

Del Paso Boulevard Partnership PBID (DPBPBID)

What is a Property and Business Improvement District (PBID)?

A **Property and Business Improvement District (PBID)** is a formal collaboration among property owners to enhance and maintain their commercial areas through specialized, privately managed services. Over 2,500 PBIDs across North America deliver economic revitalization and physical improvements to urban corridors. PBIDs **supplement municipal services** by providing:

- Cleaning and Maintenance
- Security and Safety Programs
- Marketing and Economic Development
- Capital Improvements

These services are **funded through parcel assessments**. The local government collects the funds, which are then managed by a nonprofit Owners' Association governed by a Board of Directors representing assessed property owners.

Legal Framework

In California, PBIDs operate under the **Property and Business Improvement District Law of 1994** and **Proposition 218**, ensuring service customization, property owner involvement, and financial transparency. PBIDs must be renewed periodically through a petition and ballot process.

DPBPBID Overview

The **Del Paso Boulevard Partnership PBID (DPBPBID)** serves North Sacramento's Del Paso Boulevard corridor, providing services and activities that yield a **special benefit** to assessed parcels.

Purpose

To deliver services in:

- Safety, Security & Image Enhancement
- Advocacy & Economic Development
- District Administration

Boundaries & Service Area

Current (2016–2025) PBID Boundaries:

The current DPBPBID encompasses approximately 313 parcels owned by 158 property owners. It includes:

- **Del Paso Boulevard** (from Railroad Drive to Lampasas Avenue)
- Arden Way (from the Sacramento Northern Bike Trail to the railroad crossing at Swanson Station) These areas reflect the original service boundary established in prior PBID terms.

Proposed (2026–2035) Expanded PBID Boundaries:

The proposed renewal expands the PBID boundaries to include additional corridors for greater district impact:

- El Camino Avenue (between Rio Linda Boulevard and the railroad)
- Railroad-adjacent parcels (from Highway 160 to El Camino Avenue, bounded by Royal Oaks Drive and Erickson Street)
- Continued coverage of **Del Paso Boulevard** and **Arden Way** as previously outlined

A complete boundary map is available upon request or by contacting the Del Paso Boulevard Partnership.



Who DPBPBID Serves

- Property Owners: Receive direct benefits from assessments (e.g., safety, maintenance, promotion)
- Business Owners: Gain visibility, foot traffic, and business development support
- Visitors & Customers: Enjoy a cleaner, safer, and more engaging corridor
- Local Community: Benefits from improved public spaces, programming, and investment

Services Breakdown

Provided by the PBID (DPBP):

- Maintenance: Public area street and sidewalk cleaning, graffiti removal, beautification
- Safety: Additional security patrols, crime prevention
- Marketing: Events, business promotion, investment attraction
- Economic Development: Programs to strengthen the business environment

Note: PBID services do **not** cover private property or private alleys.

Provided by the City of Sacramento:

- Public infrastructure maintenance (e.g., roads, sidewalks)
- Public space garbage collection
- Police, fire, and emergency services

Roles & Responsibilities

Task Responsible Party

Public Alley Maintenance City of Sacramento
Private Alley Maintenance Property Owners
Illegal Dumping (Public Property) City of Sacramento
Illegal Dumping (Private Property) Property Owners

Private Property Maintenance Business & Property Owners

Note: The PBID may assist with cleaning public alleys but not private ones.

Assessment & Budget

Current (2016–2025) Assessment Rates

Parcel Type Zone 1 Rate Zone 2 Rate

 Standard
 \$0.0975
 \$0.0341

 Auto Wrecking
 \$0.0293
 \$0.0102

 Tax-Exempt
 \$0.0488
 \$0.0171

- Residential parcels with 4 or fewer units are **exempt**.
- Rates may increase by up to 3% annually.

2016 Initial Annual Budget: \$479,796.76

Breakdown by service:

• Security & Maintenance: \$259,090.25 (54%)



• Image Enhancement & Advocacy: \$105,555.29 (22%)

Administration: \$81,565.45 (17%)
Contingency: \$33,585.77 (7%)

2025 Maximum Budget Projection: \$626,025.93

Upcoming 2026–2035 Assessment Rates (Proposed)

Parcel Type Rate per sq. ft.

Standard \$0.110 Tax-Exempt \$0.055

- Rates may increase up to 5% annually, with unused increase amounts carried over.
- Residential parcels with 4 or fewer units remain **exempt**.

2026 Initial Budget

Assessment Budget: \$1,318,803.09

• Total Budget (including grants/events): \$1,376,809.42

Sample Calculations (2026)

- 1,000 sq. ft. commercial parcel: 1,000 × \$0.110 = \$110.00/year
- 1,000 sq. ft. tax-exempt parcel: 1,000 × \$0.055 = \$55.00/year

Renewal, Duration & Governance

- Current Term: January 1, 2016 December 31, 2025
- Next Term: January 1, 2026 December 31, 2035 (10 years)

Renewal Requirements

- Petitions from property owners representing 50%+ of total assessments
- Ballot vote with 50%+ support (weighted by assessment)
- City Council hearing and final approval

Governance

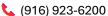
- The Del Paso Boulevard Partnership (DPBP) serves as the Owners' Association
- Responsibilities:
 - o Manage funds and services
 - o Implement the Management District Plan
 - Submit annual reports to City Council

Contact Information

For PBID service questions, assessment information, or a full Management District Plan:

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