

Meeting Date: 4/7/2015

Report Type: Consent

Report ID: 2015-00268

Title: (Housing Authority) Housing Authority Participation in the Renewal of the Downtown Sacramento Property and Business Improvement District (PBID)

Location: Downtown Sacramento, District 4

Recommendation: Pass a Housing Authority Resolution authorizing the Executive Director or her designee to: a) sign petitions, cast a vote via an assessment ballot, and execute other related documents to further the renewal of the Downtown Sacramento PBID on behalf of the Housing Authority for conventional public housing and Housing Successor Agency site; b) pay the annual PBID assessment utilizing Conventional Public Housing funds for conventional public housing properties; and c) pay the annual PBID assessment utilizing Housing Successor Agency funds for the Housing Successor Agency property.

Contact: MaryLiz Paulson, Assistant Director, (916) 440-1334; Cecette Hawkins, Management Analyst, (916) 449-6218, Sacramento Housing and Redevelopment Agency

Presenter: None

Department: Sacramento Housing & Redevelopment Agency

Division: Sacramento Housing & Redevelopment Agency

Dept ID: 99991011

Attachments:

1-Description/Analysis

2-Location Map

3-Housing Authority Resolution

Legal Counsel Review

Approved as to Form

David Levin

4/1/2015 1:28:19 PM

Approvals/Acknowledgements

Executive Director or Designee: LaShelle Dozier - 3/25/2015 3:47:58 PM

Description/Analysis

Issue Detail: The Downtown Sacramento Property and Business Improvement District (PBID) was originally approved in 1995 as the first in the state under PBID Area Law of 1994. The PBID has since been renewed twice with the last renewal approved by City Council on June 14, 2005, for a ten-year term.

The Housing Authority of the City owns a total of five parcels located within the PBID boundary. Conventional Public Housing Developments are located on four of those parcels. The fifth parcel was transferred to the Housing Authority on February 1, 2012, when 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 five parcels, participate in renewing the PBID by signing petitions and voting during the renewal process. Should the PBID be renewed, the report also recommends authorizing the Executive Director to allocate funds and pay the annual assessment fees from the Conventional Public Housing and Housing Successor Agency funds.

Policy Considerations: The proposed renewal of the Downtown PBID is consistent with the Public Housing Authority's Annual Plan as it supports the following Goals and Objectives: 1) increase the availability of decent, safe, and affordable housing, and 2) improve community quality of life and economic vitality.

Economic Impacts: Not applicable.

Environmental Considerations:

California Environmental Quality Act (CEQA): The renewal of a PBID does not constitute a project under CEQA and is therefore exempt from review pursuant to Guidelines Section 15378(b).

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 (a)(3).

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

Commission/Committee Action: At its meeting of March 18, 2015, the Sacramento Housing and Redevelopment Commission considered the staff recommendation for this item. The votes were as follows:

AYES: Alcalay, Creswell, Griffin, Morton, Morgan, Raab

NOES: None

ABSENT: Johnson, Macedo

The Commission also approved a secondary motion encouraging staff to discuss allowing affordable housing units to qualify for a reduced assessment with the Downtown Partnership.

Rationale for Recommendation: In 1995, it was determined that formation of a PBID could enhance the viability of Downtown Sacramento. The PBID services benefit approximately 460 parcels with 198 parcel owners and numerous businesses. The approximate District boundaries are the Sacramento River on the west, H Street on the north, 16th Street on the east, and portions of N Street and L Street on the south. The proposed services for the PBID include 1) Maintenance, Safety, and Nuisance Abatement; 2) Business Development; and 3) Administration and Contingency. 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 Downtown area which benefits Housing Authority residents. The Resolution of Intention to form the District was approved on Feb. 10, 2015. The Public Hearing where the Ballots will be counted is scheduled for April 14, 2015. The Ballot Results will be made Public on April 23, 2015.

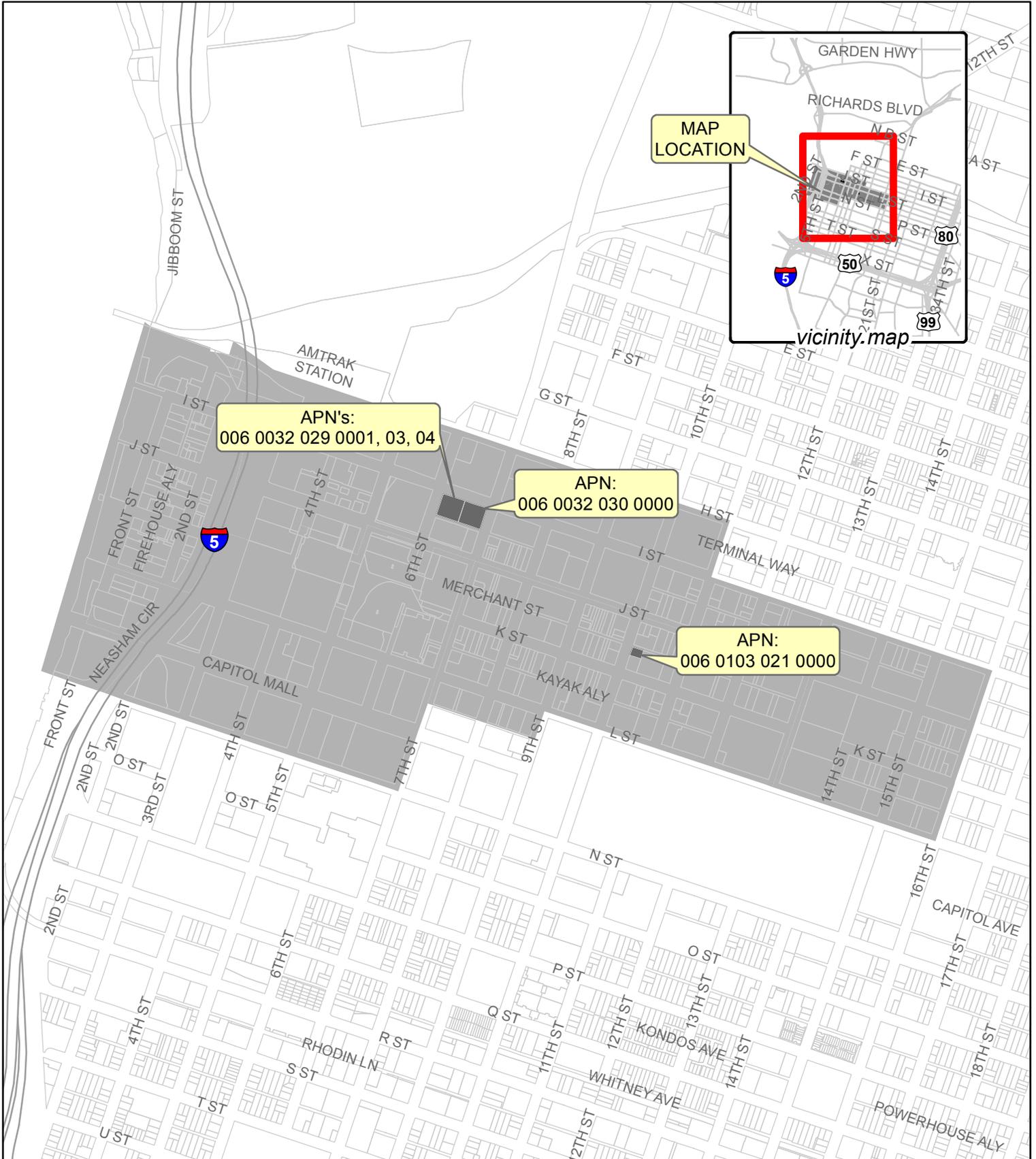
Financial Considerations: This report recommends authorizing the Housing Authority to allocate and utilize Conventional Public Housing funds to annually pay approximately \$21,249 for the Downtown Sacramento PBID assessment for the four conventional public housing properties within the PBID boundary, and approximately \$3,053 in Housing Successor Agency funds on behalf of the Shasta Hotel Investors Partnership (Partnership) for the Shasta Hotel property. Assessment payments made on behalf of the Partnership will be charged back to the Partnership as additional rent. 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 sites. Assessment rates may be subject to an increase of no more than five percent annually.

M/WBE/Section 3 and First Source 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. The First Source Program is not applicable to this report.



Downtown Sacramento PBID (Property Based Improvement District) Renewal



- Downtown Sacramento PBID
- Parcel



RESOLUTION NO. 2015 -

Adopted by the Housing Authority of the City of Sacramento

on date of

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

BACKGROUND

- A. The boundaries of the Downtown Sacramento Property and Business Improvement District (PBID) include five Housing Authority Properties. In compliance with Property and Business Improvement District Law of 1994, owners of properties and businesses within the PBID boundaries have proposed to renew the Downtown Sacramento PBID for an additional ten years to provide funding for: 1) Maintenance, Safety, and Nuisance Abatement; 2) Business Development; and 3) Administration and Contingency.
- B. On January 31, 2012 the City designated the Housing Authority of the City of Sacramento as the Housing Successor for the housing functions of the former Redevelopment Agency of the City of Sacramento.
- C. The proposed renewal of the Downtown PBID is consistent with the Public Housing Authority's Annual Plan as it supports the following Goals and Objectives: increase the availability of decent, safe, and affordable housing; and Improve community quality of life and economic vitality.
- D. Within the Downtown Sacramento PBID the City Housing Authority owns the following properties:
- 006 0032 029 0001 - 600 I Street (Riverview Plaza)
 - 006 0032 029 0003 - 600 I Street (Riverview Plaza)
 - 006 0032 029 0004 - 600 I Street (Riverview Plaza)
 - 006 0032 030 0000 - 630 I Street (Edgewater Apartments/Housing Choice Voucher Offices)
- E. The Housing Authority of the City, as the Housing Successor to the former Redevelopment Agency of the City of Sacramento, owns the following land within the Downtown Sacramento PBID, which is leased to the Shasta Hotel Investors Partnership via a ground lease:
- 006 0103 021 000 - 1017-10th Street (Shasta Hotel)
- F. The renewal of a PBID does not constitute a project under the California Environmental Quality Act (CEQA) and is therefore exempt from review pursuant to Guidelines Section 15378(b). 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 (a)(3).

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, cast a vote via an assessment ballot and execute other related documents to further the renewal of the Downtown Sacramento PBID on behalf of the Housing Authority for conventional housing owned sites and on behalf of the Housing Successor Agency for the Shasta Hotel site.

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

- 006 0032 029 0001 - 600 I Street (Riverview Plaza)
- 006 0032 029 0003 - 600 I Street (Riverview Plaza)
- 006 0032 029 0004 - 600 I Street (Riverview Plaza)
- 006 0032 030 0000 - 630 I Street (Edgewater Apartments/Housing Choice Voucher Offices)

Section 4. The Executive Director, or her designee, is authorized to pay the annual PBID assessment utilizing Housing Successor Agency funds for the following property:

- 006 0103 021 000 – 1017-10th Street (on behalf of the Shasta Hotel Investors Partnership)