

Meeting Date: 7/19/2016

Report Type: Consent

Report ID: 2016-00731

Title: (Housing Authority) Approval of Housing Authority participation in the Meadowview Multi-family Improvement District (MMID)

Location: District 8

Recommendation: Pass a Housing Authority Resolution a) authorizing the Executive Director, or her designee, to cast a vote for the proposed assessment, and execute other documents on behalf of Housing Authority-owned properties included in the proposed MMID; b) allocating approximately \$9,175 in Housing Authority Funds on an annual basis for the assessment, subject to annual increases not-to-exceed 3% per year for the five year period from January 1, 2017 to December 31, 2021; 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-Housing Authority Resolution

3-Map

SHRA Counsel Review

Approved as to Form
David Levin
7/6/2016 4:17:12 PM

Approvals/Acknowledgements

Department Director or Designee: La Shelle Dozier - 7/6/2016 9:57:57 AM

Description/Analysis

Issue: The proposed Meadowview Multifamily Improvement District (MMID) will provide activities and improvements that will benefit the residents of multi-family properties residing in this area. Specifically, the MMID will fund security and streetscape improvements. The initial budget of the MMID is expected to be \$196,793.55 the first year. The Housing Authority will be assessed the commercial rate of \$0.09 per square foot of property or approximately \$9,174.69 in the first year. The initial term is five years, ending December 31, 2021.

This report recommends that the Housing Authority, as property owner of 13 parcels in the area, participate in the formation of the MMID by signing petitions and voting during the formation process. Should the MMID be approved, the report also recommends authorizing the Executive Director to allocate funds and pay the annual assessment.

Policy Considerations: The proposed formation of the Meadowview Multifamily Improvement District is consistent with the Public Housing Authority's Annual Plan as the MMID promotes an increased level of safety and security in the community by providing security and streetscape improvements.

Economic Impacts: Not applicable.

Environmental Considerations:

California Environmental Quality Act (CEQA): The activity proposed does not constitute a project under CEQA and is therefore exempt from review pursuant to 14 California Code of Regulations § 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) per 24 CFR §§ 58.34(a)(3) and (a)(4) and categorically excluded per 24 CFR § 58.35(b)(3).

Rationale for Recommendation: The proposed formation of the MMID is consistent with the Public Housing Authority's Annual Plan as the MMID promotes an increased level of safety and security in the community by providing security and streetscape improvements.

Financial Considerations: This report recommends authorizing the Housing Authority to allocate and utilize Housing Authority funds to pay the annual MMID assessment from 2017 to 2021. The amount of the first year assessment for the 103,695 square feet of property is \$9,174.69, which is based on the size of the parcels and an assessment rate of \$0.09 per square foot. This rate may increase at no more than three percent (3%) per year; the five-year

assessment would total under \$50,000. There are sufficient Housing Authority funds available for this assessment.

LBE/MBE/Section 3 and First Source Considerations: Minority and Women's Business Enterprise (M/WBE) requirements will be applied to all activities to the extent required by federal funding. Section 3 requirements will be applied to the extent as may be applicable. The City's Local Business Enterprise Program and the First Source Program are not applicable.

RESOLUTION NO. 2016 –

Adopted by the Housing Authority of the City of Sacramento

on date of

**AUTHORIZATION AND APPROVAL OF PARTICIPATION
OF THE MEADOWVIEW MULTI-FAMILY IMPROVEMENT DISTRICT (MMID)**

BACKGROUND

- A. The boundaries of the proposed MMID include twenty-six (26) units of Housing Authority-owned property on 13 parcels.
- B. The proposed MMID annual assessment term is five years.
- C. The proposed MMID is consistent with the goals of the Housing Authority as it supports the following goals and objectives: 1) increases the safety of Housing Authority residents, and 2) helps to maintain the public housing and the housing in the immediate neighborhood appealing and welcoming to prospective residents.
- D. Within the MMID, the Housing Authority owns and is assessed for the following 13 parcels that contain 26 rental units and three vacant lots:

APN	STREET #	STREET NAME	LOT SQ. FT.
049-0250-019-0000	31	CORAL GABLES CT	8,576
049-0250-020-0000	23	CORAL GABLES CT	6,152
049-0250-023-0000	2793	MEADOWVIEW RD	7,809
049-0250-027-0000	49	CORAL GABLES CT	13,527
049-0250-028-0000	63	CORAL GABLES CT	15,055
049-0250-035-0000	81	CORAL GABLES CT	9,459
049 0250 036 0000	89	CORAL GABLES CT	6,341
049-0250-037-0000	137	CORAL GABLES CT	6,162
049-0250-038-0000	97	CORAL GABLES CT	6,331
049-0250-039-0000	105	CORAL GABLES CT	5,712
049-0250-040-0000	113	CORAL GABLES CT	6,302
049-0250-041-0000	121	CORAL GABLES CT	5,953
049-0250-042-0000	129	CORAL GABLES CT	6,316
		TOTAL	103,695

- E. The assessment is based on the ownership of the property and the square footage of the parcel. The Housing Authority is charged at the commercial rate of \$0.09 per square foot per year for publicly owned housing properties.
- F. Formation of a MMID does not constitute a project under California Environmental Quality Act and is therefore exempt from review pursuant to 14 California Code of Regulations section 15378(b)(5). As an administrative activity, this activity has been determined to be exempt under the National Environmental Policy Act per 24 CFR section 58.34(a)(3) and (a)(4), and categorically excluded per 24 CFR section 58.35(b)(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 be true and correct.
- Section 2 The Executive Director, or her designee, is authorized to cast votes for the proposed assessment and execute other related documents to further the establishment of the MMID on behalf of the Housing Authority properties described below for Housing Authority owned sites.
- Section 3. The Executive Director, or her designee, is authorized to amend the budget to pay the annual MMID assessment, initially totaling \$9,174.69, subject to annual increases not-to-exceed 3% per year from January 1, 2017-December 31, 2021, utilizing Housing Authority funds, for the following properties:

APN	STREET #	STREET NAME
049-0250-019-0000	31	CORAL GABLES CT
049-0250-020-0000	23	CORAL GABLES CT
049-0250-023-0000	2793	MEADOWVIEW RD
049-0250-027-0000	49	CORAL GABLES CT
049-0250-028-0000	63	CORAL GABLES CT
049-0250-035-0000	81	CORAL GABLES CT
049 0250 036 0000	89	CORAL GABLES CT
049-0250-037-0000	137	CORAL GABLES CT
049-0250-038-0000	97	CORAL GABLES CT
049-0250-039-0000	105	CORAL GABLES CT
049-0250-040-0000	113	CORAL GABLES CT
049-0250-041-0000	121	CORAL GABLES CT
049-0250-042-0000	129	CORAL GABLES CT

**Meadowview
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