

Meeting Date: 1/12/2016

Report Type: Consent

Report ID: 2016-00056

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

Location: District 4

Recommendation: Pass a Housing Authority Resolution a) delegating signatory authority to the Executive Director, or her designee, for Housing Authority-owned properties included in the proposed Midtown Sacramento Property and Business Improvement District, b) allocating approximately \$6,150 in Conventional Housing Funds on an annual basis for the assessment, subject to annual increases not-to-exceed 3% per year, and c) authorizing the Executive Director, or her designee, to pay the annual assessment.

Contact: Mary Liz Paulson, (916) 440-1334, 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-Resolution

3-Map of SHRA Properties in PBID

SHRA Counsel Review

Approved as to Form
David Levin
1/4/2016 2:27:53 PM

Approvals/Acknowledgements

Department Director or Designee: LaShelle Dozier - 12/17/2015 8:57:47 AM

Description/Analysis

Issue: The Midtown Sacramento Property and Business Improvement District (Midtown PBID) was originally approved in 1985 as a business association. The Midtown PBID was first formed in 2007 and has since been renewed two times with the last renewal approved by City Council for a five-year term from 2012-2017.

The Housing Authority of the City of Sacramento (Housing Authority) owns two public housing rental properties consisting of three parcels located within the Midtown PBID boundary. The chart below lists the properties and the anticipated annual Midtown PBID assessment.

1715/1731 K Street	The Comstock Apartments (80 housing units for elderly/disabled)	\$3,775.09
1818 Capitol Avenue	Capitol Terrace Apartments (84 housing units for elderly/disabled)	\$2,372.87
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Total		\$6,147.96

This report recommends that the Housing Authority, as property owner of the three parcels, participate in renewing the Midtown PBID by signing petitions and voting during the formation process. Should the Midtown PBID be renewed, the report also recommends authorizing the Executive Director to allocate funds and pay the annual assessment.

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

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).

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 (a)(3).

Commission Action: *Sacramento Housing and Redevelopment Commission:* At its meeting of September 16, 2015, the staff recommendation for this item was approved. The votes were as follows:

AYES: Alcalay, Creswell, Johnson, Griffin, Macedo, Morgan, Raab, Rios, Staajabu

NOES: none

ABSTAIN: none

ABSENT: Painter

Rationale for Recommendation: In 2007, it was determined that formation of a PBID could enhance the viability of Midtown and efforts have been successful. The PBID services benefit approximately 1,035 parcels with 493 parcel owners and numerous businesses. The approximate Midtown PBID boundaries are I Street, Alhambra Boulevard, 16th Street, and S Street. 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 Midtown that will benefit residents.

Financial Considerations: This report recommends authorizing the Housing Authority to allocate and utilize conventional housing funds to annually pay an assessment to the PBID. There are three tiers of assessments in the PBID based on ownership which are: Standard (\$0.154960 per square foot per year), Public (\$0.123806 per square foot per year), and Private Tax-Exempt, Healthcare Use (\$0.090041 per square foot per year). The amount of the assessment is based on the size of the lot and is charged at a rate based on its ownership. The Housing Authority's assessment is based on the public ownership of the parcels and is therefore charged at \$0.123806 per square foot and totals approximately \$6,147.96 in annual assessments. This assessment may increase up to three percent (3%) 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 sites.

Local Business Enterprise (LBE)/Minority and Women's Business Enterprise (M/WBE)/Section 3 and First Source Considerations: M/WBE requirements will be applied to all activities to the extent required to maintain that federal funding. Section 3 requirements, the First Source Program and the LBE program are not applicable to this report.

RESOLUTION NO. _____

**ADOPTED BY THE
HOUSING AUTHORITY OF THE CITY OF SACRAMENTO**

ON DATE OF

**AUTHORIZATION AND APPROVAL OF PARTICIPATION IN THE RENEWAL OF
THE MIDTOWN SACRAMENTO PROPERTY AND BUSINESS IMPROVEMENT
DISTRICT (PBID)**

BACKGROUND

- A. The boundaries of the Midtown Sacramento Property and Business Improvement District (PBID) includes two public housing developments (Comstock Apartments and Capitol Terrace Apartments). In compliance with Property and Business Improvement District Law of 1994, owners of properties and businesses within the PBID boundaries have proposed the renew the Midtown Sacramento PBID for an additional ten (10) years, from 2017 to 2026, to provide funding for graffiti abatement, litter removal, streetscape maintenance and safety.
- B. The proposed renewal of the Midtown PBID is consistent with the goals of the Housing Authority of the City of Sacramento (Housing Authority) as it supports the following goals and objectives: increases the safety of public housing residents, and keeps the housing and the immediate neighborhood appealing and welcoming to prospective residents and businesses.
- C. Within the Midtown PBID the Housing Authority owns the following properties:
 - 006-012-5011-0000 - 1715 K Street (Comstock Apartments),
 - 006-012-5014-0000 - 1731 K Street (Comstock Apartments), and
 - 007-014-2024-0000 - 1818 Capitol Avenue (Capitol Terrace Apartments)
- D. The assessment is based on the ownership of the property and the square footage of the parcel. The Housing Authority is charged at a rate of \$0.123806 per square foot per year as a “public owner.”

- E. The renewal of a PBID does not constitute a project under California Environmental Quality Act (CEQA) and is therefore exempt from review pursuant to California Code of Regulations (CCR) 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 (CFR) sections 24 CFR 58.34(a)(3) and (a)(4).

NOW THEREFORE BE IT RESOLVED HOUSING AUTHORITY OF THE CITY OF SACRAMENTO:

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 for an assessment ballot and execute other related documents to further the renewal of the Midtown PBID on behalf of the public housing properties described above for a housing owned site.

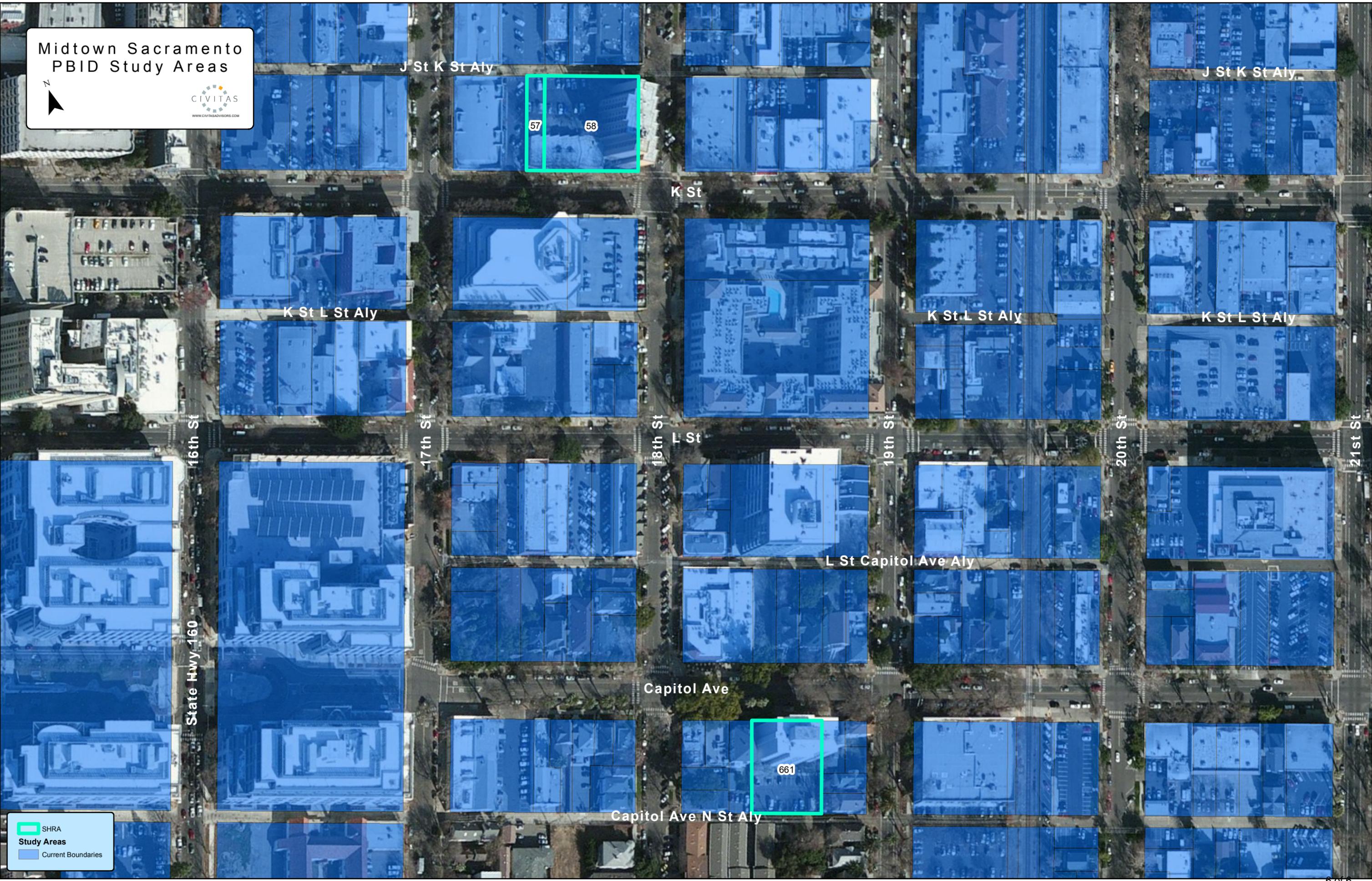
Section 3. The Executive Director, or her designee, is authorized to utilize public housing authority funds to pay the annual Midtown PBID assessment, initially totaling \$6,147.96 and subject to annual increases not-to-exceed three percent (3%) per year from 2017 to 2026, for the following properties:

006-012-5011-0000 - 1715 K Street (Comstock Apartments),

006-012-5014-0000 - 1731 K Street (Comstock Apartments), and

007-014-2024-0000 - 1818 Capitol Avenue (Capitol Terrace Apartments)

Midtown Sacramento
PBID Study Areas



 SHRA
 Study Areas
 Current Boundaries