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CITY OF SACRAMENTO

CALIFORNIA

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City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Pocket Area Schools Assessment District

SUMMARY

City staff has been requested to help coordinate the construction of three elementary schools through an assessment district process. This request was generated by residents of the Pocket Area in cooperation with representatives of the Sacramento City Unified School District. This report recommends that City staff continue to cooperate with the citizen and School District representatives to determine the full feasibility of this process.

BACKGROUND

There are currently no elementary schools to serve most of the South Pocket Community. Pocket Area residents have worked with the Sacramento City Unified School District to explore current and future methods for the funding and construction of three elementary schools. After lengthy discussions, the two most viable methods for constructing elementary schools are to either use a standard assessment district proceeding or to use the Mello-Roos Act. After evaluating the merits of each alternative, the School District prefers that an assessment district proceeding be used.

The procedures for an assessment district have been carefully explained to the Pocket Area homeowners and developers. A consultant, Joe Shilts of Shilts Engineering, has been retained by the School District and by interested developers to staff this process. There appears to be signi-

ficant enthusiasm on the part of the Pocket Area residents. They feel confident that they will be able to obtain signatures representing 60 percent of the land area involved and at least 50 percent of the residents in the area. They also believe this assessment district will bring significant increases in property values to each of the homeowners in the area. These factors, combined with the pressing need for additional schools in the area, make it very likely that a successful assessment district can be formed.

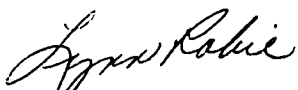
Pocket Area homeowners and developers, in conjunction with the School District, are organizing a careful plan to obtain the necessary signatures. The petition circulation is anticipated to begin within four weeks subject to City Council approval of the use of an assessment district on a conceptual basis. I believe this will lead to the construction of three much needed schools in the South Pocket Community Area which will be operated and maintained by the school district.

FINANCIAL

If the assessment district is formed, there will be no expense to the City. If the assessment district is not created, then a minor amount of staff time will be unreimbursed.

RECOMMENDATION

It is recommended that the City Council authorize continued staff support for the formation of the assessment district and express an approval of the concept for the formation of the assessment district for this purpose.


Lynn Robie
Member, City Council
District 8

LR:mlp