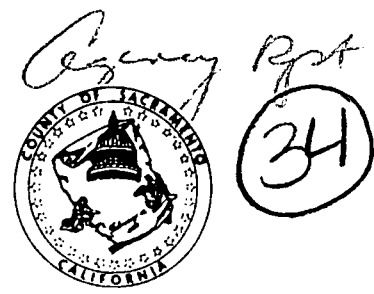




**SACRAMENTO
HOUSING AND REDEVELOPMENT
AGENCY**



November 30, 1987

MANAGER'S OFFICE
RECEIVED
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APPROVED
BY THE CITY COUNCIL

DEC 8 1987

OFFICE OF THE
CITY CLERK

Sacramento City Council
Sacramento, California

Honorable Members In Session:

SUBJECT: Completion of the Woodbine Community Development Block Grant (CDBG) Target Area Improvement Program

SUMMARY

This report describes the accomplishments of the Community Development Block Grant (CDBG) program in the Woodbine Target Area (see map shown as Exhibit A) since 1979 and recommends elimination of the capital improvement program there upon completion of current projects.

The action requested by this report is to officially discontinue the target area committee as of January 1, 1988. The staff also recommends that the City Council and the Sacramento Housing and Redevelopment Commission recognize the citizens who have served on the Woodbine Target Area Committee (TAC) since its inception in 1982 at the Town Meeting to be held December 10th, 1987. The purpose of the recognition is to celebrate the accomplishments of the CDBG program in the Woodbine neighborhood.

BACKGROUND

As proposed and approved in the 1986 report on Actions to Accommodate Federal Budget Cuts, the capital improvements program will cease in Woodbine with the current program year. This action is possible because the achievement of long-range community development goals in Woodbine permits us to declare victory over decline and deterioration.

Capital Improvements

Since Woodbine was first targeted for CDBG assistance in 1978, the program has made significant capital improvements as shown in the Synopsis of Community Development Accomplishments (Exhibit B) and the Funded Projects Map (Exhibit C). Over \$2.4 million has been spent to pave streets, install drainage systems, provide street lights, and make improvements to the Woodbine Community Park. Virtually every street in Woodbine has received capital improvements.

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REPLY

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Housing Rehabilitation

In addition \$216,853 has been spent in Woodbine to assist low-income homeowners renovate their homes through loans for housing rehabilitation, grants for emergency repairs, and grants to retrofit homes for disabled persons. Seventeen (17) units have been improved under this Program.

Nuisance Abatement

Until recently, CDBG funded the Nuisance Abatement program in the target area in an effort to reduce health and safety hazards on private property. The program targeted removal of litter, inoperable vehicles, substandard buildings, and unlicensed businesses. An additional benefit of this program has been to help educate the residents about applicable laws. Nuisance Abatement is now funded by the City of Sacramento.

Workrecreation

One of the more popular programs funded by CDBG over the past six years has been the Workrecreation Program. Annually, this program hires eight youth (ages 14-16) from the neighborhood to participate in a work/educational experience that promotes personal growth. Forty-eight (48) young men and women from Woodbine have benefited from this program.

The Housing Rehabilitation Program, the Nuisance Abatement Program and the Workrecreation Program will continue to operate in Woodbine, providing a means of maintaining past accomplishments of the CDBG program.

Citizen Participation

A major component of the CDBG program has been the participation of citizens, mainly through the Target Area Committee (TAC). Over the years, approximately twelve (12) target area citizens have been appointed to the TAC by the City Council. These citizen volunteers have helped staff determine needs, set priorities, and recommend to the City Council projects and strategy for revitalizing their area.

Staff believes that the community advocacy skills gained by TAC members is one of the most valuable accomplishments of the CDBG program.

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Current Capital Improvement Project

The last major street project in Woodbine is scheduled to be completed this fall. Only a few streets remain untouched by CDBG. These streets, located in the lower southern part of the target area are sparsely populated and would not meet the low-income benefit criteria.

Two beautification projects are also currently in the design and approval process.

The site of the first project is next to the east side of Woodbine Elementary School; the property belongs to the Sacramento City Unified School District (SCUSD). Design for the project has been completed by the Sacramento Local Conservation Corps staff and has been submitted to the SCUSD Real Estate Agent. If the SCUSD Board approves the project, it will be completed in the Spring of 1988.

The second project will provide landscaping along 30th Street between 50th and 52nd Avenues. This property is owned by Union Pacific Railroad Company and will require its approval. The project will consist of planting trees and shrubs to create a sound and visual barrier between the railroad tracks and the residents. There has also been a problem of refuse dumping on the site which will be ameliorated by limiting access, another objective of this project.

Revitalization

In 1979 the CDBG Program began assisting the Woodbine Target Area by providing funding for street improvement projects which had been identified as the highest priority for neighborhood improvement.

At that time numerous streets in Woodbine lacked proper curbs, gutters, and sidewalks resulting in severe drainage problems. Coupled with the incremental parcelization and development of once large semi-rural parcels, the inadequate infrastructure was clearly prohibiting revitalization.

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Eight years later the Woodbine neighborhood has changed dramatically. Every street north of Locke has been improved, and privately-funded infill housing has been constructed. One example of such infill is the six houses which were developed by Fruitridge Habitat on the corner of Wah and Hing. These houses were built as a housing program for displaced farm and/or food industry workers. CDBG assisted this project by providing street, curb, and gutter improvements that substantially lowered the cost of the units, helping to make them more affordable to the low-income families.

FINANCIAL DATA

This is an informational item only and has no financial implications.

ENVIRONMENTAL REVIEW

This report recommends no action aside from discontinuation of the TAC; therefore, no environmental review is necessary.

POLICY IMPLICATION

This informational report reiterates established policy as adopted by the 1986 Actions to Accomodate Federal CDBG Budget Reductions.

VOTE AND RECOMMENDATION OF COMMISSION

It is anticipated that at its meeting of December 7, 1987, the Sacramento Housing and Redevelopment Commission will adopt a motion recommending you take the above action. In the event they fail to do so, you will be notified prior to your December 8, 1987 meeting.

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RECOMMENDATION

Staff recommends (1) approval of the attached resolution that officially discontinues the Woodbine Target Area Committee. Additionally, staff recommends that the City Council and the Sacramento Housing and Redevelopment Commission recognize past and current members of the Woodbine Target Area Committee at a Victory Celebration, December 10, 1987, 7:30 p.m. at the Woodbine Elementary School. Staff joins the Commission in commending and thanking the TAC members for their service to the Woodbine neighborhood.

Respectfully submitted,

William H. Edgar
WILLIAM H. EDGAR
Executive Director

TRANSMITTAL TO COUNCIL:

Walter J. Slife
WALTER J. SLIFE
City Manager

Contact Person: Trish Davey, 440-1322

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DR:eg

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RESOLUTION NO. 87-1014

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

December 8, 1987

COMPLETION OF THE WOODBINE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) TARGET AREA IMPROVEMENT PROJECT

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF
SACRAMENTO:

Section 1: The Woodbine Target Area Committee of the
Community Development Block Grant Program is hereby dissolved as
a City of Sacramento Advisory Board.

Section 2: The Woodbine Target Area Committee members
are hereby commended for their dedication and community
activism. Certificates of appreciation from the City Council
shall be presented at the Woodbine Elementary School on December
10, 1987 at 7:30 p.m.

MAYOR

ATTEST:

CITY CLERK

APPROVED
BY THE CITY COUNCIL

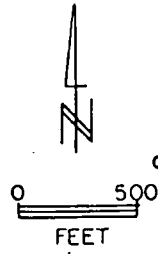
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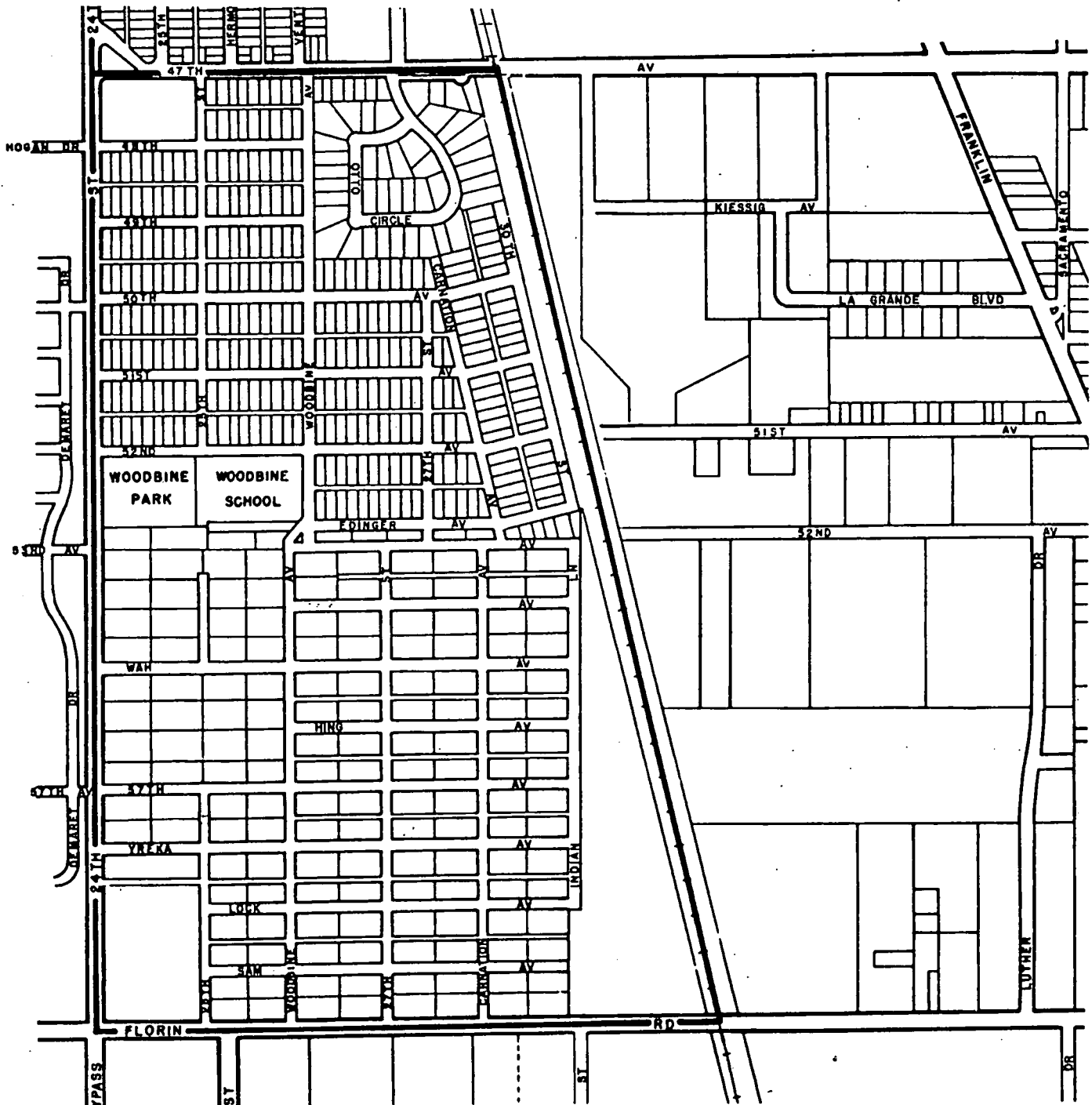
COMMUNITY DEVELOPMENT BLOCK GRANT TARGET AREA



CAMPBELL

SOUP

COMPANY



SYNOPSIS OF COMMUNITY DEVELOPMENT ACCOMPLISHMENTSWOODBINE

PROJECTS FUNDED TO DATE

YEAR	COST CENTER	NAME OF PROJECT	CURRENT ALLOCATION	EXPENDITURE
1979		Woodbine A/D #1	\$ 60,000.00	\$ 60,000.00
1980		Woodbine A/D #1	\$356,770.00	\$356,770.00
1980	4155	Woodine A/D #2 (P/S) (4220)	\$60,000.00	\$60,000.00
1982	4266	Woodbine A/D #4 P/S	\$50,000.00	\$50,000.00
1983	4221	Woodbine A/D #3	\$264,456.13	\$264,456.13
1983	4276	Woodbine A/D #3A	\$21,116.66	\$21,116.66
1984	4266	Woodbine Street Improvement Phase #4	\$676,000.00	\$676,000.00
1984	4306	Tot Lot Improvement/ Irrigation (Woodbine)	\$75,000.00	\$67,826.88
1985	4266	Woodbine Street Improvements Phase #4	\$45,000.00	\$34,222.00
1985	4405	Woodbine Street Improvement District 5A & 5B	\$50,000.00	\$31,671.69
1985	4404	52nd Avenue Street Lights	\$21,000.00	\$21,000.00
1985	4407	48th & 49 Avenue Street Lights	\$45,000.00	\$11,769.01
1985	4406	Woodbine Park Improvements	\$9,000.00	\$1,971.87
1986	4507	Woodbine Street Improvements 5A and 5B	\$200,000.00	\$-0-
1987	4507	Woodbine Street Improvement 5A and 5B Phase II	\$300,000.00	\$-0-
		TOTAL	\$2,581,511.00	\$2,004,972.24

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WOODBINE MAP

Projects Funded to Date

1. Street Improvements - Del Rio Junction Assessment District;
Assessment Districts #1, 2, 3A, 4A, 4B
2. Park Improvements - Tot Lot, Irrigation, Fencing, Backstop
Improvements
3. Street Lights

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