STOCKTON BOULEVARD PARTNERSHIP

2023 YEAR IN REVIEW

BOARD OF DIRECTORS

Property Owners

Elgin Bradley, *Chairman*
4217 Stockton Boulevard
Property Owner

Laura Niznik-Williams
UC Davis Health System

Thai Tran
Saigon Bay Restaurant

Ken Fahn
Area Developer

Dhruv Shah
The Greens on Stockton

Dan Weitzman, *Treasurer*

Nanci Bui-Thompson

Ben Avey
WellSpace Health

Manny Perez
Parkwest Lotus Casino

Non-Property Owners

Tina Nguyen
Phở Xe Lua

Public Sector

Lisa Nava
Sacramento County Board of Supervisors
Phil Serna–District 1

Keaton Riley
Sacramento County Board of Supervisors
Patrick Kennedy–District 2

Ryan K. Brown
Sacramento City Council
Caity Maple–District 5

Will Antinetti
Sacramento City Council
Eric Guerra–District 6

Community Organization

Terri Galvan, *Vice Chair*
WellSpace Health

Liane Bruckstein, *Secretary*
Harm Reduction Services

Neighborhood Representative

Liza Zook
Neighborhood Representative

Dear Property Owners,

It is our pleasure to present our 2023 Year In Review. We have had an amazing year and we are proud of the changes and exciting projects that have made 2023 such a successful year for the Stockton Boulevard Corridor. Our businesses are thriving and patrons are enjoying the new changes on Stockton Boulevard.

We have 1,380 housing units coming on board — 691 are restricted affordable units with 99 of the units at market rate. There is a proposed Car Wash with a housing component. There is also a Transportation Plan in progress that will change the movement, the traffic flow and the walkable path on the boulevard.

Another wonderful thing that has happened and will add a tremendous amenity to our community is **WellSpace Health** has purchased our "Little Saigon Building" (vacant for 15 years), bringing health and dental services, workforce development, and much needed mental health services that are available 24 hours for service calls.

As you review our report, you will find programs that serve our community. Our **5th Annual Turkeys To-Go** serviced 991 families, our **5th Annual Backpack Give-A-Way** included all the back to school needs, and our **Safety Night** brought over 2,500 community members to our corridor.

We have several new businesses on board. A few to mention include: Forgotten Bakery, El Rancon BBQ, and Elegant Shoes. Our diverse economy keeps us growing and keeps us in line with our mission to have an inclusive and equitable economy that continues to benefit all.

We are looking forward to many new changes that are in the construction pipeline. Stay tuned as we become a true **DESTINATION LOCATION**.

FRANK LOUIE
Executive Director

ELGIN BRADLEY
Chair

STOCKTON BLVD
COMMUNITY DEVELOPMENT CORPORATION

5th Annual Turkeys To-Go
5th Annual Backpack Give-A-Way
Free Haircuts for Kids
Community Clean Up

Mission Statement

To advocate on behalf of property and business owners in matters of public policy and economic development; to implement programs that improve security, safety, cleanliness, and positively impact the public image of the Stockton Boulevard Business corridor.

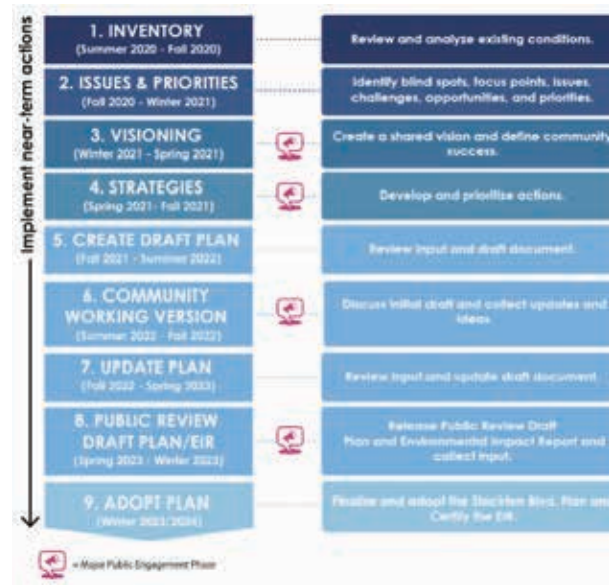
STAFF
Frank Louie, *Executive Director*
Vincene Jones, *Community Outreach*

CONTRIBUTING WRITERS
Vincene Jones

COVER ARTWORK
Janine Mapurunga

SBCDC BOARD MEMBERS
Vincene Jones, *Chair*
Frank Louie
Marlon Lara
Terri Galvan
Terrance Lee
Christopher Shannon

ECONOMIC DEVELOPMENT



STOCKTON BOULEVARD PLAN

The Stockton Boulevard Plan is a partnership between the City of Sacramento, community members, and organizations to transform Stockton Boulevard into a thriving corridor that expands opportunities for, and supports the cultures of, existing residents and small businesses while accommodating growth and centering racial equity.

A Public Review Draft of the Stockton Boulevard Plan will be released in May 2023. Soon after, the City's Neighborhood Development Action Team will release $500,000 of grant funding aimed at helping to implement the priorities captured in the plan. Visit the website for more details on past events and to keep in touch on upcoming events.

Stockton Boulevard Corridor Plan

The Stockton Boulevard Corridor Plan — approved in September 2021 — set a vision to improve safety and transportation options along the corridor. Following the completion of the Plan, City and Regional Transit leadership gave direction to reevaluate the vision for the corridor to include bus rapid transit, to providing quality transit options to residents, visitors, and employees traveling along Stockton Boulevard. The City entered into a partnership with Sacramento Regional Transit and the County of Sacramento to apply for grant funding (through the Sacramento Area Council of Government's Regional Program) to perform an analysis of bus rapid transit and to refine the concepts for the corridor to accommodate the enhanced transit facilities with the planned pedestrian and bicycle improvements. The Stockton Boulevard Partnership assisted this effort by providing a letter of support. The results of SACOG's grant programs are anticipated to be announced later in April. With the grant funding, the project will move forward with the BRT analysis and concept development.

Stockton Boulevard Housing

GROUNDBREAKING / COMING SOON

- **SAN JUAN MOTEL** 5700 Stockton Blvd., *Developed by Mutual Housing*
  Should have 150 Affordable Units and is Publicly Funded.
- **THE HEIGHTS ON STOCKTON** 4995 Stockton Blvd., Opens Summer 2024
  Developed by Mercy Housing
  Should have 200 Affordable Units and is Publicly Funded.

UNDER CONSTRUCTION

- **AGGIE SQUARE STUDENT HOUSING** Aggie Square, *Developed by Wexford*
  Total of 200 Units and is Publicly Funded. Confirming affordability.
- **STOCKTON/22ND** Workforce/Affordable Housing
  Developed by College Town Partnership
  Senior living, 30-60% AMI, Total of 390 Units.
- **STOCKTON/13TH AVE** 3736 Stockton Blvd., A mix of housing
  Out of 100 Units, 70 will be affordable and 30 will be available at Market rate.

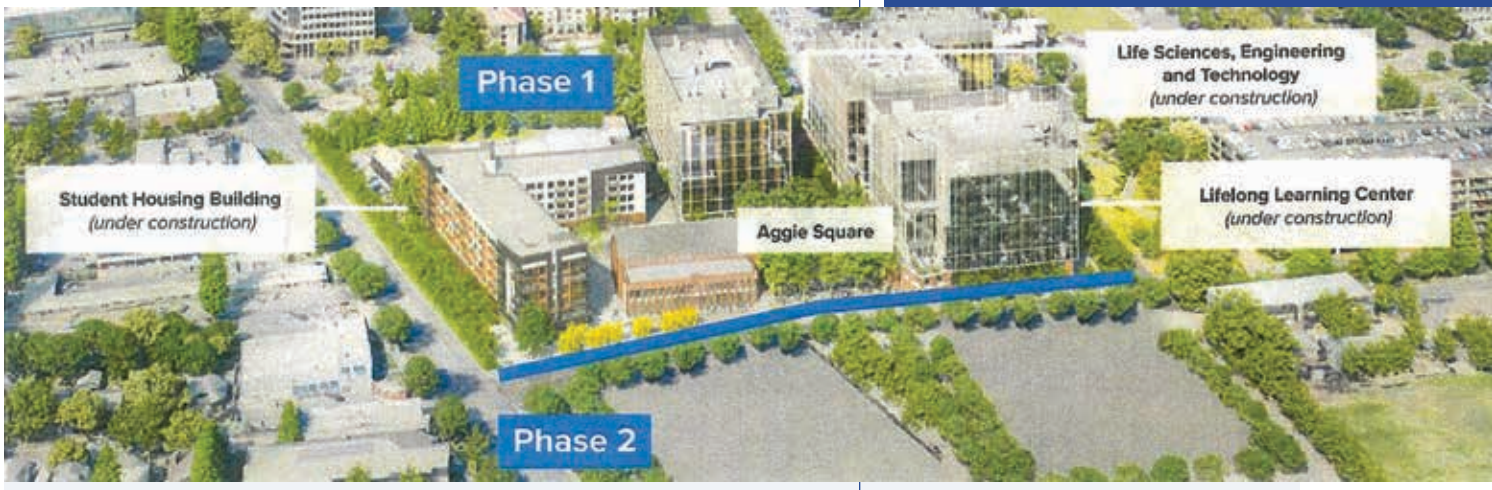
INFORMATION IS SUBJECT TO CHANGE

AGGIE SQUARE: UNDER CONSTRUCTION

Innovation District for California's Capital Region

Aggie Square — led by UC Davis, in collaboration with the city of Sacramento and developer Wexford Science and Technology — will be home to research programs, private industry partners, classrooms, lab facilities, student housing, and public-facing programs designed to engage local communities and entrepreneurs.

- Construction began March 2022 on this **public/private partnership project**.
- Phase One of this innovation district on the Sacramento campus of UC Davis includes **one million square feet** of tech, lab, housing, teaching and training space located in a 25-acre innovation zone, adjacent to a federally designated "Opportunity Zone."
- Industry and community partners will have the **opportunity to co-locate alongside cutting-edge university research.**
- This development will **diversify the economy and expand inclusive economic development** in Sacramento and throughout the region by leveraging university research.
- Aggie Square will elevate the Sacramento campus of UC Davis, home of UC Davis Health, to a **full urban campus serving the entire university**.
- Aggie Square partners including the university, city and developer, collaborated with community members to create a **comprehensive community benefits partnership agreement** that includes investments in affordable housing, workforce development, youth engagement and more.



ECONOMIC IMPACT ON SIX-COUNTY REGION

Initial findings indicate that Aggie Square will have significant impacts on Sacramento and adjacent counties including El Dorado, Placer, Sutter, Yolo and Yuba. Impacts include:

- $2.61B one-time construction impact
- $4.9B total annual output
- $4.4 to $5.1M annual general fund revenue for the city of Sacramento
- 95K visitors (phase one only)

Source: Aggie Square Phase 1 and 2 Regional Economic Impact and City Fiscal Analysis (dated July 6, 2020). Review and download the complete report here: aggiesquare.ucdavis.edu/about/reprts-and-resources

SPECIAL RECOGNITIONS

THE 5TH ANNUAL STOCKTON BOULEVARD PARTNERSHIP BUSINESS BREAKFAST WAS PROUD TO HAVE **MAYOR DARRELL STEINBERG** — ALONG WITH OVER 200 BUSINESS AND COMMUNITY MEMBERS — IN ATTENDANCE, OUR LARGEST TURNOUT EVER. SPECIAL RECOGNITIONS WERE GIVEN TO BUSINESSES AND PEOPLE IN THE CORRIDOR.

Mayor Steinberg gave a great speech regarding the future of the Stockton Boulevard Corridor and what's to come. We want to thank the VFW Post #67, the oldest VFW in California, for hosting our breakfast with warm welcomes and open arms. *Please see the SBP Directory 2024, page 29, for more information about the VFW Post #67.*

Once again, A BIG THANK you from the Stockton Boulevard Partnership.

Thank You

Emerging Business of the Year

FORGOTTEN BAKERY

Our bagels and Empanadas are handcrafted from almost forgotten family recipes passed down through generations. Everything is baked fresh daily, making sure they are always the best!

4650 Stockton Boulevard, Sacramento, CA 95820
(916) 476-6224

forgottenbakery.com

Business of the Year

PEGASUS BAKERY & CAFE

Since 2016, Pegasus has been creating Hong Kong Style baked goods, cakes for all occasions, tea, and custom drinks. We love bringing smiles to our customers.

6825 Stockton Boulevard, #265, Sacramento, CA 95823
(916) 662-7733

Lifetime Achievement of the Year

ALONZO'S MEXICAN & AMERICAN FOOD

Alonzo's combines the best of Mexican and American comfort food, along with comfortable dining, and a very friendly staff. All ingredients are fresh, locally sourced, and everything is made in-house.

5709 Stockton Boulevard, Sacramento, CA 95824
(916) 453-9225

Open Daily 7:00am–2:00pm

Volunteer of the Year

FRANCOISE MONTOUTE

Francoise Montoute has graciously and tirelessly served the Stockton Boulevard Community Development Corporation and Stockton Boulevard Partnership continuously for over five years. His dedication to service goes without question.

ADVOCACY

3rd Annual Senior Safety Luncheon

The Stockton Boulevard Partnership and Stockton Boulevard Community Development Corporation continues to work with The Sacramento Chinese of Indochina Friendship Association, The newly elected District Attorney, the Sacramento County Sheriff as well as the Sacramento Police Department to emphasize to our non-English speaking seniors the importance of personal safety. Information pamphlets in their own language as well as other safety materials are given out to each attendee and of course the most enjoyable vegetarian luncheon, which is provided by The Sacramento Chinese of Indochina Friendship Association.

This (Community Clean Up Program)... gives the local high school students and volunteer groups an opportunity to put in their community service while engaging in their community.

Community Clean Up

Our yearly Community Clean Up was a great success. 50 volunteers came out to spruce up the Boulevard. This clean up also gives the local high school students and volunteer groups an opportunity to put in their community service while engaging in their community. Afterwards, as always, was a time to network and have a light lunch as a small token of the Stockton Boulevard Community Development Corporation appreciation.

SERVICES & PROGRAMS

THE STOCKTON BOULEVARD COMMUNITY DEVELOPMENT CORPORATION (SBCDC) AND THE STOCKTON BOULEVARD PARTNERSHIP ARE PROUD TO CONTINUE TO PROVIDE SUPPORT TO OUR DIVERSE COMMUNITY THROUGH OUR SERVICES & PROGRAMS.

5th Annual Turkeys To-Go

The Stockton Boulevard Community Development Corporation in partnership with Supervisor Patrick Kennedy, Supervisor Phil Serna, Assemblymember Kevin McCarty, Sacramento Food Bank, Rancho San Miguel, SunFoods LLC, and CityWide Maintenance Services, pulled together to supply the families with 991 turkeys and all the trimmings. This is the 5th year that the Turkeys To-Go project has serviced our surrounding community members to help everyone possibly have a prosperous and happy Thanksgiving with food to spare. Our Turkey's To-Go baskets contained a Turkey with all the trimmings to help a family, not only on Thanksgiving Day, but provides a few extra meals for the coming days.

5th Annual Backpack Give-A-Way

The Gately Foundation continues to grace the Stockton Boulevard Community Development Corp with funding for our yearly Backpack Give-A-Way. As always, the backpacks are stuffed with school supplies for students from elementary through secondary grades. It is a pleasure to always see the smiles on the children's faces as they come through and select a backpack of their choice. Once again, the Colonial Library came through with books for every backpack, 650 to be exact.

The SBCDC is constantly looking into new programs and projects that cultivate an environment that allows the business community to thrive and the community to be proud.

SBCDC Humanitarian Effort

Stockton Boulevard Community Development Corporation (SBCDC) and Stockton Boulevard Partnership (SBP) were proud to donate to the Trinity Baptist Church who services 6 other churches within the area, in addition to The People's Campaign the week of October 27, 2023!

The SBCDC made a toy donation to the Stockton Boulevard Elks Lodge Christmas party to help ensure that each child would receive a gift!

IMAGE & MAINTENANCE

City Wide Excited to Join Forces with SBP

THE STOCKTON BOULEVARD PARTNERSHIP HAS ENJOYED A LONG WORKING RELATIONSHIP WITH CITY WIDE PROPERTY SERVICES, INC., WHO PROVIDE VALUABLE DAY PORTER SERVICES THROUGHOUT THE DISTRICT.

Day Porters play a vital role in the property's day-to-day appearance and safety. The City Wide team also assists in monitoring daily activity with the proactive reporting of any hazards, graffiti, or anything that may need immediate attention.

When you see a City Wide team member servicing the district (look for the safety vest with the City Wide logo), please take a moment to thank them for a job well done!

The City Wide corporation has been a wonderful partner to work with, especially because they are able to provide their clients such as the Stockton Boulevard Partnership with full-facility maintenance and repairs if needed including parking lot and road sweeping, pressure washing, janitorial services, landscape upkeep, and a variety of skilled technical services.

AFTER

BEFORE

2023 MAINTENANCE SUCCESS

4,870 Total Maintenance Improvements

3,336 bags of trash removed	504 miscellaneous items removed	36 appliances removed
264 shopping carts collected	58 tires removed	168 pieces of furniture removed
216 bags of leaves collected	204 hazardous waste materials removed	84 mattresses collected

SECURITY

Golden Protection Provides Patrol Services

Stockton Boulevard Partnership (SBP) has provided private security patrol for the boulevard for over 18 years. In an ongoing effort to find the best and reliable provider, **SBP HIRED GOLDEN PROTECTION PATROL SERVICES TO PROVIDE PATROL SERVICES STARTING IN 2022.** By focusing on mitigating so-called "nuisance crimes" the private security will be able to free law enforcement resources for more sinister crimes in our neighborhood. The program has grown substantially over the years. Initially, the service provided 40 weekly patrol hours. Today Golden Protection Patrol Services officers are touring our community and providing over 70 hours or service and protection per week.

Patrol officers are available between 10am and 10pm daily, 7 days a week, to answer calls regarding suspicious persons, trespassers or other conditions which may impede your business or customers. Officers are committed to working in partnership with you and encourage you to call upon their services.

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A Golden Protection field officer can be reached at any time at 279-386-6255. When you call, please be ready to provide your name, call-back number, address, business name, a description of the event you are calling about, and a description of any person(s). This information is important to assist officers in quickly responding to and addressing your concerns.

Golden Protection Patrol Services and Stockton Boulevard Partnership must have a "Notice of Agency" on file in order for the officers to trespass individuals from your property. Please visit our website (stocktonblvdpartnership.org) to access the form, print and fill it out, and send it back to us by email to staff@stocktonblvdpartnership.org.

FINANCIALS

2023 Summarized Financial Information

TOTAL 2023 SPENDING ALLOCATION = $530,011

- Advocacy and Economic Development (12%)
- Image Enhancement (17%)
- Security and Safety (26%)
- BIA (17%)
- Management and General (28%)

BALANCE SHEET, DECEMBER 31, 2023	
ASSETS	
Cash	362,758
Other	202,734
	$565,492
LIABILITIES	126,035
NET ASSETS	$439,457

STATEMENT OF ACTIVITIES FOR 2023 REVENUE	
REVENUE	
PBID	399,745
BIA	87,490
Interest and grants, net of expense	92,733
	$579,968
PROGRAM SERVICES AND EXPENSES	
Advocacy and Economic Development	64,019
Image Enhancement	90,296
Security and Safety	136,995
BIA	92,647
Management and General	146,054
	$530, 011
INCREASE IN NET ASSETS	$49,957

STOCKTON BOULEVARD PARTNERSHIP
5657 Stockton Boulevard
Sacramento CA 95824
916.454.2469
stocktonblvdpartnership.org