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

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Consent
March 25, 2014

Honorable Chair and Members of the Housing Authority Board

Title: Housing Authority Participation in the Renewal of the River District Property and Business Improvement District

Location/Council District: 3

Issue: This report recommends the Housing Authority participate in renewing the River District Property and Business Improvement District formation process and pay the annual assessment if approved.

Recommendation: Adopt a **Housing Authority Resolution** a) delegating signatory authority to the Executive Director, or her designee, for Housing Authority properties included in the proposed River District Property and Business Improvement District; and b) authorizing the Executive Director, or her designee, to pay the annual assessment fees from Conventional Housing funds and Mortgage Revenue Bond funds.

Contact: MaryLiz Paulson, Assistant Director, 440-1334; Celia Yniguez, Program Manager, 440-1350

Presenters: None

Department: Sacramento Housing and Redevelopment Agency

Description/Analysis

Issue: The River District Business Improvement District (PBID) was established in 1999, renewed in 2004 and is set to expire at the end of 2014. Since establishment, the organization has accomplished much to support the district and proposes to renew its PBID for an additional ten-year term.

The Housing Authorities of the City and County own six parcels, including the Twin Rivers public housing community located within the PBID boundary. Twin Rivers is owned by the County Housing Authority. Since 1989 several parcels were obtained for future facilities and activities to serve the area's homeless population. This includes five parcels owned by the City Housing Authority and two parcels owned by the Redevelopment Agency of the City of Sacramento. On February 1, 2012, the Redevelopment Agency was eliminated and the Housing Authority of the City of Sacramento was designated the Housing Successor Agency (HSA). By operation of law, all redevelopment housing assets and agreements were transferred to the HSA.

This report recommends that the Housing Authority as a property owner of eight parcels, participate in renewing the PBIDs through signing petitions and voting during the formation process. Should the PBIDs be renewed, the report also recommends authorizing the Executive Director to pay the annual assessment fees from the Conventional Housing and Mortgage Revenue Bond funds.

Policy Considerations: The proposed PBIDs are consistent with the Public Housing Authority's Annual Plan as they support the following Goals and Objectives: increase the availability of decent, safe, and affordable housing; and Improve community quality of life and economic vitality

Economic Impacts: Not applicable.

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(h). 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 River District 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: As an administrative activity, this activity has been determined to be exempt under the National Environmental Policy Act (NEPA) Code of Federal Regulations sections 58.34(a)(1) and 8.34 (a)(3). The activity is also exempt under section 58.34(a)(4) as it is a maintenance and crime prevention activity.

Commission Action: *Sacramento Housing and Redevelopment Commission:* At its meeting of March 5, 2014, the Sacramento Housing and Redevelopment Commission considered the staff recommendation for this item. The votes were as follows:

AYES: Alcalay, Chan, Creswell, Griffin, Johnson, LeDuc, Macedo, Morton, Raab, Stivers

NOES: None

ABSENT: Morgan

Rationale for Recommendation: In 1999, it was determined that the formation of a PBID could enhance the economic development of the River District and efforts have been successful. The services benefit approximately 538 parcels and numerous businesses. The PBID includes approximately 826 acres which is bounded by the American River on the north, the Sacramento River on the west, the Union Pacific rail berm and C/D Streets on the south, and 27th Street on the east. The proposed services for the PBID include 1) Safety and Maintenance; 2) Economic Development; and 3) Planning, Advocacy, and Physical Enhancements. 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 will support a safer and more economically vital business district which benefit Housing Authority residents. The City Council will initiate the River District PBID renewal proceedings on May 20, 2014, hold the Public Hearing on July 15, 2014, and announce the Ballot Results on July 22, 2014.

Financial Considerations: This report recommends authorizing the Housing Authority to allocate and utilize Conventional Housing funds to annually pay approximately $11,500 for the Twin Rivers public housing site assessment and approximately $1,500 in Mortgage Revenue Bond funds for the remaining seven properties. Upon approval of the attached resolution and renewal of the PBIDs, the Housing Authority will be participating as a property owner. Assessment rates may be subject to an increase of no more than five percent annually.

M/WBE and Section 3 Considerations: Minority and Women's Business Enterprise requirements will be applied to all activities to the extent required by federal funding to maintain that federal funding. Section 3 requirements will be applied to the extent as may be applicable.

Respectfully Submitted by: _____
LA SHELLE DOZIER
Executive Director

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Attachments

1 Resolution pg. 4

2 Map pg. 5

Approved as to form:

_____
Agency Counsel

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RESOLUTION NO. 2014 -

Adopted by the Housing Authority of the City of Sacramento

on date of

AUTHORIZATION TO PARTICIPATE IN THE RENEWAL OF THE RIVER DISTRICT PROPERTY AND BUSINESS IMPROVEMENT DISTRICT

BACKGROUND

A. The River District Board of Directors has proposed the renewal of the River District Property and Business Improvement District (PBID) to fund activities which provide 1) Safety and Maintenance; 2) Economic Development activities; and 3) Planning, Advocacy, and Physical Enhancements. The boundaries of the PBID would encompass the Housing Authority's Property.

B. The property and business owners within the River District propose to renew the PBID for a ten 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.

C. On January 31, 2012 the City designated the Housing Authority of the City of Sacramento as the local authority to retain the housing assets and functions previously performed by the Redevelopment Agency of the City of Sacramento.

D. The proposed action does not constitute a project subject to environmental review under the California Environmental Quality Act (CEQA) per Guidelines Section 15378 (b) (4), which exempts government financing mechanisms that do not involve a commitment to any specific project from environmental review.

E. As an administrative activity, this activity has been determined to be exempt under the National Environmental Policy Act (NEPA) Code of Federal Regulations sections 58.34(a)(I) and 8.34 (a)(3). The activity is also exempt under section 58.34(a)(4) as it is a maintenance and crime prevention activity.

F. Within the River District PBID the City and County Housing Authorities owns the following properties:

001-0090-003-0000 - 1209 Sitka Street (Twin Rivers public Housing Site)/County Housing Authority
002-0041-048-0000 – 1221 A Street/City Housing Authority
002-0041-054-0000 – 111 A Street/City Housing Authority
002-0041-055-0000 – 0 A Street/City Housing Authority
002-0041-021-0000 – 1224 North B Street/City Housing Authority
002-0041-047-0000 – 1223 North B Street/City Housing Authority

G. The Housing Authority of the City as the Successor Housing Agency to the Redevelopment Agency owns the following within the River District PBID:
002-0041-084-0000 – 0 A Street
002-0041-088-0000 – 1400 North B Street

H. The public interest of Housing Authority residents will be served by having Housing Authority properties participate in the River District PBID because there will be activities which enhance the safety, cleanliness, and economic vitality of the districts and housing authority owned property.

I. Activities undertaken under the PBID associated with landscape and maintenance are exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301(h). 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 River District PBID, and are not considered a separate project; therefore, no further environmental review is required under CEQA.

J. As an administrative activity, this activity has been determined to be exempt under the National Environmental Policy Act (NEPA) Code of Federal Regulations sections 58.34(a)(1) and 8.34 (a)(3). The activity is also exempt under section 58.34(a)(4) as it is a maintenance and crime prevention activity.

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 background facts, as stated above, including the environmental facts, are found to true and correct..

Section 2. The Executive Director, or her designee, is authorized to sign petitions, an assessment ballot and other related documents to further the renewal of the River District PBID on behalf of the Housing Authority.

Section 3. The Executive Director, or her designee, is authorized to pay the annual PBID assessment utilizing Conventional Housing funds. The Executive Director, or her designee, is authorized to pay the annual PBID assessment utilizing Conventional Housing funds and Mortgage Revenue Bond funds for the following properties:

001-0090-003-0000 - 1209 Sitka Street (Twin Rivers)
002-0041-048-0000 – 1221 A Street
002-0041-054-0000 – 111 A Street
002-0041-055-0000 – 0 A Street
002-0041-021-0000 – 1224 North B Street
002-0041-047-0000 – 1223 North B Street
002-0041-084-0000 – 0 A Street
002-0041-088-0000 – 1400 North B Street

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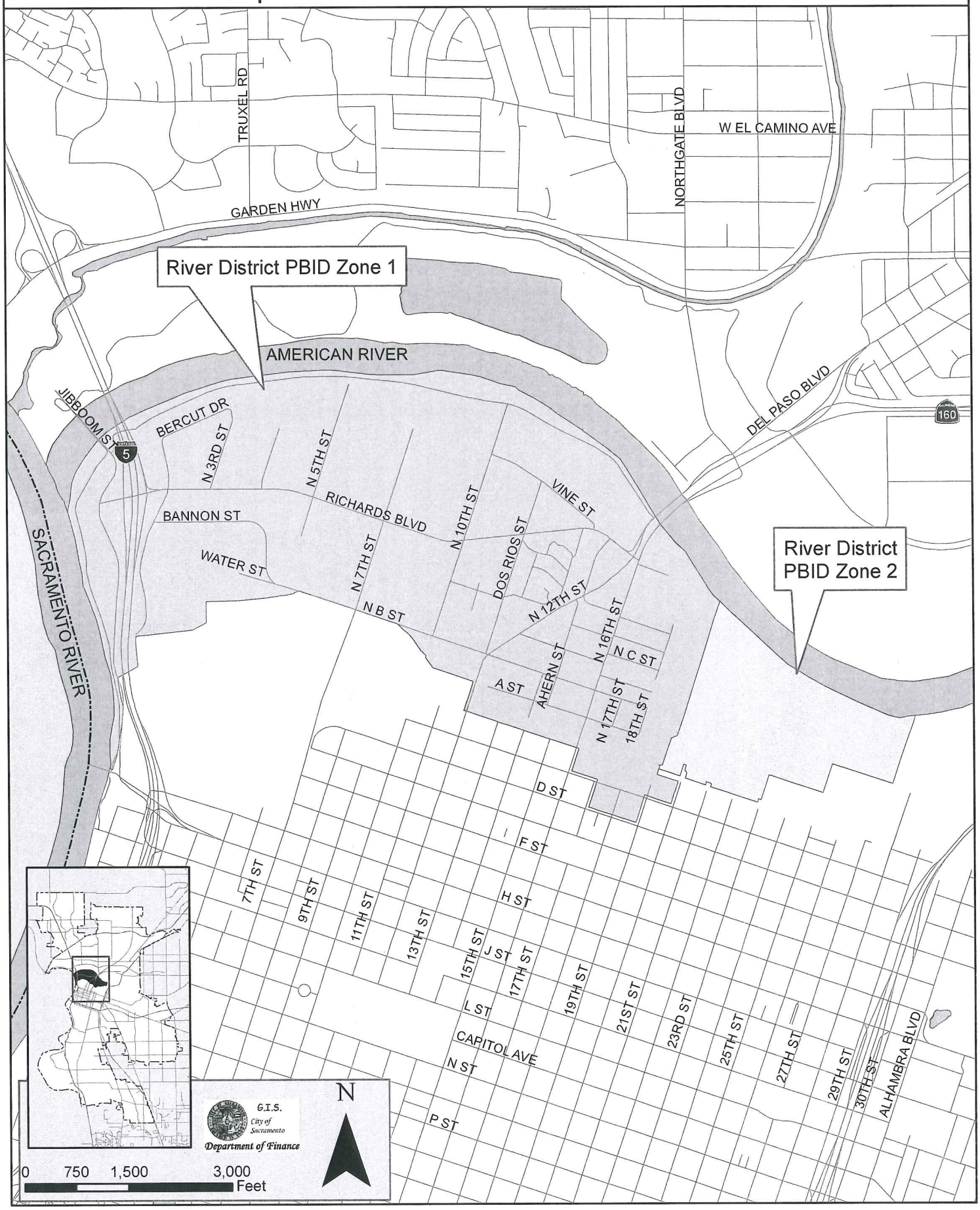
River District Property Business Improvement District No. 2004-01