



## 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.

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## 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**

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## 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.*



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## 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

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## 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

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## 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.

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## 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**

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### **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:  $1,000 \times \$0.110 = \textbf{\$110.00/year}$
  - 1,000 sq. ft. tax-exempt parcel:  $1,000 \times \$0.055 = \textbf{\$55.00/year}$
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## **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:
    - Manage funds and services
    - Implement the Management District Plan
    - Submit annual reports to City Council
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## **Contact Information**

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

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