

Executive Summary

AP-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

1. Introduction

The 2017–18 Action Plan is a one-year plan for the City’s Community Development Block Grant (CDBG) program to help address community development and low- and moderate-income community needs in Rancho Cordova. It is the second Action Plan in the implementation of the City’s five-year Consolidated Plan for the 2016–20 period. The City’s Community Development Department is responsible for implementing both the Consolidated Plan and the annual Action Plan. The City plans to use a variety of funding sources to meet its housing and community development needs: CalHome housing rehabilitation funds, Community Enhancement Fund grants, and other resources as they become available.

The City has not yet received notice from the US Department of Housing and Urban Development (HUD) of its 2017–18 CDBG grant award. HUD announced that there would be a delay in the official announcement of 2017–18 grant awards to entitlement jurisdictions. As a result, this draft plan is based on estimates of the City’s potential allocation based on prior year allocations and the general decline in CDBG funding over the last several years. To reduce delays in project start dates, the City is planning how it will allocate funds to projects once HUD provides the actual 2017–18 CDBG award amount. When HUD announces the City’s CDBG award amount, the City will follow this plan for determining the final amounts to be funded to each project.

The City estimates receiving approximately \$500,000 for its 2017–18 allocation of CDBG funding from HUD. In addition, the City has about \$123,000 in funds from previous years that it will allocate to 2017–18 projects, and an estimated \$50,000 in program income from prior year programs. The 2017–18 program year marks the fourth year that the City has teamed with ZoomGrants (www.zoomgrants.com) to offer an efficient online application process. Rather than handling paper applications, City staff have convenient online access to the grantees’ information and documents. ZoomGrants has the ability to streamline application reviews and committee collaboration regarding CDBG applications. After release of the public notice of the CDBG Capital RFP, staff hosted a technical workshop to give an overview of ZoomGrants and answer questions related to this year’s application process.

Introduction Continued:

In the 2016–17 program year, the City executed two-year contracts with its subrecipients providing CDBG-funded public services. These organizations include Folsom Cordova Community Partnership (FCCP), Meals on Wheels (MOW), Sacramento Self-Help Housing (SSHH), and Respite C.L.U.B. by the Cordova Neighborhood Church. The City has contracted with these organizations in the past for CDBG services and is confident in their capacity to report regularly on activities performed. The two-year contract process allows both the service providers and City staff to reduce the administrative burden inherent in the grant application process. All subrecipients will be reporting achievements on a quarterly basis, which will be reported through the Integrated Disbursement and Information System (IDIS) and the Consolidated Annual Performance Evaluation Report (CAPER).

Throughout the process of drafting the Action Plan, City staff encouraged citizen participation and feedback. The City hosted a public meeting on February 16, 2017 to provide information to the public about the Notice of Funding Availability (NOFA) process and to provide technical assistance for groups anticipating in submitting an application for funding. Staff invited residents to attend a public hearing on May 15, 2017, at City Hall to provide feedback on the proposed 2017–18 Action Plan, and gave individuals an opportunity to review the draft document. The document was made available at City Hall and on the City’s website beginning on April 14, 2017.

2. Summarize the objectives and outcomes identified in the Plan

(This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.)

Objectives

The City’s key objectives for the 2017–18 funding period are based on the public outreach completed for the 2016–20 Consolidated Plan and include the following:

- Improve housing opportunities, accessibility, affordability, and sustainability.
- Continue to arrest decline in deteriorated areas of the city by requiring rental property owners to correct code violations and improve their properties, and by continuing code enforcement efforts.

- Continue assisting community-based organizations with funding that allows them to provide new or expanded services to target low-income residents, especially seniors and youth.
- Improve accessibility to public facilities for youth, seniors, and persons with disabilities.
- Improve accessibility and Americans with Disabilities Act (ADA) compliance improvements to public infrastructure, such as sidewalks, crosswalks, and other public facilities, that increase public safety and improve the city's living environment.

Outcomes

The City's CDBG program outcomes for this planning period (July 1, 2017–June 30, 2018) are primarily directed at providing needed services for youth, the homeless, and seniors in the community, improving accessibility to community facilities, and supplying funding to Rebuilding Together Sacramento to give more low-income residents a chance to make health and safety repairs to their homes.

The City intends to continue to fund four public services providers for five programs, which are expected to benefit approximately 1,000 residents in the 2017–18 program year:

- Folsom Cordova Community Partnership (FCCP) Group Mentoring Initiative, which supports youth and improves community involvement through intensive youth mentoring.
- Meals on Wheels (MOW) Senior Nutrition Services, which takes hot meals or frozen heat-and-serve meals to homebound seniors, and provides lunch to seniors at the Cordova Senior Center.
- Sacramento Self-Help Housing (SSHH), which provides services to residents who are in danger of homelessness, or who are already homeless, to aid them in securing stable housing. SSHH will also mediate between tenants and landlords to assist low-income and very low-income renters who have a conflict with their landlord or property manager. Sacramento Self-Help Housing also offers a Renters Helpline to help with tenant/landlord disputes and housing discrimination cases. A collaborative approach between SSHH, Rental Housing Association, and Project Sentinel will provide a telephone hotline, tenant education and housing assistance, and mediation services for Rancho Cordova residents in a housing crisis or dispute. The SSHH team will deal directly

with concerns about tenant/landlord disputes, while fair housing issues will be identified and referred to Project Sentinel. The collaborative team wants to reduce housing discrimination, promote public awareness of fair housing laws and rights, and assist persons with disabilities.

- Respite C.L.U.B. by the Cordova Neighborhood Church, which provides affordable, senior respite daycare services to seniors with severe memory loss.

Outcomes Continued:

The City also plans to fund various capital improvements projects and programs to benefit the community:

- The City will continue to fund its Rental Housing Inspection Program, in which the City Neighborhood Services Department inspects rental units in CDBG target areas to find and correct code violations in order to preserve available quality housing for the community.
- The City will continue funding its Code Enforcement program, in which City Code Enforcement officials provide enforce the City's code in CDBG target areas such as blight removal and nuisance abatement.
- The City plans on funding Rebuilding Together Sacramento's Roof Rehab and Repair Program.
- The City funds an annual sidewalk program that removes and replaces damaged curbs, gutters, and sidewalks to meet current ADA standards in the CDBG target areas.

3. Evaluation of Past Performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The 2016–17 program year is still in progress, and the Consolidated Annual Performance and Evaluation Report (CAPER) will be available for review in September 2017. To date, the City has seen the service providers meeting outcomes and progressing in their goals. As a result, the City continues to fund the organizations in their second year of the two-year funding cycle. The CAPER for the previous 2015–16 program year was accepted by HUD as adequate and is available on the City's website for viewing. The City has successfully completed monitoring of one of the four subrecipients and is on schedule to complete the remaining monitoring efforts

before the end of the program year. The CDBG program is on target to meet expenditure deadlines and current on quarterly and semiannual reports due to HUD.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City used the adopted Citizen Participation Plan in the creation of this Action Plan. A public workshop was held on February 16, 2017 to provide information about the NOFA process, and solicit applications for projects. The 2017–18 Action Plan will be presented at a City Council meeting on May 15, 2017, for Council approval. This Action Plan was noticed on April 14, 2017, and made available for public comment. According to the City’s Citizen Participation Plan, the public comment period must be open for a minimum of 30 days.

Any public comment the City receives will be included in the appendix to this document.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

No public comments were received. All consultations were accepted.

6. Summary of comments or views not accepted and the reasons for not accepting them

No public comments were received.

7. Summary

See above summaries.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	Rancho Cordova	Community Development Department

Table 1 – Responsible Agencies

Narrative (optional)

Consolidated Plan Public Contact Information

Contact:

City of Rancho Cordova
Community Development Department
2729 Prospect Park Drive
Rancho Cordova, CA 95670
(916) 851-8700

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

The City of Rancho Cordova consulted with a number of local service providers and public agencies to help identify local needs and evaluate opportunities for partnership and improved coordination for the 2016–20 Consolidated Plan. The City also participated in an extensive public outreach campaign to assess community needs and perceptions. The 2017–18 Annual Action Plan tiers off the consultation process completed for the Consolidated Plan.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

The City has been working toward providing affordable housing for seniors, large families, and veterans over the last ten years. Mather Veterans Hospital is located within city boundaries and serves most of the Sacramento Valley and Northern California region. The City is also home to the now-decommissioned Mather Air Force Base. The City has been the primary driving force behind the Mather Veterans Village project, which is a three-phase, affordable housing project that will, at completion, include at least 100 permanent supportive housing units for veterans and their families, and as many as 60 transitional housing beds for veterans currently experiencing homelessness. The entire project will be served by the Veterans Resource Center and will coordinate with the Veterans Hospital to serve veterans in need of housing support.

The City also cooperates with the Sacramento Housing and Redevelopment Agency in ensuring that public and voucher-supported housing in the city is safe and habitable and fully occupied whenever possible. Other coordination efforts include Sacramento Self-Help Housing, which works with the City, mental and general health providers, and other service agencies to help households in need find suitable housing. The City regularly looks for opportunities to improve communication and connect service providers and housing providers to help leverage services, reduce service burden due to repeat clientele, and ensure that persons with housing and service needs are directed to the correct providers.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

Sacramento Steps Forward is the nonprofit group that manages the regional Continuum of Care. The City cooperates with Sacramento Steps Forward whenever possible, including support at County Board of Supervisors meetings, prompt response to requests for data, and ongoing participation in the public Continuum of Care discussions. The location of the Mather Veterans Hospital, the Veterans Village housing project, and other veterans services, such as Stand Down (which provides critical life services to homeless veterans) and the Veterans Resource Center, makes the City of Rancho Cordova an ideal partner in addressing the problems facing homeless veterans.

The City also partners with the Child Protective Services Division and the Senior and Adult Services Division of the Sacramento County Health and Human Services Department, including providing on-site workspace for a child welfare worker in the City Police Department offices. The Folsom Cordova Unified School District and the Child Protective Services Division assist in identifying homeless families. Sacramento Self-Help Housing, along with other services provided through the Continuum of Care, helps to identify housing resources. The City has engaged in several cross-agency and cross-skillset team-building and problem-solving efforts to help improve communication and look for opportunities to help connect people with the available services as efficiently as possible.

Finally, the Rancho Cordova Homeless Assistance Resource Team (HART) has begun to work with Sacramento Steps Forward to help address the problem of homelessness in Rancho Cordova specifically. Most homeless resources and assistance groups are either located in the city of Sacramento or clustered in distant parts of Sacramento County. Homeless people in Rancho Cordova must find transportation to these resources in order to have access. HART is working to bring more resources into the Rancho Cordova community to address homelessness where it is happening.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS.

Sacramento Steps Forward administers the Homeless Management Information System (HMIS) and the available Emergency Shelter Grant (ESG) funds for the Sacramento region. The City is home to the Mather Community Campus, which includes 375 transitional housing units operated by the Volunteers of America (VOA) at the now-decommissioned Mather Air Force Base. The Mather Community Campus is one of the largest transitional housing and education programs in the region and receives significant ESG funding support from the Continuum of Care. The City is vested in the successful operations and performance of the Mather Community Campus and works with both Sacramento Steps Forward and the VOA to ensure the program remains robust and an asset to the community. The campus is located immediately adjacent to the new Mather Veterans Village project, and there are plans to continue leveraging both programs to help meet the full range of needs in the community.

The City is also working with the Continuum of Care to provide some continuum funding for the Mather Veterans Village project to help maximize affordability to homeless veterans. The City provides letters of support and some funding and is available for technical assistance in maintaining and improving the policies and procedures for managing the HMIS.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities.

1	Agency/Group/Organization	Volunteers of America (VOA)
	Agency/Group/Organization Type	Housing Services – Housing Services – Elderly persons Services – Persons with disabilities Services – Homeless Services – Employment
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homeless Needs – Veterans Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was called three times (trying to reach two individuals), and these individuals were emailed three times. No response was received, so whether the survey was completed is unknown. The City will continue to reach out and find opportunities to coordinate with this agency.
2	Agency/Group/Organization	Sacramento Steps Forward
	Agency/Group/Organization Type	Services – Homeless
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homeless Needs – Chronically homeless Homeless Needs – Families with children Homeless Needs – Veterans Homeless Needs – Unaccompanied youth Homelessness Strategy HOPWA Strategy Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization completed a phone interview and filled out the online community survey. The organization also provided data. This information helps inform the priorities in the Consolidated Plan.
3	Agency/Group/Organization	Sacramento Self-Help Housing
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was contacted three times: once by phone and two emails. It is unknown whether it filled out the online survey. The City will continue to reach out and find opportunities to coordinate with this agency.
4	Agency/Group/Organization	Folsom Cordova Unified School District
	Agency/Group/Organization Type	Other Government – Local
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homeless Needs Chronically homeless Homeless Needs – Families with children Homeless Needs – Unaccompanied youth Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization participated in an interview. It is unknown whether it submitted an online survey. Their feedback helps shape the priorities in the Consolidated Plan.
5	Agency/Group/Organization	Rebuilding Together
	Agency/Group/Organization Type	Housing Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was called and emailed with a link to the online survey and questions. The organization submitted a response to the online survey and completed the additional questions. This input helps shape the priorities of this Consolidated Plan.
6	Agency/Group/Organization	Rental Housing Association of Sacramento Valley
	Agency/Group/Organization Type	Housing Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was called and emailed with a link to the survey and additional questions. City staff have not been able to confirm whether the online survey was filled out. The City will continue to reach out and find opportunities to coordinate with this agency.
7	Agency/Group/Organization	Department of Human Assistance
	Agency/Group/Organization Type	Other Government – County
	What section of the Plan was addressed by Consultation?	Homeless Needs – Chronically homeless Homeless Needs – Families with children Homeless Needs – Veterans Homeless Needs – Unaccompanied youth Non-Homeless Special Needs Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was called three times and a message was left. The City did not receive a response. The City will continue to look for opportunities to coordinate with this agency.
8	Agency/Group/Organization	Sacramento County Department of Health and Human Services
	Agency/Group/Organization Type	Other Government – County
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was emailed with questions and a link to the survey. The City did not receive a response and is unable to determine whether the agency submitted a survey. The City will continue to look for opportunities to coordinate with this agency.
9	Agency/Group/Organization	Sacramento Housing and Redevelopment Agency
	Agency/Group/Organization Type	Public Housing Authority
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Public Housing Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was called and emailed with a link to the survey and additional questions. The agency provided a response to the questions, and this data was incorporated in the Consolidated Plan. This organization's input helps shape the priorities of the Consolidated Plan.
10	Agency/Group/Organization	Folsom Cordova Community Partnership
	Agency/Group/Organization Type	Services – Children Services – Health Services – Education Services – Employment Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was emailed twice with the online survey and additional questions. The organization submitted an online survey and helped with collecting surveys from residents. The organization's input helps shape the priorities in this Consolidated Plan.
11	Agency/Group/Organization	Respite C.L.U.B. (Cordova Neighborhood Church)
	Agency/Group/Organization Type	Services – Elderly Persons Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was emailed twice with a link to the online survey and additional questions. The City has not yet received a response, but will continue to look for opportunities to coordinate with this organization.
12	Agency/Group/Organization	Meals on Wheels
	Agency/Group/Organization Type	Services – Elderly Persons Services – Health
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Non-Homeless Special Needs Anti-Poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was emailed the online survey and additional questions. The organization completed a survey and participated in an interview. This information helps shape the data and priorities in the Consolidated Plan.
13	Agency/Group/Organization	Boys and Girls Club of Greater Sacramento
	Agency/Group/Organization Type	Services – Children
	What section of the Plan was addressed by Consultation?	Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was sent an email, but no response was received. The City will continue to look for opportunities to coordinate with this organization.

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

No specific agency types were not consulted.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
2013–2021 Housing Element	City of Rancho Cordova	Preserving housing and providing housing opportunities for all sectors of the city’s population.
Continuum of Care	Sacramento Steps Forward	Addressing housing and service needs for homeless individuals and families.

Table 3 – Other local/regional/federal planning efforts

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The City completed a robust citizen outreach effort for the 2016–20 Consolidated Plan. The 2017–18 Annual Action Plan tiered off that outreach. The City completed the public meetings, outreach, and noticing as required by the City’s Citizen Participation Plan.

Citizen Participation Outreach

Sort	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Meeting	Stakeholders, non-targeted/broad community, service providers	Representatives of five groups attended the workshop	Emphasis on need for homeless housing	All comments were accepted	
2	Public Noticing	non-targeted/broad community, seniors, minority groups, disabled persons	Public noticing of the draft Action Plan available for public comment	No comments were provided.	All comments were accepted.	http://www.cityofranchocordova.org/government/community-development/neighborhood-planning-projects/community-development-block-grant
3	Public Hearing	Stakeholders, non-targeted/broad community, service providers, seniors, minority groups, disabled persons	The general public and City Council reviewed the draft Annual Action Plan.	No comments were provided.	All comments were accepted.	http://www.cityofranchocordova.org/government/city-clerk
4	City Website	non-targeted/broad community, seniors, minority groups, disabled persons	All public meetings, hearings, and noticing, as well as the draft Action Plan, were made available for public comment on the City's website	No comments were provided.	All comments were accepted	www.cityofranchocordova.org

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c) (1, 2)

Introduction

During the 2011–16 Consolidated Plan cycle, the City’s CDBG funding has been significantly reduced while the impacts from the economic recession and the collapse of the housing bubble have amplified need throughout the region. The City of Rancho Cordova has been successful at finding and applying for alternative funding sources to help meet affordable housing development needs. These sources have included tax credits, infrastructure infill grants, sustainable communities grants, veterans housing grants, and, for the single-family owner-occupied housing rehabilitation program, CalHome funding. The City has also pursued other State of California housing funds whenever they seemed appropriate.

The City expects a continued reduction in available resources during the 2016–20 Consolidated Plan period, and the 2017–18 Annual Action plan reflects a reduced expectation for the City’s CDBG allocation. The City will continue to explore other funding options as they become available and as capacity allows.

The City does not currently receive any HOME, ESG, or other HUD funds directly from the federal government or from the State of California.

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public – federal	Acquisition Admin and Planning Housing Public Improvements Public Services	\$500,000	\$50,000	\$123,000	\$673,000	\$1,500,000	The City of Rancho Cordova receives about \$500,000 in CDBG funding each year. The City expects to receive about \$50,000 in program income during the 2016–17 year. The City also has about \$123,000 in prior year resources that will be programmed in the 2017–18 Action Plan

Table 5 – Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Federal funds require additional regulation, labor compliance standards, and administration that can add a significant cost burden to a new affordable housing project or a rehabilitation project. Unless the available funding is sufficient to offset the additional cost and labor burden inherent in federal funds, it can actually be damaging to a project budget to include CDBG or HOME as funding sources. For new construction and large-scale rehabilitation of affordable housing, the City prefers to pursue funding that does not significantly increase the building cost, unless there are sufficient federal funds to benefit the project’s bottom line. The CDBG allocation to the City of Rancho Cordova is not enough to add sufficient value to offset the increased costs for most of the City’s affordable housing development efforts. Therefore, the City focuses CDBG funding either on projects that are already burdened with the federal reporting requirements or on projects where there is no other viable funding source and the project can be completed with the available CDBG funding. The City’s CDBG program does not have any matching requirements.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City currently owns one property that remained with the City through the dissolution of redevelopment in 2011 and 2012. This property has been programmed to be used for an affordable senior housing project. The City also has a 98-year lease on 3.69 acres of land adjacent to the Volunteers of America–run Mather Community Campus on the now-decommissioned Mather Air Force Base. The land has been dedicated for the Mather Veterans Village project, which at completion will offer about 100 affordable units for homeless and disabled veterans and their families, and up to 60 transitional housing beds for homeless veterans with addictions or mental illnesses. The Mather Veterans Village project has been partially completed.

Discussion

The City intends to use CDBG funds to support programs and projects that can best benefit from the additional funding. Because the City's CDBG allocation is very limited, the City plans to complete the more costly housing improvements and production through partnerships and the use of alternative funds.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives – 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Youth Services	2017	2018	Non-Homeless Special Needs		Youth Services	CDBG	Public service activities, about 60 persons assisted
2	Housing Preservation, Code Enforcement	2017	2018	Affordable Housing Non-Housing Community Development	CDBG Target Area	Homelessness Prevention	CDBG	Housing code enforcement, about 1,600 housing units inspected
3	Public Infrastructure	2017	2018	Non-Housing Community Development	CDBG Target Area	Public Infrastructure Improvements	CDBG	Public facility or infrastructure activities for low/moderate neighborhood
4	Senior Services	2017	2018	Non-Homeless Special Needs		Senior Services	CDBG	Public service activities, about 180 persons assisted
5	Homelessness Prevention	2017	2018	Affordable Housing Homeless Non-Homeless Special Needs		Homelessness Prevention	CDBG	Homelessness prevention, about 360 persons assisted
6	Housing Preservation	2017	2018	Affordable Housing		Homelessness Prevention	CDBG	Homeowner housing rehabilitation, about 10 housing units repaired

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Youth Services
	Goal Description	The Group Mentoring Initiative, operated by the Folsom Cordova Community Partnership (FCCP), is a program that facilitates one-on-one mentoring for at-risk and disadvantaged youth. The program uses a multifaceted mentoring and activity-based curriculum to encourage youth to stay away from socially disadvantageous activities and to pursue education and active community engagement.
2	Goal Name	Housing Preservation and Code Enforcement
	Goal Description	<p>The rental housing inspection program is an area benefit activity wherein CDBG partially funds the salary and benefits for one FTE code enforcement officer whose duties include inspecting rental units within the CDBG target area. The City has many rental units that, due to general age and deferred maintenance, are out of compliance with applicable codes. This program, in coordination with private investment by property owners, will arrest the decline of the area by requiring landlords to improve their properties to meet state health and safety standards and City Municipal Code standards.</p> <p>The code enforcement program is also an area benefit activity wherein CDBG partially funds the salary and benefits for one FTE code enforcement officer whose responsibilities include responding to code enforcement complaints and proactively enforcing the City's Municipal Code and state health and safety standards in single-family homes and businesses in the CDBG target area to enforce reduction of blighted conditions.</p>
3	Goal Name	Public Infrastructure
	Goal Description	The City plans to dedicate CDBG funds to its Public Works Department for the Pedestrian Improvement Program, which will allow the continued development and improvement of annual sidewalk repair and gap completion projects that provide safety and consistency in the existing pedestrian network. These improvements may include the installation of wheelchair ramps and crosswalks and the repair of damaged sidewalks.

4	Goal Name	Senior Services
	Goal Description	<p>Respite C.L.U.B. is a service provided by the Cordova Neighborhood Church. Respite C.L.U.B., which has received CDBG funding in past years, provides affordable, senior respite daycare service to seniors with severe memory loss. The program provides a much-needed service to seniors in the community, while also offering respite to individual caregivers (family members) who might otherwise need to pursue permanent living facilities for the seniors they care for.</p> <p>The Senior Nutrition Services program, Meals on Wheels (MOW), takes hot meals or frozen heat-and-serve meals to homebound seniors, and provides lunch to seniors at the Cordova Senior Center. MOW has received CDBG funding in previous program years and provides a valued service to the city’s senior population.</p>
5	Goal Name	Homelessness Prevention
	Goal Description	<p>Renters Helpline & Housing Counseling: Sacramento Self-Help Housing provides counseling and housing referrals to homeless and near-homeless individuals and households. With funding, the organization plans to continue operating in the city’s primary low-income service center, the Rancho Cordova Neighborhood Center. In addition to offering counseling services, the organization will continue to provide services for the Renters Helpline tenant-landlord counseling, case management, and fair housing referrals. The proposed funding amount accounts for these additional services.</p> <p>Fair Housing: The City is working with Sacramento Self-Help Housing to provide tenant-landlord counseling, case management, and fair housing referrals. The Renters Helpline team deals directly with concerns about landlord-tenant disputes, while fair housing issues are identified and referred to Project Sentinel. The goals of the collaborative team are to reduce housing discrimination, promote public awareness of fair housing laws and rights, and assist persons with disabilities.</p>
6	Goal Name	Housing Preservation
	Goal Description	<p>The Roof Rehab & Repair Program will directly benefit the residents in the 5–10 homes served. Typically, each home averages 1.5 individuals, equating to 12–17 residents. The populations that will benefit from roof services are low-income homeowners who are elderly, disabled, or families with children. Typically 90 percent of Rebuilding Together Sacramento’s services are for homeowners who are elderly and/or disabled. Families with children are served when there is a compelling need. Roof rehabilitation/repair will increase the health and safety of the occupants and the value of the home.</p>

Table 7 – Goal Descriptions

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

The City relies on partnerships with nonprofit affordable housing providers and the Sacramento Housing and Redevelopment Agency, which is the public housing authority for Sacramento County.

AP-35 Projects – 91.220(d)

Introduction

The City of Rancho Cordova estimates receiving about \$500,000 in 2017–18 CDBG allocation, approximately \$50,000 in program income and \$123,000 in prior year funds available for programming. This allocation allows for an estimated \$82,000 in public services funding, \$110,000 in planning and administration, and about \$480,000 in capital programs and projects funding. The City received over \$700,000 in funding application for capital programs and projects. The applications were entered via ZoomGrants and were reviewed by an independent group. Each application was scored according to criteria that the City established as part of the Consolidated Plan process. Criteria included organization capacity to successfully complete project and programs in a timely manner, fiscal responsibility and viability to complete the project, past project performance, CDBG funding eligibility, and how thoroughly the projects addressed community needs identified in the 2016-2020 Consolidated Plan. Funding was allocated to the top three scoring projects as available. Additionally, the City elected to fund the 2018 Sidewalk project, though the application received lower scores, in order to successfully leverage project progress made during the 2017 Sidewalk project. The figure below shows which applications were received, how much funding was requested, and how projects were scored. Some of the projects awarded funding received partial awards, due to the limited projected funding estimates.

Project Applications in order of score (highest to lowest)	Score	Requested Amount
City of Rancho Cordova - Rental Housing Inspection Program	45	\$82,600
Rebuilding Together Sacramento -Critical Repair Program	41	\$150,000
City of Rancho Cordova -General Code Enforcement Program	41	\$82,600
Cordova Recreation and Park District-Senior Center Fitness Trail / Course	40	\$84,125
FCUSD -ADA restroom for Rancho Cordova Job Center	39	\$101,328
Cordova Recreation and Park District-Senior Center-New Kiln	38	\$3,500
City of Rancho Cordova-2018 Sidewalk Project	29	\$200,000

If the City should receive funding beyond the projected estimates, the City will revisit the received applications to determine if there is sufficient funding to support additional projects. Increased funding beyond the City’s administrative discretion limits, as identified in the City’s Citizen Participation Plan, or the addition of projects or programs not included in the draft 2017-18 Annual Action Plan will require a Substantial Amendment to the Action Plan. The following projects were selected for funding. The funding amount included is an estimate and is subject to change depending on the amount of CDBG funding the City receives from HUD.

Project Applications recommended for funding	Requested Amount	Recommended Amount (Estimate)
City of Rancho Cordova - Rental Housing Inspection Program	\$82,600	\$82,600
Rebuilding Together Sacramento -Critical Repair Program*	\$150,000	\$95,000

City of Rancho Cordova -General Code Enforcement Program	\$82,600	\$82,600
City of Rancho Cordova-2018 Sidewalk Project*	\$200,000	\$180,000

*Projects are recommended with reduced funding. Funding recommendations were completed prior to the notification of the receipt of 2016-2017 Program Income. The City may elect to increase funding award if additional funds become available, either through an increased allocation from HUD, or through the allocation of program income, or additional funding may be awarded to other activities listed above in the Project Applications scoring table.

The City chose to emphasize increased access to public infrastructure, continued funding for health and safety improvements to residents’ homes, and continued funding of public services activities with its CDBG funding, as there are relatively few other sources of funding available to finance these activities. Within public services, the City gave a high priority to activities serving seniors and youth, as well as providing fair housing support, and homelessness prevention efforts in the community.

The table below lists the activities to be undertaken during the 2017–18 program year. All activities are anticipated to be completed during the program year (July 1, 2017, to June 30, 2018). More detailed descriptions of activities follow the table.

#	Project Name
1	Public Infrastructure Improvements
2	Housing Preservation Program
3	Public Services
4	Planning and Administration

Table 8 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Priorities are allocated first by need, second by the availability of sufficient resources to allow for a successful program or project, and third by the availability of local service providers to respond to the needs. The primary obstacle to addressing underserved needs is a shortage of resources, primarily funding.

Projects

AP-38 Projects Summary

Project Summary Information

Table 9 – Project Summary

1	Project Name	Public Infrastructure and Facility Improvements
	Target Area	CDBG target area
	Goals Supported	Public Infrastructure
	Needs Addressed	Public Infrastructure Improvements
	Funding	CDBG: estimated \$220,000
	Description	Improvements to the right-of-way, including ADA improvements, streetlight improvements, and other safety and security improvements to public infrastructure and facilities
	Target Date	June 30, 2018
	Estimate the number and type of families that will benefit from the proposed activities	These projects will improve access to the public right-of-way for hundreds of households that live in the city's CDBG target area, which is predominantly low-income, and increase access to public facilities.
	Location Description	CDBG target area
	Planned Activities	ADA approved ramps installed at multiple intersections in the CDBG target area Public facility and infrastructure improvements to be determined as funding may become available.
2	Project Name	Housing Preservation Program
	Target Area	CDBG target area

	Goals Supported	Housing Preservation and Code Enforcement
	Needs Addressed	Homelessness Prevention, Housing Preservation
	Funding	CDBG: Estimated \$261,000
	Description	Code enforcement in CDBG target areas to find and correct code violations
	Target Date	June 30, 2018
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 1,600 households in the low-income CDBG target area receiving code/rental housing inspections; 10 or more units receiving roof repair assistance.
	Location Description	CDBG target area
	Planned Activities	Rental Housing Inspection Program – inspect rental units for health and safety violations Code Enforcement Program – general code enforcement to support the health and safety of the community Rebuilding Together Sacramento – roof repairs to low-income households
3	Project Name	Public Services
	Target Area	Citywide
	Goals Supported	Youth Services, Senior Services, Homelessness Prevention
	Needs Addressed	Youth Services, Senior Services, Homelessness Prevention
	Funding	CDBG: estimated \$82,000 (plus fair housing funds from Planning and Administration)
	Description	Public services for youth, seniors, and persons and households at risk of homelessness
	Target Date	June 30, 2018
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 600 low-income persons

	Location Description	Citywide
	Planned Activities	<p>Folsom Cordova Community Partnership: Group Mentoring Initiative – Provide youth support and improve community involvement through intensive one-on-one youth mentoring.</p> <p>Meals on Wheels: Senior Nutrition Program – Take hot meals or frozen heat-and-serve meals to homebound seniors, and provide lunch to seniors at the Cordova Senior Center.</p> <p>Sacramento Self-Help Housing: Housing Counseling – Provide housing counseling and support services to residents who are at risk of homelessness, or who are already homeless, to aid them in securing stable housing.</p> <p>Sacramento Self-Help Housing: Renter’s Helpline – Respond to requests from Rancho Cordova residents who are in danger of becoming homeless due to conflicts with their landlord or property manager and are seeking assistance. Provide fair housing referrals for households potentially experiencing discrimination.</p> <p>Fair Housing Services: Provide fair housing services to residents by responding to inquiries of illegal housing discrimination and investigating discrimination complaints.</p> <p>Cordova Neighborhood Church: Respite C.L.U.B. – Provide daycare services to seniors with severe memory loss, and allows caregivers respite.</p>
4	Project Name	Planning & Administration
	Target Area	Citywide
	Goals Supported	NA
	Needs Addressed	NA
	Funding	CDBG: estimated \$110,000
	Description	General administration of the CDBG program, including all planning and reporting activities
	Target Date	June 30, 2018

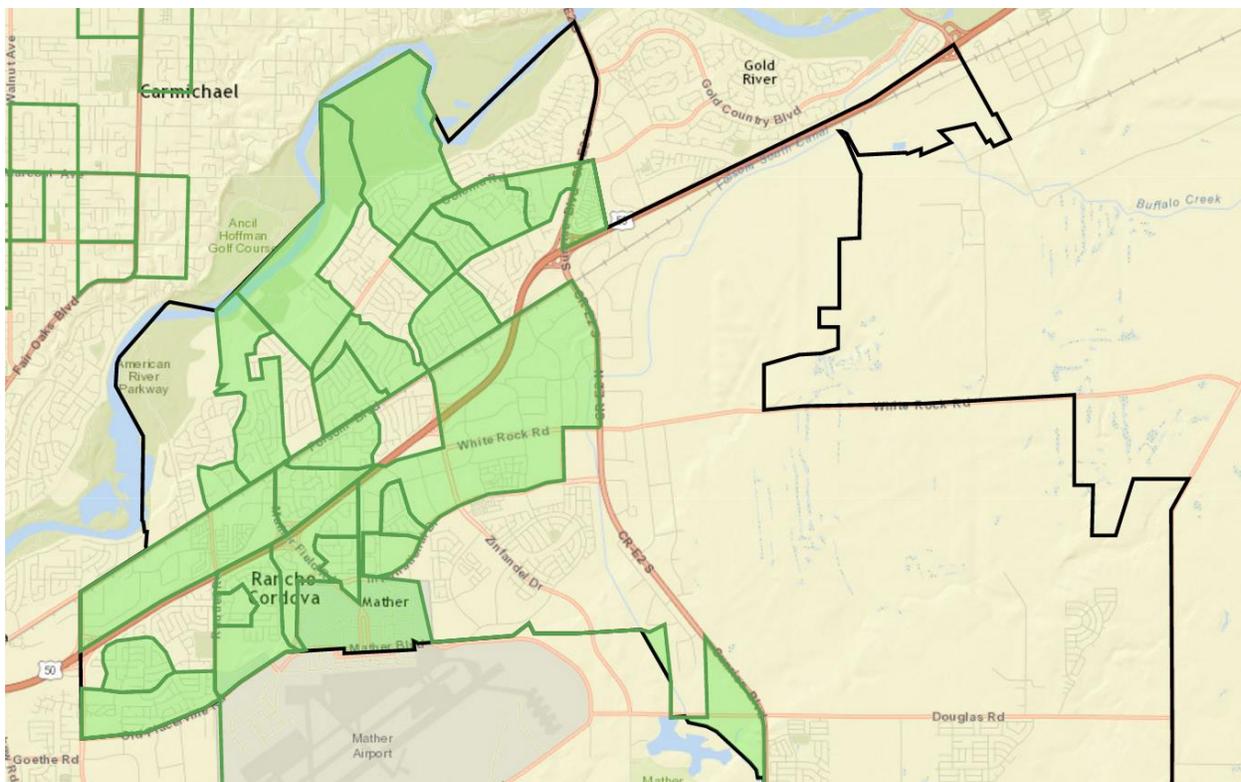
	Estimate the number and type of families that will benefit from the proposed activities	NA
	Location Description	Citywide
	Planned Activities	Provide general administration of the CDBG program, including all planning and reporting activities Participate in regional Assessment of Fair Housing Complete 2016–17 CAPER Monitor all programs and projects

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Geographic distribution of activities is widely varied, but most take place in or near low- and moderate-income areas. The location of an activity largely depends on the type of activity. Some of the City’s 2017–18 activities, such as the public services, are offered to residents throughout the entire city.

The Rental Housing Inspection Program and Code Enforcement activities funded by CDBG will take place in the city’s designated CDBG target areas as indicated in the below map. CDBG target areas are based on the percent of residents in any given U.S. Census Block Group that are low-income. Block groups that are more than 50 percent low-income qualify as CDBG target areas. The green shaded areas in the map are all more than 50 percent low-income, and many are more than 70 percent low-income. The investment of other public and private funds in these areas will provide a comprehensive approach to revitalization.



Geographic Distribution

Target Area	Percentage of Funds
CDBG Target Area	70

Table 10 – Geographic Distribution

Rationale for the priorities for allocating investments geographically

Three activities are prioritized in the CDBG target area: the Public Infrastructure Program, the Rental Housing Inspection Program, and the Code Enforcement Program. These activities use a geographic boundary to identify which areas are eligible for infrastructure repair and tracks how many units are inspected, new cases opened, violations cleared, and staff hours are spent in addressing housing problems in the CDBG target area.

Discussion

The City of Rancho Cordova strives to make all of its programs and activities available to eligible low- and moderate-income residents regardless of sex, race, religious affiliation, or disability. As a result, many programs, including senior services, youth services, and housing counseling, will be available to residents citywide. Significant additional funding will also be used in the low- and moderate-income areas, as needed. Because much of the existing city is in the CDBG target area, providing capital infrastructure improvements and housing preservation services in the CDBG target area allows a significant portion of the city to receive improvements. Similar services are provided to neighborhoods outside the target area and are funded via other funding sources.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City plans to use alternative funds for all of the affordable housing development projects currently in process. The City does not receive sufficient CDBG funds to validate using CDBG on the larger affordable housing development projects. The goals below reflect the annual services and capital assistance expectations for the 2017–18 program year.

One Year Goals for the Number of Persons to be Supported	
Homeless	0
Non-Homeless	360
Special Needs	0
Total	360

Table 11 – One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	9
Acquisition of Existing Units	0
Total	9

Table 12 – One Year Goals for Affordable Housing by Support Type

Discussion

While the City does not operate any transitional housing facilities, it does cooperate with the County of Sacramento’s Continuum of Care. The City is also home to one of the larger transitional housing facilities in the area located at the Mather Community Campus. The City’s plan for the 2017–18 program year is to continue cooperating and actively engaging the County of Sacramento in its attention to homeless issues. These issues also include chronic homelessness and near homelessness. The City of Rancho Cordova also contracts with Sacramento Self-Help Housing to provide housing counseling and homelessness prevention to Rancho Cordova residents. Sacramento Self-Help Housing is accessible to Rancho Cordova residents via the internet, by telephone, and by walk-in appointment.

AP-60 Public Housing – 91.220(h)

Introduction

While some residents in the city may live in Section 8 properties or use Housing Choice Vouchers (formerly Section 8), these programs are managed by the local public housing authority, the Sacramento Housing and Redevelopment Agency (SHRA).

Actions planned during the next year to address the needs to public housing

SHRA operates independently of the City of Rancho Cordova and is a CDBG, HOME, and ESG entitlement, and will address its plans to meet the needs for public housing in its next Consolidated Plan.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

While the City of Rancho Cordova is dedicated to increasing community outreach and involving neighborhoods in the decision-making process, the City does not plan to participate in any activities to increase resident involvement in SHRA owned and operated public housing unless specifically asked to do so by SHRA. SHRA has resident involvement goals and conducts outreach to improve resident involvement.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

SHRA has a Satisfactory Participation Score with HUD.

Discussion

While the City does not operate any public housing, staff are working with SHRA to help address regional housing issues, including working on a regional Assessment of Fair Housing for 2017.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City's strategy related to the needs of the homeless, those at risk of homelessness, and other special needs populations involves funding a variety of supportive services offered locally or regionally to Rancho Cordova residents. Currently, Rancho Cordova is home to the Mather Community Campus, a major supportive housing facility for formerly homeless individuals, but all of the City's resources have very limited capacity. As identified in the 2016–20 Consolidated Plan, the City's goal is to encourage a system of collaborative supportive services, located in Rancho Cordova, to allow accessibility by residents. The City is seeking additional funding for programs and services aimed directly at assisting its homeless and special needs populations, as levels of CDBG funding appear to be in decline.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City's strategy related to the needs of the homeless, those at risk of homelessness, and other special needs populations involves funding a variety of supportive services offered locally or regionally to Rancho Cordova residents. The City is currently participating in a homeless navigator program intended to help link homeless persons with services and shelter. Homeless outreach navigators work directly with individuals experiencing homelessness. In addition, outreach teams collaborate and share expertise and information to ensure that each client is receiving the services they need and being assisted toward housing.

Currently, Rancho Cordova is home to the Mather Community Campus, a major supportive housing facility for formerly homeless individuals, but all of the City's resources have very limited capacity. As identified in the 2016–20 Consolidated Plan, the City's goal is to encourage a system of collaborative supportive services, located in Rancho Cordova, to allow accessibility for residents. The City is seeking additional funding for programs and services aimed directly at assisting its homeless and special needs populations, as levels of CDBG funding appear to be in decline. For the 2017–18 program year, programs aimed at homeless and other special needs populations include:

- Homeless and family assistance to locate temporary or permanent housing, provided by Sacramento Self-Help Housing
- Senior services, provided by Meals on Wheels and Cordova Neighborhood Church's Respite C.L.U.B.
- Youth services, provided by the Folsom Cordova Community Partnership.

Additionally, Sacramento Self-Help Housing provides counseling and housing referrals to homeless and near-homeless individuals and households. With funding, the organization plans to continue operating in the city's primary low-income service center, the Rancho Cordova Neighborhood Center. In addition to providing counseling services, the organization will continue to offer tenant-landlord counseling, case management, and fair housing referrals.

Addressing the emergency shelter and transitional housing needs of homeless persons

While the City does not operate any transitional housing facilities, it does cooperate with the County of Sacramento's Continuum of Care. The City's plan for the 2017–18 program year is to continue cooperating and actively engaging the County of Sacramento in its attention to homeless issues. These issues also include chronic homelessness and near homelessness. The City of Rancho Cordova also contracts with Sacramento Self-Help Housing to provide housing counseling and homelessness prevention to Rancho Cordova residents. Sacramento Self-Help Housing is accessible to Rancho Cordova residents via the internet, by telephone, and by walk-in appointment.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City, in collaboration with the Veterans Affairs Hospital, Veterans Resource Center of America, Sacramento County, and Mercy Housing California, is actively pursuing the development of the Mather Veterans Village project, which has been partially completed. Furthermore, Reinvestment and Housing Opportunities is in the process of developing affordable senior rental housing in the CDBG target area. Finally, the City's adopted Housing Element identifies strategies to remove potential constraints to housing for persons with disabilities. These strategies include:

- H.3.3 – Provide housing for the special needs populations, including housing accessible for persons with disabilities (including veterans as a primary target group), large households, homeless individuals, and single-parent households.

These programs have been used to help low- and moderate-income disabled homeowners to address health and safety issues and to improve accessibility in their homes.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or receiving

assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

While there are several constraints to meeting the needs of target-income residents, the primary obstacle is the lack of available resources for services within the city’s boundaries. Many services are located in the city of Sacramento or Sacramento County unincorporated areas that are not convenient for the residents of Rancho Cordova. Additionally, those services located locally often do not have sufficient capacity to meet current needs, and the City does not have sufficient resources to help the local service providers to build that capacity.

The City plans to use its CDBG funds to promote the local provision of services for low- and moderate-income residents in Rancho Cordova. Furthermore, the City will encourage area service providers to offer services in the community. In the 2017–18 program year, several organizations (including Sacramento Self-Help Housing, Cordova Neighborhood Church, and Folsom Cordova Community Partnership) are expected to provide services in Rancho Cordova.

Additionally, Sacramento Self-Help Housing provides counseling and housing referrals to homeless and near-homeless individuals and households. With funding, the organization plans to continue operating in the city’s primary low-income service center, the Rancho Cordova Neighborhood Center. In addition to providing counseling services, the organization will continue to offer tenant-landlord counseling, case management, and fair housing referrals. The proposed funding amount accounts for these additional services.

Discussion

The City works closely with partners to address as many housing and homeless needs as possible with existing resources, and staff work to develop new partnerships and opportunities for additional funding whenever possible.

One year goals for the number of households to be provided housing through the use of HOPWA for:
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family
Tenant-based rental assistance
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds
Total

AP-75 Barriers to affordable housing – 91.220(j)

Introduction

While there are several constraints to meeting the needs of target-income residents, the primary obstacle is the lack of available resources for services within the city's boundaries. Many services are located in the city of Sacramento or Sacramento County unincorporated areas that are not convenient for the residents of Rancho Cordova. Additionally, those services located locally often do not have sufficient capacity to meet current needs, and the City does not have sufficient resources to help the local service providers to build that capacity.

The City plans to use its CDBG funds to promote the local provision of services for low- and moderate-income residents in Rancho Cordova. Furthermore, the City will encourage area service providers to offer services in the community. In the 2017–18 program year, several organizations (including Sacramento Self-Help Housing, Cordova Neighborhood Church, and Folsom Cordova Community Partnership) are expected to provide services in Rancho Cordova.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City is undertaking a number of actions to reduce potential barriers and constraints to affordable housing and housing for special needs populations. These actions include identifying funds in support of affordable housing development and offering fee reductions, regulatory incentives, density incentives, and the operation of a home rehabilitation and repair program, as well as several other options. These also include the actions and policies listed above, and can be found with additional detail in the City's 2013–2021 Housing Element.

Discussion

The City's 2013–2021 Housing Element includes a thorough analysis of governmental and regulatory barriers to affordable housing. The City has been aggressive in pursuing affordable housing development opportunities and has mitigated or eliminated almost all regulatory barriers as effectively as possible.

AP-85 Other Actions – 91.220(k)

Introduction

The Community Development Department will be responsible for the management, implementation, and monitoring of the Consolidated Plan documents, including the Action Plan.

City staff will administer the programs and activities funded with CDBG funds. These staff members will work with the individual City departments, such as Public Works, as well as partner districts, such as the Folsom Cordova Unified School District, to develop procedures and coordinate the administration of programs that will be carried out by these departments and districts. Designated staff will also work closely with the providers of CDBG-funded services and programs that are not carried out by the City.

While there are several constraints to meeting the needs of target-income residents, the primary obstacle is the lack of available resources for services within the city's boundaries.

Actions planned to address obstacles to meeting underserved needs

The City will continue its work with neighboring jurisdictions, such as the County of Sacramento, City of Sacramento, City of Citrus Heights, and City of Elk Grove, and other surrounding jurisdictions, and the Sacramento Housing and Redevelopment Agency and the Sacramento Area Council of Governments (SACOG), to address the regional issues that affect the needs of target-income persons and special needs populations. The City intends to reinvigorate the regional CDBG working group to help streamline reporting and monitoring requirements for local service providers that operate within all/some of the jurisdictions. The goal in this effort is to reduce the burden of providing services within each jurisdiction with CDBG funding. The City intends to work directly with service providers and local, state, and federal agencies (e.g., HUD and the California Department of Housing and Community Development [HCD]).

The City also plans to use its CDBG funds to promote the local provision of services for low- and moderate-income residents in Rancho Cordova. Furthermore, the City will encourage area service providers to offer services in the community. In the 2017–18 program year, several organizations (including Sacramento Self-Help Housing, Cordova Neighborhood Church, and Folsom Cordova Community Partnership) are expected to provide services in Rancho Cordova.

Actions planned to foster and maintain affordable housing

There are ten public housing apartment complexes or single-family homes that include some of the 747 affordable housing units in Rancho Cordova. Some of these units are administered by the Sacramento Housing and Redevelopment Agency (SHRA), which serves as the public housing authority for Sacramento County. The City of Rancho Cordova does not have its own local housing authority. Resident initiatives are handled directly by SHRA.

Actions planned to reduce lead-based paint hazards

The City complies with the Residential Lead-Based Paint Hazard Reduction Act of 1992 as implemented in 24 CFR 35 Subpart B. Compliance includes the following strategies.

Housing Rehabilitation: All housing rehabilitation activities funded under this plan will assess lead hazard risk before proceeding, including the planned Emergency Repair Grant Program. This applies to any work on structures constructed prior to January 1, 1978. The work will comply with the appropriate level of protection indicated in 24 CFR 35.100.

All work on homes constructed prior to January 1, 1978, will have a lead hazard risk assessment conducted as described in 24 CFR 35.110.

At the completion of any prescribed lead hazard reduction activities, a clearance examination is required as described in 24 CFR 35.110.

Actions planned to reduce the number of poverty-level families

The City's anti-poverty strategy is based on revitalizing Rancho Cordova's existing housing stock to provide safe and decent places to live, and on supporting social services agencies that provide various services that promote income and housing stability. In addition, the City's strategy includes supportive services for target-income residents, including senior and youth services.

In the 2017–18 program year, the City plans the following anti-poverty programs:

- Senior nutrition programs, such as Meals on Wheels
- Housing crisis intervention services, provided by Sacramento Self-Help Housing
- Homeless prevention services, provided by Sacramento Self-Help Housing and the processes set out in Sacramento County's Continuum of Care program
- Youth services aimed at fostering community involvement and increasing post-secondary education opportunities for low- and moderate-income youth

Actions planned to develop institutional structure

The City of Rancho Cordova has developed a monitoring system to ensure that the activities carried out in furtherance of the plan are completed in a timely manner in accordance with the federal monitoring requirements of 24 CFR 570.501(V) and 24 CFR 85.40 and all other applicable laws, regulations, policies, and sound management and accounting practices. The objectives of the monitoring plan are described in more detail in the Consolidated Plan.

The City's Community Development Department will be responsible for the management, implementation, and monitoring of the Consolidated Plan documents, including the Action Plan.

City staff will administer the programs and activities funded with CDBG funds. These staff members will work with the individual City departments and divisions, such as Public Works and Neighborhood Services, to develop procedures and coordinate the administration of programs that will be carried out by these departments/divisions. Designated staff will also work closely with the providers of CDBG-funded services and programs that are not carried out by the City.

Actions planned to enhance coordination between public and private housing and social service agencies

On July 16, 2015, the US Department of Housing and Urban Development (HUD) published the Final Rule for Affirmatively Furthering Fair Housing (AFFH). The AFFH rule establishes a process that the Participating Agencies must use to help them meet their long-standing obligations to affirmatively further fair housing. The AFFH rule creates a standardized process for fair housing planning that replaces the Analysis of Impediments (AI) requirements with a new Assessment of Fair Housing (AFH). The AFH must be completed using an assessment tool provided by HUD, with the goal of identifying the following:

1. The primary determinants influencing conditions of segregation, concentrations of poverty, disparities in access to community assets, and disproportionate housing needs based on protected class, and the most significant determinates of these disparities.
2. Fair housing priorities and general goals and articulating a justification for the chosen prioritization.
3. One or more goal(s) for mitigating or addressing the determinants.

HUD will provide publicly open data for grantees to use to assess the state of fair housing within their communities and to set locally determined priorities and goals. The rule responds to recommendations of the Government Accountability Office and stakeholders for HUD to enhance its fair housing planning obligations by providing greater clarity and support to jurisdictions receiving HUD funding, and facilitating local decision-making on fair housing priorities and goals.

The AFFH analysis will be utilized by each Participating Agency for their respective Consolidated and Annual Action Plans, and for the Housing Authority's PHA and Capital Fund Plans. The City will enter into a Memorandum of Understanding with the Sacramento Housing and Redevelopment Agency (SHRA), the City of Citrus Heights, and the City of Elk Grove for cost-sharing the fees to conduct an Assessment of Fair Housing.

Discussion

The City will continue its work with neighboring jurisdictions, such as the County of Sacramento, City of Sacramento, City of Citrus Heights, and City of Elk Grove, and other surrounding jurisdictions, and the Sacramento Housing and Redevelopment Agency and the Sacramento Area Council of Governments (SACOG), to address the regional issues that affect the needs of target-income persons and special needs populations. The City intends to reinvigorate the regional CDBG working group to help streamline reporting and monitoring requirements for local service providers that operate within all/some of the jurisdictions. The goal in this effort is to reduce the burden of providing services within each jurisdiction with CDBG funding. The City also intends to work directly with service providers and local, state, and federal agencies (e.g., HUD and the California Department of Housing and Community Development [HCD]).

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction

The City does not expect to receive any program income in the 2017–18 program year but does expect to receive about \$50,000 before the close of the 2016–17 program year. The City does not have any plans to participate in the section 108 program. The City does not have any outstanding section 108 loans and plans to fully obligate all of its CDBG funding available in the 2017–18 year.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income which is available for use that is not included in projects already identified.

- | | |
|--|----------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed | 0 |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. | 0 |
| 3. The amount of surplus funds from urban renewal settlements | 0 |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan | 0 |
| 5. The amount of income from float-funded activities | 0 |
| Total Program Income: | 0 |

Other CDBG Requirements

- | | |
|---|--------|
| 1. The amount of urgent need activities | 0 |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit – A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. 2017-2018 Action Plan | 80.00% |

Discussion

The City will continue to work to make the most efficient and effective use of CDBG funds to ensure that the benefit to the community and particularly to low- and moderate-income households is realized.