence presented having been duly considered, the findings, as stated above, including the environmental findings, are approved.
- Section 2. The Executive Director, or her designee, is authorized to sign petitions, an assessment ballot and related documents, and enter into other agreements, execute other documents, and perform other actions on behalf of the Public Housing Authority as the property owner, that are consistent with federal and state Public Housing Authority law, to further the renewal of the Stockton Boulevard Property and Business Improvement District except for those agreements that commit or require the Housing Authority to pay any expenses or fees in connection with these activities.
- Section 3. The Executive Director, or her designee, is authorized to pay the annual assessment fees of the Stockton Boulevard Property and Business and Improvement District from the Housing Authority Operating Funds up to \$1,500 per year from 2011 through 2021.