CITY COUNCIL
SPECIAL AND REGULAR MEETING

Monday, June 16, 2008

4:00 p.m. – Special Meeting (Closed Session)
5:30 p.m. – Regular Meeting

AGENDA

CITY OF RANCHO CORDOVA
CALIFORNIA
Incorporated 2003

Linda Budge, Mayor

Dan Skoglund, Vice Mayor

Ken Cooley, Council Member

Robert J. McGarvey, Council Member

David Sander, Council Member

MAKING YOUR POINT – MAKING IT COUNT

Government decision-making takes time—time for public input, time for analysis, and time for weighing both sides of the issue before making an informed decision.

People sometimes complain that the process takes too long, delay progress, costs extra money and is frustrating for discussion participants. Others say that the process doesn't give people enough time to comment and that decisions are made too quickly without enough consideration for all sides of the issue.

The foundation for democracy in America is our constitutional right to tell our elected leaders what we think about issues that affect us. This right is enjoyed by all citizens, regardless of education, background, or experience. Rancho Cordova leaders welcome you to public meetings and encourage you to participate in discussions that affect you.

The way you present your message at the podium can help or hurt your ability to persuade your audience. It can either facilitate or obstruct the public participation process. Whether you are an experienced public speaker or speaking at the podium for the first time, it may be helpful to remember these public meeting tips:

- Identify your main points. Writing them down will help you organize your thoughts and remember them when you're at the podium.
- Check your facts. Accuracy improves your credibility and helps you make a positive impression.
- Handouts summarizing your position may be distributed to policy makers and staff before or after your presentation. Busy leaders appreciate clear, concise information (one or two pages) that helps them identify your key points and remember your presentation.
- Don't be nervous. If you are, don't apologize for it. Public Officials see many citizens who are nervous when speaking in front of an audience. It may help to take a deep breath and exhale slowly just before you approach the podium.
- As you begin to speak, state your name and address clearly for the record. If you represent a group or organization, please state that information as well.
- Make your position known at the beginning, then present supporting information. You will sound organized, which helps people to understand your position.
- Keep your presentation short and simple. Attention spans are brief and people will remember a short presentation better than they will one that rambles and includes too much information.
- Don't repeat yourself. It uses valuable time and people tune out when they hear the same thing over and over. If a previous speaker has already made the point you planned to make, simply refer to that speaker and emphasize your support for that position.
- Be cautious about using humor which is very subjective. While some may laugh, others may be offended.
- Persuade, don't badger your audience. Compelling presentations can be very persuasive to both policy makers and public meeting audiences; however, insulting or degrading language can make you appear belligerent, reducing your credibility as well as the power of your message.
- Close your comments with an action statement such as, "Adopt this resolution" or "I urge you to vote 'no' on this ordinance."

Rancho Cordova City leaders appreciate your interest in issues that affect the community. We hope these tips will help you prepare and present your remarks so they will be clear, concise, accurate and credible. If you follow these guidelines, your audience is likely to listen, pay attention, and maybe even agree with you!

Rancho Cordova City government is not the City Council, City staff or Rancho Cordova citizens – it's all of us working together to understand each others' opinions so we can make the best decisions for our community.

THANK YOU FOR PARTICIPATING!

CONCURRENT MEETING
CITY COUNCIL/COMMUNITY REDEVELOPMENT AGENCY (CRA)/ RANCHO CORDOVA FINANCING CORPORATION (RCFC)

City Hall
2729 Prospect Park Drive, Rancho Cordova

Monday, June 16, 2008

4:00 P.M. – Special Meeting (Closed Session)
Community Board Room

5:30 P.M. – Regular Meeting
David B. Roberts Council Chambers

AGENDA

A. CLOSED SESSION

Council will meet in Closed Session to discuss the following items:

Conference with Legal Counsel – Anticipated Litigation – Government Code 54956.9(b) (one potential case).

B. ADJOURNMENT OF CLOSED SESSION

1. REGULAR MEETING – CALL TO ORDER / ROLL CALL

Council Members Sander, Cooley, McGarvey, Skoglund, and Mayor Budge

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

The Mayor will announce the meeting video recording and playback schedules.

3. PLEDGE OF ALLEGIANCE

The Mayor will call on someone in attendance to lead the Pledge.

ANY ITEM THAT IS NOT INITIATED BEFORE 11 P.M. WILL BE CONTINUED TO THE NEXT DAY AT 5:30 P.M. OR SCHEDULED ON THE NEXT REGULAR MEETING AGENDA OF THE COUNCIL

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4. INVOCATION

Chaplain John Kent, Rancho Cordova Law Enforcement, First Responders, will give the invocation.

5. CLOSED SESSION REPORT

The City Attorney will report on action taken in Closed Session.

6. PRESENTATIONS

6.1 Presentation of Proclamation to Gregory D. Lautner, Lieutenant Colonel, U.S. Army, Battalion Commander for the Department of the Army's 233 Years of Service to the United States on June 14th.

6.2 Presentation on Rancho Cordova's new Sister City, Turrialba, Costa Rica by John Goldberg, resident of Sacramento and friend of the Rancho Cordova Sister Cities Council.

6.3 Presentation by Economic Development Director Curt Haven on Economic Development Department, Neighborhood Services and Code Enforcement Update.

7. PUBLIC COMMENT

Citizens wishing to address the Council for any matter on the Consent Calendar or not on the agenda may do so at this time by completing and submitting a (blue) Speaker Card to the City Clerk. **For items on the agenda, speakers will be called up to the podium by the Mayor at the point on the agenda when the item will be heard.** Speakers are encouraged to keep comments to three minutes or less and to state name and community of residence.

Note, under the provisions of the California Government Code, the City Council is prohibited from discussing or taking immediate action on any unagendized item unless it can be demonstrated to be of an emergency nature or the need to take immediate action arose after the posting of the agenda.

8. COUNCIL REPORTS

9. CONSENT CALENDAR ITEMS – ROLL CALL VOTE

9.1 **Subject:** Special and Regular Meeting Minutes of June 2, 2008.
Recommendation: Adopt Minutes.

9.2 **Subject:** Appointment of Board Members to the Building Board of Appeals
Recommendation: Appoint Bill Dill, Gary Hatfield, Michael McDermott, David Richter, Marion Smith, Roger Stanton and Steven Trout as Members to the Building Board of Appeals; and appoint Kevin Wilcox as an Alternate to the Building Board of Appeals for the terms recommended by the Building Official.
Result of Recommended Action: Members of the Board of Appeals will collaborate to resolve building and safety disputes.
Staff Report: Thomas L. Trimberger, Building and Safety Department and Lillian Hare, City Clerk's Office
Advances Goals: 1, 4, 5, 6, 7, 8 and 13
Growing Strong Neighborhoods

9.3 **Subject:** Resolution Authorizing City Manager to Execute a Third Amendment to the Memorandum of Understanding and Cooperative Agreement Between the City of Rancho Cordova and Rancho Cordova Weed and Seed, Inc. to Extend Contract Period and Amount by $31,250.00
Recommendation: Adopt Resolution No. 70-2008.
Result of Recommended Action: This resolution will authorize the City Manager to execute Contract No. 62-2008, third amendment to Contract No. 135-2006, to extend the time period of the agreement from June 30, 2008 to April 30, 2009 and will increase the total compensation under the agreement from $75,000 to $106,250. This extension will allow for the program to continue through the end of the federal grant award period.
Staff Report: Donna Silva, Finance Department
Advances Goals: 6, 7, 8 and 10

9.4 **Subject:** Solar Street Light Project (Formerly La Placita Street Lighting Project)
Recommendation: Staff recommends installing seven solar powered streetlights on Croetto Way and Woodberry Way.
Result of Recommended Action: The recommended action will result in the placement of seven solar powered street lights on Croetto Way and Woodberry Way.
Staff Report: Cyrus Abhar, Public Works Department
Advances Goals: 1, 4, 6, 7 and 8
Growing Strong Neighborhoods

9.5 **Subject:** Resolution Approving Final Feasibility Report for the Promenade Overcrossing of Highway 50 in the Vicinity of Olson Drive
Recommendation: Adopt Resolution No. 71-2008.
Result of Recommended Action: Adoption of this resolution will approve the Promenade Final Report and allow staff to complete the requirements of a SACOG Community Design grant, finish the feasibility study on time and under budget, and request from SACOG that unexpended grant funds be moved to the engineering and design phase of the project. Approval of this report does not commit the Council to an exact alignment or specific architectural design for the project.
Staff Report: Cyrus Abhar, Public Works Department
Advances Goals: 1, 2, 5 and 8

9.6 **Subject:** Resolution Approving Submittal of Application to the State Department of Housing & Community Development (HCD) for CalHOME Program Funding
Recommendation: Adopt Resolution No. 72-2008.
Result of Recommended Action: Adoption of this resolution will authorize staff to submit an application to the State Department of Housing & Community Development's (HCD) CalHome program for funding an owner-occupied housing rehabilitation program.
Staff Report: Reed Flory, Economic Development Department
Advances Goals: 1 and 7

10. CONSENT PUBLIC HEARING ITEMS

NONE

11. PUBLIC HEARING ITEMS

11.1 **Subject:** Folsom Boulevard Specific Plan Amendment
Recommendation: Waive first reading and introduce Ordinance No. 13-2008.
Result of Recommended Action: Adoption of this ordinance will supersede Section 3 of Ordinance No. 57-2006 that pertains to the Folsom Boulevard Specific Plan (FBSP) only by amending the Folsom Boulevard Specific Plan to provide clarity on policies, guidelines and development standards that guide development and redevelopment of the project area.
Staff Report: Paul Junker, Planning Department
Advances Goals: 1, 6, 7, 8, 9 and 13

11.2 **Subject:** Draft Housing Element Update – Status Report and Discussion of Mixed Income Housing Policy **(Continued from May 19th) PUBLIC COMMENT PERIOD OPEN**
Recommendation: Staff recommends Council have a final discussion of the Mixed Income Housing Policy prior to its July 7 meeting at which the Council will be asked to authorize the submittal of the Draft Housing Element to the State Department of Housing and Community Development.
Result of Recommended Action: Staff will be provided with specific guidance for the definition of the Mixed Income Housing Policy. The language of the Mixed Income Housing policy will be included in the Draft Housing Element Update which is to be returned for Endorsement by the Council at a noticed public hearing on July 7, 2008. The Draft Housing Element will then be forwarded to the State for review.
Staff Report: Reed Flory, Economic Development Department
Advances Goals: 1,5,7 and 8

12. REGULAR CALENDAR ITEMS

NONE

13. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

14. CITY MANAGER'S REPORT

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15. CLOSED SESSION

Council may adjourn to Closed Session to discuss the following item(s):

Conference with Legal Counsel – Anticipated Litigation – Possible Initiation of Litigation – Government Code 54956.9(c) (one potential case)

16. OPEN SESSION – REPORT FROM CLOSED SESSION

The City Attorney will report on action taken in Closed Session.

17. ADJOURNMENT

ADDITIONAL INFORMATION

The agenda items are accessible on the City's website at www.cityofranchocordova.org on Thursdays prior to the Regular City Council Meeting.

CITYWIDE GOALS - (Adopted March 20, 2006)	
1.	Foster a Positive Image of Rancho Cordova
2.	Improve Transportation & Connectivity
3.	Champion Employee Development & High Performance Work Environment
4.	Ensure the Availability of the Best Public Services in the Region
5.	Establish a Vibrant Downtown
6.	Ensure a Safe Community
7.	Improve the Quality of Housing In Rancho Cordova
8.	Sustain a Livable Community
9.	Drive Diverse Economic Opportunities
10.	Foster Responsible Citizenship
11.	Practice Sound Fiscal Management
12.	Establish Logical (City) Boundaries
13.	Continue To Provide Regional Leadership

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UPCOMING MEETINGS	
Monday, June 30, 2008	***5:30 p.m. Work Session - Rio Del Oro Discussion***
Monday, July 7, 2008	***5:30 p.m. Regular Meeting***
Tuesday, July 15, 2008	***5:30 p.m. Work Session CANCELLED***
Monday, July 21, 2008	***5:30 p.m. to 10:00 p.m. Work Session on Rio Del Oro***
Monday, August 4, 2008	***4:00 p.m. Study Session 50 Corridor Mobility Update*** ***5:30 p.m. Regular Meeting***

If you have any technical questions related to the agenda items, please contact the appropriate department as follows:

DEPARTMENTAL GENERAL TELEPHONE NUMBERS	
Building Department	(916) 851-8760
Finance Department	(916) 851-8730
Planning Department	(916) 851-8750
Communications Department	(916) 851-8791
Public Works Department	(916) 851-8710
Redevelopment & Economic Development Department	(916) 851-8780

The Rancho Cordova City Council/CRA/RCFC will be videotaped in its entirety and will be cablecast without interruption on Metro Cable 14, the Government Affairs Channel on the Comcast, SureWest and Strategic Technologies Cable Systems. Closed Captioning will be available on the playback cablecast. Tune to Metro Cable Channel 14, for playback times. A VHS copy is also available for check out from any library branch. The City does not control scheduling of this telecast and persons interested in watching the televised meeting should confirm this schedule with Metro Cable TV, Channel 14.

In compliance with the Americans with Disabilities Act, if you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the City Clerk's Office at (916) 851-8720 at least 48 hours prior to the meeting.

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CERTIFICATION OF POSTING OF AGENDA

I, Stacy Leitner, Interim City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the June 16, 2008 Regular Meeting of the Rancho Cordova City Council/CRA/RCFC was posted and available for review on June 12, 2008 at City Hall of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California, 95670. The agenda is also available on the city web site at www.cityofranchocordova.org.

Signed this 12th day of June 2008 at Rancho Cordova, California.

Stacy Leitner, Interim City Clerk

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CONCURRENT MEETING
CITY COUNCIL/COMMUNITY REDEVELOPMENT AGENCY (CRA)/
RANCHO CORDOVA FINANCING CORPORATION (RCFC)

City Hall
2729 Prospect Park Drive, Rancho Cordova

Monday, June 2 , 2008

4:00 P.M. – Closed Session
Community Board Room

5:30 P.M. – Regular Meeting
David B. Roberts Council Chambers

MINUTES

A. CLOSED SESSION

Mayor Budge called the meeting to order at 4:10 p.m. The Council adjourned to Closed Session to discuss the following items:

Conference with Legal Counsel – Existing Litigation – Government Code Section 54956.9(a) – (one case) - Name of case: Vineyard Area Citizens for Responsible Growth, et al. v. City of Rancho Cordova et al.; Case No. S132972

Conference with Legal Counsel – Existing Litigation – Government Code Section 54956.9(a) – (one case) – Name of case: *California Native Plant Society v. City of Rancho Cordova et al;* Case No. 07CS01311.

Conference with Legal Counsel – Existing Litigation – Government Code Section 54956.9(a) – (one case) – Name of case: US District Court, Northern District of California, *California Native Plant Society v. U.S. Environmental Protection Agency;* Case No. C06-03604MJT.

Conference with Legal Counsel – Anticipated Litigation – Government Code 54956.9(b) (two potential cases).

Present in Closed Session were Council Members McGarvey, Sander, Skoglund and Mayor Budge. Council Member Cooley was absent. Staff present were Gaebler, Lindgren, Chinn and Junker.

B. ADJOURNMENT OF CLOSED SESSION

Mayor Budge adjourned the special meeting at 5:28 p.m.

1. REGULAR MEETING – CALL TO ORDER / ROLL CALL

Mayor Budge called the regular meeting to order in the David B. Roberts Council Chambers at 5:42 p.m.

Council Members Present:	Cooley (arrived at 6:56 p.m.), McGarvey, Sander, Skoglund, and Mayor Budge
Staff Present:	Gaebler, Lindgren, Leitner, Lehr, Kellerman, Oliver, Pearl, Meeks, Santini, S. Snyder, Miller, Haven, Silva, Chinn, Irvin, Cuppy and Behrends

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

The Mayor announced the meetings video recording and playback schedules.

3. PLEDGE OF ALLEGIANCE

The Mayor called on Colonel John Moorman to lead the Pledge.

4. INVOCATION

Pastor Fred Hammer from First Covenant Church gave the invocation.

5. CLOSED SESSION REPORT

City Attorney Adam Lindgren stated there was no reportable action taken.

6. PRESENTATIONS

6.1 Environmental Management Director Val Siebal and Vice Chair Robert Bailey from Sacramento Environmental Commission presented Environmental Recognition Awards to Terry Knight and John Moorman on behalf of California National Guard, and to Forrest Eber, owner of Dolan's Lumber & Building Materials.

6.2 Mayor Budge presented a Certificate of Recognition and scholarship check in the amount of $1,000.00 to Hardeep Sullan, the City's first "City Semester" student intern.

The Mayor added the following presentation item to the agenda:

6.3 Karen McNaught and Mitchell Harry of the Sacramento Children's Choice for Hearing and Talking (CCHAT) spoke briefly on the services of the CCHAT Center-Sacramento, a school devoted to teaching deaf and hard of hearing children.

7. PUBLIC COMMENT

None

8. COUNCIL REPORTS

Council reported on events since the last meeting.

9. CONSENT CALENDAR ITEMS – ROLL CALL VOTE

ACTION: Motion by Skoglund second by McGarvey and carried by a 4:0 roll call vote, Cooley absent, to approve Items 9.1 and 9.3 through 9.10 of the Consent Calendar; Item 9.2 was approved by a 3:0 roll call vote, Cooley absent, Sander recused.

9.1 **Subject:** Special and Regular Meeting Minutes of May 19, 2008
Recommendation: Adopt Minutes.

9.2 **Subject:** Ordinance Amending the Folsom Boulevard Specific Plan and the Zoning Code Relating to Cardrooms **(Continued from May 19)**
Recommendation: Waive second reading and adopt Ordinance 9-2008. **(Roll Call Vote)**
Result of Recommended Action: This ordinance will amend the Folsom Boulevard Specific Plan and the Zoning Code in order to change the appropriate zoning designations and parking standards for cardrooms, and will have a city-wide effect on the location of cardrooms.
Staff Report: Joe Chapman, City Attorney's Office

9.3 **Subject:** Ordinance Establishing a Special Tax Area Zone 10 for Transit-Related Services for the Mather Office Campus, Building A, Project Subject to Voter Confirmation
Recommendation: Waive second reading and adopt Ordinance 7-2008 **(Roll Call Vote)**
Result of Recommended Action: Adoption of this resolution and ordinance will assist the City in meeting the costs of providing transit-related services by creating a special tax area zone and establishing a special tax for transit-related services for the Mather Office Complex, Building A.
Staff Report: Cyrus Abhar, Public Works Department

9.4 **Subject:** Resolution Declaring the Results of Mail Ballot Election for Rancho Cordova Transit-Related Services Special Tax Area Zone 9 (Department of Environmental Management Office Building)
Recommendation: Adopt Resolution No. 61-2008.
Result of Recommended Action: Adoption of this resolution will declare the result of the transit-related services tax election concerning Transit-Related Services Special Tax Area Zone 9, which will assist the City in meeting the cost of providing City transit-related services by establishing a special tax for transit services for the Department of Environmental Management Office Building.
Staff Report: Cyrus Abhar, Public Works Department

9.5 **Subject:** Resolution Authorizing the City Manager to Execute an Amendment to the Agreement with Mark Thomas & Co. in the amount of $526,021 for Design of the Folsom Boulevard Complete Streets Project
Recommendation: Adopt Resolution No. 56-2008.
Result of Recommended Action: Adoption of this resolution will authorize the City Manager to execute an amendment to the current contract with Mark Thomas & Co. and allow the project team to complete final design of the Folsom Boulevard Complete Streets Project.
Staff Report: Cyrus Abhar, Public Works Department

9.6 **Subject:** Resolutions Initiating Proceedings for the Annual Levy and Collection of Assessments for the Landscaping and Lighting District No. 2005-1 for Fiscal Year 2008-2009

Recommendation: That Council:

1. Adopt Resolution 57-2008 Initiating Proceedings for the Annual Levy and Collection of Assessments for the Landscaping and Lighting District No. 2005-1 for Fiscal Year 2008-2009; and
2. Adopt Resolution 58-2008 Preliminarily Approving the Engineer's Annual Levy Report and Declaring its Intention to Levy and Collect Annual Assessments for the Landscaping and Lighting District No. 2005-1 for Fiscal Year 2008-2009.

Result of Recommended Action: The recommended action is required as part of the process to continue the annual levy and collection of assessments in the District in the same amounts as charged in previous years. There are no new impacts to existing or new residents.

Staff Report: Donna Silva and Rebecca Santini, Finance Department

9.7 **Subject:** Resolution Authorizing the City Manager to Amend a Contract with Sacramento County for Plan Review and Inspection Services

Recommendation: Adopt Resolution No. 66-2008.

Result of Recommended Action: Council adoption of this resolution will authorize the City Manager to execute the following Contract No. 85-2008 with County of Sacramento in the amount of $1,000,000, for Building & Safety Department inspection services. The on-call contract will be budgeted for the 08/09 fiscal year, with contract terms up to two years to allow for continued services if funds are not expended in the first year of the contract. The proposed amendment will replace the existing on-call contract set to expire July 1, 2008.

Staff Report: Tom Trimberger, Building & Safety Department

9.8 **Subject:** Resolution Authorizing the City Manager to Amend Three On-Call Contracts for Construction Management and Plan Review Services

Recommendation: Adopt Resolution No. 53-2008 authorizing the City Manager to amend two on-call contracts for construction management and inspection services, and one on-call contract for plan review services.

Result of Recommended Action: Council adoption of this resolution will authorize the City Manager to amend three on-call contracts as follows:

- On-call contract No. 13-2003-01 with County of Sacramento will be amended to extend the contract expiration date to June 30, 2010 and allocate $800,000 for the new contract term. The amended contract number will be 72-2008.
- On-call Contract No. 27-2005-01 with Bureau Veritas will be amended to extend the contract expiration date to July 1, 2010 and allocate $400,000 for the new contract term. The amended contract number will be 73-2008.
- On-call contract No. 94-2006 with Psomas will be amended to extend the contract expiration date to June 30, 2010 and allocate $800,000 for the new contract term. The amended contract number will be 71-2008.

The on-call contracts will be budgeted for the 08/09 fiscal year, with contract terms up to two years to allow for continued services if funds are not expended in the first year of the contract. The proposed agreements will amend existing on-call contracts set to expire June 30, 2008.

Staff Report: Cyrus Abhar, Public Works Department

9.9 **Subject:** Resolution Appointing the City Manager to Act on Behalf of the City of Rancho Cordova for the Purpose of Obtaining Federal Homeland Security Grants
Recommendation: Adopt Resolution No. 67-2008.
Result of Recommended Action: Approval of this resolution is part of the implementation process for securing Homeland Security Grants.
Staff Report: Sandy Salerno, Special Projects

9.10 **Subject:** Resolution Amending the Fiscal Year 2007-08 Adopted Budget
Recommendation: That Council **(Roll Call Vote)**:
1. Adopt Resolution No. 62-2008 amending City of Rancho Cordova Fiscal Year 2007-08 adopted budget.
2. Adopt Resolution No. CRA-5-2008 amending City of Rancho Cordova Community Redevelopment Agency Fiscal Year 2007-08 adopted budget.

Result of Recommended Action: Amendments to the 2007-2008 Adopted Budget will reflect significant variances in expenses and revenues in various funds not originally anticipated in the Budget. This amendment will bring our actual anticipated expenditures in line with our approved appropriations for those specific funds. No adjustment is needed for the General Fund.
Staff Report: Donna Silva, Finance Department

10. CONSENT PUBLIC HEARING ITEMS

None

11. PUBLIC HEARING ITEMS

11.1 **Subject:** Resolution Approving Design Review for Capital Center V Project No. RC-06-247, Located at the Southeast Corner of White Rock Road and Quality Drive
Recommendation: Adopt Resolution No. 60-2008.
Result of Recommended Action: Adoption of this resolution will approve Design Review and allow construction of a 79,308 square foot office building and related site improvements on a 4.2 acre parcel.
Staff Report: Paul Junker and Katja Irvin, Planning Department

Mayor Budge opened the Public Hearing Comment period. There were no speakers. Mayor Budge closed the Consent Public Hearing Comment period.

ACTION: Motion by Sander second by McGarvey and carried by a 3:0 vote (Budge and Cooley abstained), Council adopted Resolution No. 60-2008.

AT THIS POINT the Council recessed at 7:10 p.m. The full Council reconvened at 7:42 p.m.

11.2 **Subject:** Public Hearing on, and Adoption of, the Fiscal Year 2008-2009 Operating Budget for the City of Rancho Cordova and the Community Redevelopment Agency of the City of Rancho Cordova, Including the Determination of the Appropriations (GANN) Limit for Same, and Adoption of the Five-Year Capital Improvement Plan 2008-2013
Recommendation: That Council receive input from the public, direct staff to process changes discussed during the public hearing and bring back the FY 2008-2009 Proposed Budget for final adoption on June 16, 2008 or if no changes are directed, the proposed budget can be adopted immediately following the public hearing by the adoption of the following resolutions **(Roll Call Vote)**:

1. Resolution No. 63-2008 approving the Appropriations Limit for the Fiscal Year 2008-2009 and making the annual election for adjustment factors;
2. Resolution No. 64-2008 approving the Law Enforcement Service Plan and Operating Budget for the City of Rancho Cordova for Fiscal Year July 1, 2008 through June 30, 2009 and providing for the appropriations and expenditures of all sums;
3. Resolution No. CRA 4-2008 approving the Operating Budget for the Community Redevelopment Agency for Fiscal Year July 1, 2008 through June 30, 2009, and providing for the appropriations and expenditures of all sums; and
4. Resolution No. 65-2008 approving the Five Year Capital Improvement Plan for the five Fiscal Years beginning July 1, 2008 and ending June 30, 2013.

Result of Recommended Action: The public hearing will provide the opportunity for input on the Fiscal Year 2008-2009 Budget prior to adoption; once adopted, the Budget will be used to guide the financial operations of the City and Redevelopment Agency for the fiscal year, and serves as the legal authority for spending. Approval of the Appropriations Limit and factors used therein will ensure compliance with state law. Adoption of the Five Year Capital Improvement Plan will provide a spending plan and timeline for approved projects and ensure that adequate resources are set aside to provide funding for these multiple year, large-scale projects.

Staff Report: Donna Silva, Finance Department

Mayor Budge opened the Public Hearing Comment period. There were no speakers. Mayor Budge closed the Public Hearing Comment period.

ACTION: Motion by Sander second by McGarvey and carried by a 5:0 vote, Council adopted Resolution No. 63-2008.

ACTION: Motion by Sander second by Skoglund and carried by a 5:0 vote, Council adopted Resolution No. 64-2008.

ACTION: Motion by Skoglund second by Cooley and carried by a 5:0 vote, Council adopted Resolution No. CRA 4-2008.

ACTION: Motion by Skoglund second by McGarvey and carried by a 5:0 vote, Council adopted Resolution No. 65-2008.

12. REGULAR CALENDAR ITEMS

None

13. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

Council Member Cooley requested an item to acknowledge/recognize EDS Corporation as a successful company doing business in the City for 25 years. He indicated he would provide information to the City Clerk for a presentation.

Council Member Cooley said that during the City Birthday Celebration he hosted at the park, he realized that there is an appetite in the community for similar events. He said he wondered if the City could plan another event for the summer.

14. CITY MANAGER'S REPORT

City Manager Ted Gaebler reported that the Sacramento Valley section of the American Planning Association awarded Mayor Budge their District Leadership Award for an

Elected Official. Mr. Gaebler also noted that Council Member Cooley will be the next League of California Cities 2nd Vice President.

Public Works Director Cyrus Abhar gave an update on Public Works Department activities, accomplishments, projects and goals.

As a result of Public Works Director Abhar's presentation, Council Members made requests as follows:

Council Member Cooley asked if any roadway improvements could slow down the traffic on Bexley and on Vanguard. He suggested that targeted traffic enforcement on these streets might be productive.

Council Member Sander said removal and refurbishment, where appropriate, of damaged and aging directional signs (e.g., No Stopping, No Parking) should be a project.

Council Member Sander said picking up the accumulation of trash on City streets is needed as part of the "Strong Neighborhoods Initiative."

Council Member Sander asked Public Works staff to be more aggressive on pedestrian issues.

15. ADJOURNMENT

Mayor Budge adjourned the regular meeting at 9:15 p.m.

_____
Stacy Leitner, Interim City Clerk

MEMORANDUM

DATE: June 16, 2008

TO: Honorable Mayor and Council Members

FROM: Lillian Hare, City Clerk's Office
Tom Trimberger, Chief Building Official

SUBJECT: **APPOINTMENT OF BOARD MEMBERS TO THE BUILDING BOARD OF APPEALS**

RECOMMENDATION

Appoint the following people, for the recommended terms: Bill Dill, Gary Hatfield, Michael McDermott, David Richter, Marion Smith, Roger Stanton and Steven Trout as Members to the Building Board of Appeals; and appoint Kevin Wilcox as an Alternate to the Building Board of Appeals.

RESULT OF RECOMMENDED ACTION

Members will be appointed to serve on the Building Board of Appeals.

BACKGROUND

On December 17, 2007, by adoption of Ordinance 29-2007, the City Council authorized the creation of the Rancho Cordova Building Board of Appeals. The Building Board of Appeals hears appeals of administrative decisions on the application of the Building Codes, and the Uniform Code for the Abatement of Dangerous Buildings, in actions declaring certain structures or conditions therein sub-standard, unsanitary, or hazardous and requiring their consideration, rehabilitation, reconstruction, correction, or abatement as applicable. Board members weigh the professional input given in staff reports and reports from applicants and consultants in making decisions.

From March 31 through May 21, the City advertised and accepted applications for the Building Board of Appeals. We received eight applications for the five to seven member board. One of the applications was received after the deadline from a highly qualified candidate, Architect Kevin Wilcox.

Although, the term of office for Building Board of Appeals Members will normally be two years, the Building Official may initially set some one or three year terms to allow for staggered appointments. The Board will meet as needed.

After reviewing the applications, Chief Building Official Tom Trimberger has recommended the following appointments and terms:

Name	Experience/Background	Appointment	Term
Bill Dill	Architect	Member	2 years
Gary Hatfield	Public Member (Realtor)	Member	2 years
Marion Smith	Gen. Building (electrical, heating & air conditioning	Member	2 years
Michael McDermott	Mechanical Engineer	Member	3 years
David Richter	General Contractor (commercial)	Member	3 years
Roger Stanton	General Contractor (residential)	Member	3 years
Steven Trout	Fire Service	Member	3 years
Kevin Wilcox	Architect	Alternate	2 years

As an Alternate, Mr. Wilcox will serve if one of the other Members of the Building Board of Appeals is unavailable for a meeting or otherwise becomes unable to serve on the Board.

Mayor Budge reviewed the applications and concurs with the Chief Building Official's recommendation.

ATTACHMENT

Rancho Cordova Administrative Code Section 105 – Board of Appeals

SECTION 105 - BOARD OF APPEALS

105.1 General. In order to hear and decide appeals of orders, decisions, or determinations made by the Building Official relative to the application and interpretation of the technical codes, there shall be and is hereby created a board of appeals.

105.2 Membership. The board shall consist of at least five and no more than seven members with a quorum being four members. The members of the board shall be appointed by the City Council.

Membership in the board shall be from individuals representing any of the following disciplines:

1. General contractor specializing in residential construction.
2. General contractor specializing in commercial construction.
3. Electrical contractor.
4. Mechanical contractor.
5. Plumbing contractor.
6. Electrical engineer.
7. Mechanical engineer.
8. Civil or structural engineer.
9. Architect.
10. Fire service representative.
11. Attorney.
12. Utility representative.
13. Public members-at-large.

No two members shall be of the same discipline listed above.

The board shall annually select a chairperson from its appointed members. The Chief Building Official shall be an ex-officio member and shall act as the secretary of the board of appeals.

105.3 Terms. Terms for members other than ex-officio or advisory of the board of appeals shall be for two years. Terms shall expire in alternate years. At initial formation, terms may be set for one or three years by the Building Official to create a staggering of terms expirations.

105.4 Vacancies. Vacancies shall be filled by appointment for the unexpired portion of the term.

105.6 Attendance. Any appointee member of the board of appeals who fails to attend three consecutive meetings of the board of appeals without notifying the secretary shall automatically lose membership thereon. It shall be the duty of the chairperson of the board of appeals to report to the City Council any appointee member who has failed to attend three consecutive meetings without such notification.

105.7 Secretary. The secretary shall have no vote except in the case of a tie vote.

105.8 Meetings. The board of appeals shall hold monthly meetings as needed.

105.9 Rules and Regulations. The board of appeals shall adopt reasonable rules and regulations for conducting its investigations and shall render all decisions and findings in writing to the Building Official, with a copy to the applicant, and may recommend to the City Council such new legislation as is consistent therewith. Decisions and findings shall be filed in the office of the Building Official, for public inspection.

105.10 Granting Modifications. Whenever there are practical difficulties involved with carrying out the provisions of the Building, Electrical, Mechanical, Plumbing, and/or Swimming Pool codes of the City of Rancho Cordova, the board of appeals may grant modifications for individual cases, provided it is found that special circumstances make strict adherence to the code(s) impractical and that the modification is in conformity with the intent and purpose of the code(s) and that such modification does not reduce any

MEMORANDUM

DATE: June 16, 2008

TO: Honorable Mayor and Council Members

FROM: Donna Silva, Finance Director

SUBJECT: **THIRD AMENDMENT TO THE MEMORANDUM OF UNDERSTANDING AND COOPERATIVE AGREEMENT BETWEEN THE CITY OF RANCHO CORDOVA AND RANCHO CORDOVA WEED AND SEED, INC.**

RECOMMENDATION

Adopt Resolution No. 70-2008 approving an amendment to the Memorandum of Understanding and Cooperative Agreement between the City of Rancho Cordova and the Rancho Cordova Weed and Seed Inc.

RESULT OF RECOMMENDED ACTION

This third amendment will extend the time period of the agreement from June 30, 2008 to April 30, 2009 and will increase the total compensation under the agreement from $75,000 to $106,250. This extension will allow for the program to continue through the end of the federal grant award period and will allow for proper close-out of the grant.

BACKGROUND

On September 2, 2003 the council adopted Resolution 54-2003 supporting the application of the Rancho Cordova Community for the Federal "Weed and Seed" funding. One of the requirements of the Federal Grant was that there be a Weed and Seed Coordinator, no portion of which could be funded by the grant. The federal grant was awarded to the City of Rancho Cordova for the benefit of the Weed and Seed Committee (the "Committee").

On July 1, 2006 the City entered into a Memorandum of Understanding (the "MOU") with the Committee to specify the requirements for the distribution of money by the City to Weed and Seed Inc. and to describe the work to be performed and the responsibilities to be honored by each respective party. In particular, the MOU required the City to provide funding in the amount of $37,500 for a Weed and Seed Site Coordinator through June 30, 2007. The Site Coordinator is a contracted position through the Committee and performs all coordination of programs, supply purchasing, program spending etc. for the Weed and Seed program, the duties and responsibilities of the Site Coordinator are explained in Exhibit C to the original MOU, attached.

The MOU was first amended on July 1, 2007 to extend the time period for another year from June 30, 2007 to June 30, 2008. It was also amended on July 1, 2007 in a second amendment to increase the total compensation from $37,500 to $75,000 to allow for payment to the Site Coordinator for the additional year of service.

The current MOU, as amended, expires on June 20, 2008. The spending period for the Federal Grant has been extended to April 30, 2009. As such, we need to extend the MOU for this same time period and increase the total compensation to $106,250, which provides an additional $31,250 of funding for the Site Coordinator. This expense was included in the Adopted 2008/09 Budget in the General Fund. Since this amendment brings the total compensation above $100,000, council approval is required.

ATTACHMENTS

1. Resolution No. 70-2008 including (Exhibit A) Contract No. 62-2008 Proposed Third Amendment to the Memorandum of Understanding and Cooperative Agreement Between the City of Rancho Cordova and Rancho Cordova Weed and Seed, Inc.
2. Contract No. 135-2006 Memorandum of Understanding and Cooperative Agreement Between the City of Rancho Cordova and Rancho Cordova Weed and Seed, Inc.
3. Contract No. 98-2007 First Amendment to the Consulting Services Agreement Between the City of Rancho Cordova and Rancho Cordova Weed & Seed, Inc.
4. Contract No. 167-2007 Second Amendment to the Consulting Services Agreement Between the City of Rancho Cordova and Weed & Seed, Inc.

ATTACHMENT 1

CITY OF RANCHO CORDOVA

RESOLUTION NO. 70-2008

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AMENDING THE MEMORANDUM OF UNDERSTANDING AND COOPERATIVE AGREEMENT BETWEEN THE CITY OF RANCHO CORDOVA AND THE RANCHO CORDOVA WEED AND SEED, INC.

RECITALS

WHEREAS, the City Council has adopted Resolution 54-2003 supporting the creation of the Weed and Seed area and committee; and,

WHEREAS, the federal grant funding the Weed and Seed program requires there to be a Site Coordinator, no portion of which can be funded by the grant; and,

WHEREAS, in order to satisfy the requirements of the grant the City entered into a Memorandum of Understanding and Cooperative Agreement with the Rancho Cordova Weed and Seed, Inc. ("MOU"), setting total compensation for the Site Coordinator at $37,500 from the City's General Fund, expiring June 30, 2007; and

WHEREAS, said MOU was first amended on July 1, 2007 to extend the time period to June 30, 2008 and was further amended to increase the total compensation to $75,000; and

WHEREAS, the spending period for the Federal Grant has now been extended to April 30, 2009 and there remains funding available under the grant; and

WHEREAS, the proposed total compensation of the amended agreement exceeds the signature authority of the City Manager; and

WHEREAS, the additional expense has been incorporated in the Fiscal Year 2008/09 Adopted Budget of the City of Rancho Cordova,

DECISION

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Rancho Cordova as follows:

1. The Council approves Resolution No. 70-2008 extending the expiration date of the MOU to April 30, 2009 and increasing the total compensation from $75,000 to $106, 250.

PASSED AND ADOPTED by the City Council of on the 16th day of June, 2008 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Linda Budge, Mayor

ATTEST:

_____
Stacy Leitner, Interim City Clerk

THIRD AMENDMENT TO THE MEMORANDUM OF UNDERSTANDING AND COOPERATIVE AGREEMENT BETWEEN THE CITY OF RANCHO CORDOVA AND WEED AND SEED, INC.

This Third Amendment to the Agreement for Consultant Services ("Third Amendment") is made by and between the City of Rancho Cordova ("City") and Weed and Seed, Inc. ("Consultant") as of July 1, 2008. City and Consultant are hereinafter collectively referred to as the "parties".

RECITALS

WHEREAS, the parties have previously entered into a consultant services agreement ("CSA") dated July 1, 2006 and twice amended on July 1, 2007 and July 1, 2008, for the purpose of: cleaning up the City, improving the City's Image, and obtaining more community involvement in its weed and seed strategy (the "Project"); and

WHEREAS, the parties agree that an increase in the compensation amount as contained in the CSA (as those terms are defined in the CSA) are necessary in order to complete the scope of work contained in the original CSA.

WHEREAS, to the extent the CSA is for the provision of "design professional services" subject to Section 2782.8 of the California Civil Code, the CSA is being amended to reflect the terms of AB 573 and Civil Code Section 2782.8, which went into effect on January 1, 2007.

NOW, THEREFORE, the parties hereto agree as follows:

AGREEMENT

1. Section 1.1 of the MOU, "Term of Services", is herby amended to read as follows:

   "**Term of Services**. The term of this Agreement shall begin on the date first noted above and shall end on April 30, 2009, and Consultant shall complete the work described in Exhibit A prior to that date, unless the term of the Agreement is otherwise terminated or extended, as provided for in Section 8. The time provided to Consultant to complete the services required by this Agreement shall not affect the City's right to terminate the Agreement, as provided for in Section 8."

2. Section 3 of the MOU, "Compensation," is hereby amended to read as follows:

   "**Compensation**. The total amount paid during the term of this MOU shall not exceed $106,250. City shall pay Weed and Seed, Inc. for services rendered pursuant to this MOU, and as detailed in the Role and Responsibilities section of this document at the time and in the manner set forth herein. The payments specified below shall be the only payments from the City to Weed and Seed, Inc. for services rendered pursuant to this MOU."

3. All other terms and conditions in the CSA, entered into July 1, 2006, remain in full force and effect to the extent they are not in conflict with the aforementioned revised language.

4. The signatures of the parties to this Amendment may be executed and acknowledged on separate pages or in counterparts which, when attached to this Amendment, shall constitute this as one complete Amendment.

IN WITNESS WHEREOF, the Parties have executed this Agreement on the day and year first above written.

CITY OF RANCHO CORDOVA

_____
Ted A. Gaebler, City Manager

Date:_____

Attest:

_____
Stacy Leitner, Interim City Clerk

Date:_____

Approved as to Form:

_____
Adam U. Lindgren, City Attorney

Date:_____

CONSULTANT

_____
Jerry Johnson, Chairman/President

Date:_____

ATTACHMENT 2

CONTRACT NO: 135-2006

MEMORANDUM OF UNDERSTANDING AND COOPERATIVE AGREEMENT BETWEEN THE CITY OF RANCHO CORDOVA AND RANCHO CORDOVA WEED AND SEED, INC.

This Memorandum of Understanding and Cooperative Agreement ("MOU") by and between the City of Rancho Cordova (hereinafter referred to as "City"), a municipal corporation, and Rancho Cordova Weed and Seed, Inc. (hereinafter referred to as "Weed and Seed, Inc."), a California public benefit corporation, is entered into this 1st day of July, 2006 based on the facts and for the purposes set forth in the following recitals.

RECITALS

A. In conjunction with the City's ongoing efforts to effectively eliminate drugs and crime in its community, the City wishes to enter into this MOU with Weed and Seed, Inc. to enhance the City's efforts to: a) clean up the City; b) improve the City's image; and c) obtain more community involvement in its weed and seed program strategy.

B. The City of Rancho Cordova was awarded a grant by the Department of Justice to help achieve the goals stated above.

C. As such, and as part of the City's General Funding process, this MOU sets out Weed and Seed, Inc.'s requirements for the distribution of money by the City to Weed and Seed, Inc.. This MOU describes the work to be performed by Weed and Seed, Inc., and defines the working relationship and responsibilities between the City and Weed and Seed, Inc.

AGREEMENT

The parties therefore agree as follows:

1. Term. The activities carried out as a result of this MOU will be performed by Weed and Seed, Inc. starting July 1, 2006, and ending June 30, 2007.

2. Grant Compliance. The City and Weed and Seed, Inc. shall comply with all set out "Special Conditions," set out in "Exhibit A," which are required by the Department of Justice for recipients of the grant.

3. Compensation. The total amount paid during the term of this MOU shall not exceed $37,500. City shall pay Weed and Seed, Inc. for services rendered pursuant to this MOU, and as detailed in the Role and Responsibilities section of this document at the time and in the manner set forth herein. The payments specified below shall be the only payments from the City to Weed and Seed, Inc. for services rendered pursuant to this MOU.

4. Requirements Prior to Release of Funds. Weed and Seed, Inc. shall submit all invoices to the City not more often than once a month during the term of this MOU. Invoices shall contain the following information:

A. Serial identification of progress bills (Progress Bill No. 1, etc.);

B. The beginning and ending dates of the billing period;

C. A summary containing the amount of prior billings and the total due this period; and,

D. Approving signature by an authorized representative of Weed and Seed, Inc.

5. Monthly Payment. City shall make monthly payments, based on invoices received, for services satisfactorily performed. City shall have 30 days from the receipt of an invoice that complies with all of the requirements above to pay Weed and Seed, Inc.

6. Total Payment. City shall pay for the services to be rendered by Weed and Seed, Inc. pursuant to this MOU. City shall not pay any additional sum for any expense or cost whatsoever incurred by Weed and Seed, Inc. in rendering services pursuant to this MOU unless such services have been pre-authorized in writing by the City. In no event shall Weed and Seed, Inc. submit any invoice for an amount in excess of the maximum amount of compensation provided above unless the MOU is modified prior to the submission of such an invoice by a properly executed amendment to this MOU.

7. Indemnification. Weed and Seed, Inc. agrees to indemnify, defend and hold harmless the City, its officials, officers, employees, agents and volunteers from and against any and all claims, losses, liabilities or damages, demands and actions, including payment of reasonable attorney's fees, arising out of or resulting from the performance of this MOU, caused in whole or in part by any negligent or willful act or omission of the City, its officials, officers, employees, agents, volunteers, or anyone directly or indirectly acting on behalf of the City.

8. Standard of Performance. Weed and Seed, Inc. shall perform all services required pursuant to this MOU in the manner and according to the standards as set forth by the City.

9. Roles and Responsibilities.

A. Weed and Seed, Inc.

i. Scope of Work: Weed and Seed, Inc. will develop, and assist the City in implementing strategies, goals, and objectives associated

with reducing crime in target areas; creating a safer environment in the target areas through increased communication with community members and local law enforcement; developing an environment free from drug and alcohol abuse in which youth, ethnic, and cultural groups are engaged in accessing services and activities; and advocating the assimilation of neighborhood residents and business needs to increase employment, provide goods and services needed by the residents, and improve the overall condition and image of the neighborhood. A detailed scope of work and information regarding the structure and services provided by Weed and Seed, Inc. is attached as "Exhibit B."

ii. Steering Committee:

a. Monitor progress of the strategic plan as developed by the Weed and Seed, Inc. Committee.

b. Develop policies, procedures, and guidance to implement Weed and Seed program strategy activities.

c. Oversee Weed and Seed, Inc. budget expenditures.

d. Recruit, educate, and appoint other Steering Committee members.

e. Develop committees and task groups to complete Weed and Seed program strategy tasks.

f. Review research, reports, and analysis completed as a part of weed and seed program strategy tasks.

g. Promote the weed and seed program strategy initiative within the community.

h. Review, revise, and approve the annual update to the Weed and Seed program strategic plan.

i. Approve the selection and hiring of the Weed and Seed, Inc. site coordinator and other staff.

j. Oversee the Weed and Seed, Inc. site coordinator.

k. Review and approve fund development activities.

iii. Site Coordinator:

a. Manage all Weed and Seed program strategy initiatives and activities (e.g. work with the Weed and Seed, Inc. Subcommittee members, law enforcement, and community partners to accomplish the annual scope of work).

b. Implement the activities identified in the Scope of Work in the strategic plan.

c. Manage the budget for the Weed and Seed program strategy initiative in conjunction with the Steering Committee and fiscal agent.

d. Report to the City on a quarterly basis regarding Weed and Seed Inc.'s progress in implementing identified initiatives and activities.

e. The Site Coordinator understands and accepts that he/she is not an employee of the City.

B. City shall act as the fiscal agent for the Weed and Seed program strategy grant.

10. Notices.

Notices concerning this MOU shall be deemed to have been served when deposited in the United States Mail, first class postage prepaid, and added as follows.

Any written notice to Weed and Seed, Inc. shall be sent to:

Weed and Seed, Inc.
P.O. Box 432
Rancho Cordova, CA 95741
Attn: Jerry R. Johnson, Chairman/President

Any written notice to the City shall be sent to:

The City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670
Attn: Curt Haven, Director of Economic Development

11. Integration. This Agreement, "Exhibit A" (which identifies the City's funding source for its weed and seed program), "Exhibit C" (which better defines the

relationship between Weed & Seed, Inc. and its Site Coordinator), and "Exhibit B" (which provides a detailed scope of work and information regarding the structure and services that Weed and Seed, Inc. provides) represents the entire and integrated MOU between the City and Weed and Seed, Inc., and supersedes all prior negotiations, representations, or agreements either written or oral.

12. Amendments. Amendments to this MOU may be made with mutual written agreement from participating parties.

IN WITNESS WHEREOF, the parties hereto have caused this MOU to be executed as of the date and year first above written.

City of Rancho Cordova:

By: Ted A. Gaebler Date: 11-30-06

Ted Gaebler
City Manager

Rancho Cordova Weed and Seed, Inc.:

By: Weed & Seed Chairman Date: 11-29-06

Name: Jerry R Johnson

Its: _____

Attest:

By: Anne Olea-Moger 11-30-06

City Clerk

Approved as to Form:

Date: 11/29/06

Adam U. Lindgren
City Attorney

875611_2

EXHIBIT A

Department of Justice
Office of Justice Programs
Community Capacity Development Office

Grant

PAGE 1 OF 3

1. RECIPIENT NAME AND ADDRESS (Including Zip Code)
City of Rancho Cordova
3121 Gold Canal Drive
Rancho Cordova, CA 95670-6131

4. AWARD NUMBER: 2006-WS-Q6-0131

5. PROJECT PERIOD: FROM 01/01/2006 TO 12/31/2006
BUDGET PERIOD: FROM 01/01/2006 TO 12/31/2006

6. AWARD DATE 04/04/2006

7. ACTION
Initial

1A. GRANTEE IRS/VENDOR NO.
800058934

8. SUPPLEMENT NUMBER
00

9. PREVIOUS AWARD AMOUNT $0

2. PROJECT TITLE
Rancho Cordova Weed and Seed

10. AMOUNT OF THIS AWARD $225,000

11. TOTAL AWARD $ 225,000.00 $225,000

12. SPECIAL CONDITIONS

THE ABOVE GRANT PROJECT IS APPROVED SUBJECT TO SUCH CONDITIONS OR LIMITATIONS AS ARE SET FORTH ON THE ATTACHED PAGE(S).

13. STATUTORY AUTHORITY FOR GRANT

This project is supported under Science, State, Justice, Commerce, and Related Agencies Appropriations Act, 2006, Pub. L. No. 109-108 (Nov. 22, 2005).

15. METHOD OF PAYMENT

PAPRS

AGENCY APPROVAL	GRANTEE ACCEPTANCE
16. TYPED NAME AND TITLE OF APPROVING OFFICIAL Regina B. Schofield Assistant Attorney General	18. TYPED NAME AND TITLE OF AUTHORIZED GRANTEE OFFICIAL William Thomas Chief Financial Officer
17. SIGNATURE OF APPROVING OFFICIAL Regina B. Schofield	19. SIGNATURE OF AUTHORIZED RECIPIENT OFFICIAL William J. Thomas 19A. DATE 4-8-06

AGENCY USE ONLY

20. ACCOUNTING CLASSIFICATION CODES

FISCAL YEAR	FUND CODE	BUD. ACT.	OPC.	DIV. REQ.	SUB.	POMS	AMOUNT
6	Q	WS	16	00	00		225000

21. WS06A00112

OJP FORM 4000/2 (REV. 5-87) PREVIOUS EDITIONS ARE OBSOLETE.

OJP FORM 4000/2 (REV. 4-88)

RECEIVED
MAY 10 2006
By

Department of Justice Office of Justice Programs **Community Capacity Development Office**	**AWARD CONTINUATION SHEET** **Grant**	PAGE 2 OF 3

PROJECT NUMBER 2006-WS-Q6-0131 AWARD DATE 04/04/2006

SPECIAL CONDITIONS

1. The recipient agrees to comply with the financial and administrative requirements set forth in the current edition of the Office of Justice Programs (OJP) Financial Guide.

2. The recipient acknowledges that failure to submit an acceptable Equal Employment Opportunity Plan (if recipient is required to submit one pursuant to 28 C.F.R. Section 42.302), that is approved by the Office for Civil Rights, is a violation of its Certified Assurances and may result in suspension or termination of funding, until such time as the recipient is in compliance.

3. The recipient agrees to comply with the organizational audit requirements of OMB Circular A-133, Audits of States, Local Governments, and Non-Profit Organizations, as further described in the current edition of the OJP Financial Guide, Chapter 19.

4. Recipient understands and agrees that it cannot use any federal funds, either directly or indirectly, in support of the enactment, repeal, modification or adoption of any law, regulation or policy, at any level of government, without the express prior written approval of OJP.

5. The grantee agrees to require that organizations which receive grant funds certify, as part of the contract, that they have appropriate hiring policies and screening procedures for employees who will be working with youth and other residents as part of the Weed and Seed strategy.

6. The grantee is encouraged to have at least one Safe Haven as a key element of the Weed and Seed strategy.

7. While specific program strategies may vary from site to site, the planning, development and execution for the following elements shall be common to all Weed and Seed sites. These common elements are: (1) to organize and regularly convene a Weed and Seed steering committee; (2) to maintain focus on the four components in the target neighborhood; (3) to screen applicants working with children while selecting and mobilizing resources to address neighborhood problems; (4) to regularly revisit goals, objectives, and the implementation strategies and schedules; (5) to adhere to the site development benchmarks as outlined in the annual Weed and Seed solicitations. Failure to substantially comply with these elements is cause to discontinue grant funding.

8. Grantee agrees that if it chooses to award mini grants (sub-grants), those mini grant awards will be made for criminal justice purposes. Grantee agrees to submit documentation of procedures for award and management of the mini grant process within 90 days of award, if they have not already done so. Grantee also agrees to ensure that these procedures comply with the OJP Financial Guide. For purposes of this condition, "criminal justice purposes" shall mean those activities contemplated in the definition of "criminal justice" found in the Omnibus Crime Control and Safe Streets Act, 42 U.S.C : 3791 (a)(1). "Criminal justice" is defined as "activities pertaining to crime prevention, control, or reduction, or the enforcement of the criminal law, including, but not limited to, police efforts to prevent, control, or reduce crime or to apprehend criminals, including juveniles, activities of courts having criminal jurisdiction, and related agencies (including but not limited to prosecutorial and defender services, juvenile delinquency agencies and pretrial service or release agencies), activities of corrections, probation, or parole authorities and related agencies assisting in the rehabilitation, supervision, and care of criminal offenders, and programs relating to the prevention, control, or reduction of narcotic addiction and juvenile delinquency."

9. Grantee agrees to submit a copy of approved Weed and Seed Steering Committee Policies and Procedures within 90 days of award.

10. The grantee agrees to submit a Government Performance Results Act (GPRA) Report for each calendar year in which the grant remains open. These GPRA reports are due in EOWS by May 31st of each year, reporting the results from the preceding calendar year.

EXHIBIT A-2

Department of Justice Office of Justice Programs **Community Capacity Development Office**	**AWARD CONTINUATION SHEET** **Grant**	PAGE 3 OF 3

PROJECT NUMBER 2006-WS-Q6-0131 AWARD DATE 04/04/2006

SPECIAL CONDITIONS

11. Grantee acknowledges that this award has a limited obligation and payment period and is not eligible to be supplemented with funds from other fiscal years. Therefore, timely implementation of this project is encouraged.

12. All contracts under this award should be competitively awarded unless circumstances preclude competition. When a contract amount exceeds $100,000 and there has been no competition for the award, the recipient must comply with rules governing sole source procurement found in the current edition of the OJP Financial Guide.

EXHIBIT A-3

EXHIBIT B

RANCHO CORDOVA
WEED and SEED

CONTINUATION B GRANT

Application # 2005- W0220-CA-WS

Rancho Cordova #432
Program Narrative

A. MANAGEMENT STRUCTURE

1. Role and Responsibility of Fiscal Agency

The City of Rancho Cordova is the new fiscal agent for the Rancho Cordova Weed and Seed initiative and is responsible for administering the grant in partnership with the Weed and Seed Steering Committee. On April 27th, 2005 the Steering Committee voted to change fiscal agents from the Folsom Cordova Schools Foundation to the City of Rancho Cordova.

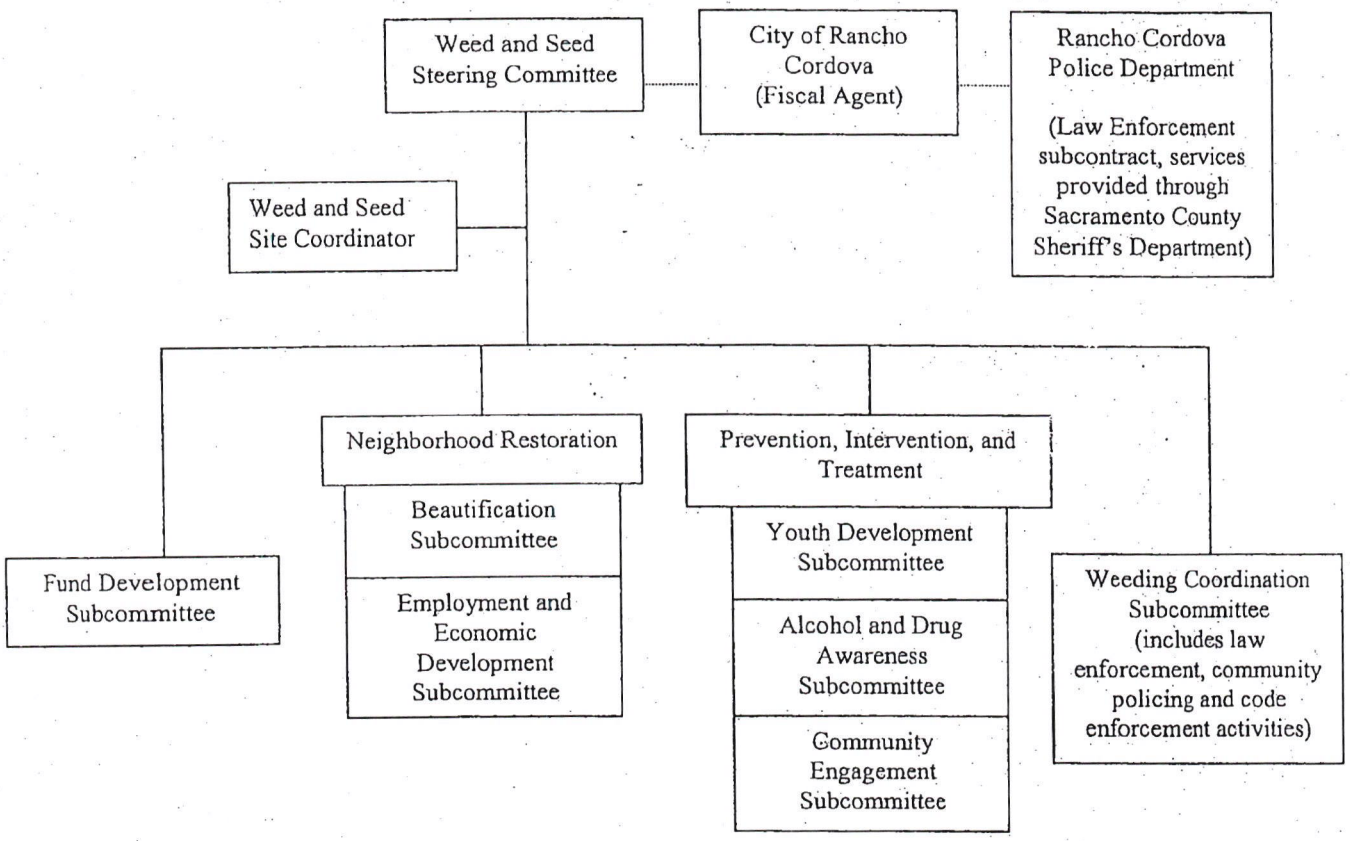
The City of Rancho Cordova employs the Site Coordinator, Lorraine Black, on a contract basis and manages the community donations designated for this position. The Steering Committee supervises the Site Coordinator. The Site Coordinator is responsible for managing the Weed and Seed initiative, ensuring that strategies adopted by the Steering Committee are clearly met, facilitating data collection to ensure progress is measured, and completing all required reporting. The City of Rancho Cordova is responsible for working with the Steering Committee to monitor grant compliance and provide fiscal oversight.

2. Role and Responsibility of Steering Committee

The Steering Committee is the directing body for the Weed and Seed initiative and governs the activities in the strategic plan. The Site Coordinator reports directly to the Steering Committee. Steering Committee members commit to a two-year term of service and have the primary roles and responsibilities as follows:

- Monitor progress of the strategic plan
- Develop policies, procedures, and guidance to implement Weed and Seed activities
- Oversee Weed and Seed budget expenditures
- Recruit, educate, and confirm other Steering Committee members
- Develop committees and task groups to complete Weed and Seed tasks
- Review research, reports, and analysis completed as part of Weed and Seed tasks
- Promote the Weed and Seed initiative within the community
- Review, revise, and approve the annual update to the Weed and Seed strategic plan
- Approve the selection and hiring of the Weed and Seed coordinator and other staff.
- Review and approve fund development activities

3. Organizational Chart



The Site Coordinator manages all Weed and Seed initiative activities and works with the Weed and Seed Subcommittee members, law enforcement, and community partners to accomplish the annual scope of work.

4. Policy and Procedure Governing Funding Decisions

The Site Coordinator manages the budget for the Weed and Seed initiative in conjunction with the Steering Committee and fiscal agent. Law enforcement, or "weeding," activities are subcontracted to Rancho Cordova Police Department, who will be subcontracting their services to Sacramento County Sheriff's Department, the current Weed and Seed law enforcement partner.

In preparation for this application, the subcommittees for each of the four initiative areas reviewed the scope of work and developed activity and budget recommendations for their initiative areas to the Steering Committee.

During the fiscal year, the Site Coordinator works with the subcommittees to monitor the budget for the initiative areas. If any budgetary adjustments are required, the subcommittees will bring recommendations for those to the Steering Committee for approval. If changes in budget line items are required, the Steering Committee will make

new budget recommendations, which will be reviewed for grant compliance by the fiscal agent. The "10-percent rule" will be followed. For any adjustments to the budget categories greater than 10% of the total annual grant award, the Steering Committee will seek approval from the Community Capacity Development Office.

The Site Coordinator is responsible for ensuring that all accrued expenses are routed to fiscal agent in a timeframe that permits timely payment. The Steering Committee reviews a monthly report of expenditures prepared by the fiscal agent.

Additional fund development activities to support the Weed and Seed grant will be coordinated with the fiscal agent to ensure compliance with any legal or reporting requirements.

B. NATURE AND EXTENT OF THE PROBLEM

1. Overview of Drug and Violent Crime Activity

Information provided in this section details criminal activity within and near the Rancho Cordova Weed and Seed target area. Information provided has been extrapolated from the Rancho Cordova's Weed and Seed Official Recognition application as well as information incorporated from current activities by the Sacramento County Sheriff's Department (SSD).

SSD crime statistics within the Weed and Seed target area indicate that the top two crime problems, based on calendar year 2004 figures, are: Parole/Probation Violations (12.4% of county-wide total) and Narcotics/Drugs (3.5% of county-wide total). During calendar year 2004, within the target area, burglary and theft-related crimes accounted for 46% of reported crimes, crimes involving violence accounted for 26.4%, and drug arrests accounted for 15.8%.

Drug Use

Rancho Cordova is located in the middle of a High Intensity Drug Trafficking Area (HIDTA), which indicates that there is significant drug trafficking in this region and it has been targeted by assistance by the federal government. In addition, the City of Sacramento, which is located next to Rancho Cordova's city boundaries, has been included in the President's "25 Cities Project," an effort overseen by the Office of National Drug Control Policy to address drug issues around the country.

Within and near the target area there were 111 arrests for drug abuse violations for the period from January 1, 2004 to December 31, 2004. Of these arrests, 40.8% were for the possession of drugs, while 31.6% were for the sales of drugs. Local law enforcement officials estimate that the drugs most often involved include methamphetamines (40% of arrests), crack cocaine (38% of arrests), and marijuana (14% of arrests). Heroin, powder cocaine, and LSD are also prevalent, but to a lesser degree. According to law enforcement officials, the target area is estimated to contain nearly 400 validated gang

members, who control the majority of illegal drug sales of methamphetamine, rock cocaine, and marijuana.

Target area residents recognize the major drug problem. Of the 135 residents surveyed for the Official Recognition application, more than 60% rated drug use by adults and teenagers as a concern in their neighborhood. The easy access to transportation and major thoroughfares makes the Weed and Seed target area ripe for drug trafficking. Drug purchasers and sellers can enter and exit quickly using major transportation corridors such as Folsom Boulevard and Highway 50. Other possible byproducts of this drug trafficking are the numerous speeding and traffic violations reported by residents and law enforcement in the target area.

According to the Sacramento County Alcohol and Drug Services Division, for the period from July 2002 through June 2003, there were 170 assessments and 195 treatment admissions with adults from Rancho Cordova's 95670 zip code. For those being assessed, poly-drug use was clearly problematic and primary drugs of choice were alcohol (93.3%); methamphetamines (72.8%); marijuana (71.7%); and cocaine (46.6%). While other drugs of choice were identified, these four were most frequently referenced. In addition, during the same period, 182 individuals entered treatment from the 95670 zip code. Methamphetamines were the primary drug of choice (33.5%), followed by alcohol (24%), heroin (18%), and marijuana (8%).

Arrestees from the designated area are booked at the Sacramento County Main Jail, which participates in the Arrestee Drug Abuse Monitoring Program (ADAM). According to the 2002 Preliminary Data on Drug Use and Related Matters, among adult arrestees and juvenile detainees, 80% of Sacramento adult males tested positive for illegal drugs. 21% tested positive for cocaine, 51% tested positive for marijuana, and 34% tested positive for methamphetamine.

Violent Crime

In calendar year 2004, there was one homicide within the Weed and Seed target area. Within the geographic patrol areas bordering the Weed and Seed target area, 4% of the entire county's homicides occurred, despite representing only 7.7% of Sacramento County's unincorporated population.

In 2004, the Weed and Seed target area accounted for 2.45% of the countywide total for domestic violence cases. It is to be noted that these domestic violence statistics are only for reported cases and it may be deduced that the actual incidence of domestic violence is higher. Child abuse/neglect cases in the Weed and Seed target area in 2004 decreased slightly from the prior year with a 1.2% of the countywide total of reported cases.

Despite the fact that the Weed and Seed target area encompasses only 1.2 square miles, during calendar year 2004, the reported crimes in the target area included 21 felony assaults, 3 rapes, 20 robberies and one attempted homicide.

Uniform Crime Reporting statistics (UCR) are not available for the Weed and Seed target area, nor are they available for the newly incorporated City of Rancho Cordova. According to SSD's East Division Crime Analyst, it will be a few years before Sacramento County differentiates the separate incorporated cities when reporting UCR statistics.

2. Resource Needs and Gaps in Service

Resource needs and gaps in services for specific components of the strategy are delineated below.

a. Law Enforcement

- Increased funding for expanded, coordinated, and multi-jurisdictional narcotics enforcement
- Improved targeted gang-related crime enforcement
- Improved prosecution of illegal activity associated with career criminals
- Expanded neighborhood police office involvement

b. Community Oriented Policing

- Training to increase landlord capacity to screen for and evict criminal tenants
- Increased collaboration with property owners to enforce neighborhood nuisance code to reduce problem properties
- Expanded collaboration between target area residents and law enforcement
- Development of new "Neighborhood Watch" program participation
- Increased resources to respond to residents' complaints regarding chronic crime problems and nuisances

c. Prevention/Intervention/Treatment

- Increased recreational activities for children and youth
- Expanded youth mentoring programs
- Increased engagement of non-English speaking community members to promote community programs and services
- Continued development of Safe Havens to serve as hubs for community organizing
- Increased promotion and awareness of drug/alcohol treatment and referral programs that serve residents in the target area
- Development of community-building activities

d. Neighborhood Restoration

- Expanded home improvement assistance for target area residents
- Increased promotion and training on homeownership opportunities
- Promotion of career center services and expanded employment and training services
- Increased community awareness of property standards and code regulations
- Continued participation in neighborhood clean-up days

- Improved trash and landscape maintenance

C. SCOPE OF WORK FOR THE NEXT 12 MONTHS

1. Official Recognition Strategy Implementation Stage

The Rancho Cordova Weed and Seed initiative is applying for funding to support the third year of its five-year strategy. The strategies, goals, and objectives as delineated below are the proposed Year Three activities to address issues described in the "Nature and Extent of the Problem" section.

2. Law Enforcement

Strategy Summary: The overall objective of the law enforcement strategy is to provide a comprehensive effort over a five-year period to significantly reduce crime in the target area. Weeding activities will be provided through Rancho Cordova Police Department (RCPD) and will coordinate the efforts of multi-jurisdictional forces to focus on eliminating the manufacture, sales, and possession of illegal drugs and the presence of gangs. Additionally, law enforcement will remove the source of drugs and violent crime through the aggressive arrest and prosecution of gang members and career criminals.

Law Enforcement Strategy – Goal 1	
Goal 1	**THE TARGET AREA IS FREE FROM DRUG DEALING.**
Status	From July 1, 2004 to June 30, 2005, within the designated area, drug activity has accounted for 35% of reported crimes including one homicide and several assaults. Gang activity has decreased somewhat with gang members attempting to change their methods of control of certain areas to further their narcotics sales income within the designated areas.
Objective 1	***Increase drug related arrests and prosecutions.***
Status	Drug arrests in 2004 rose slightly from 2003 figures along with violent crime statistics.
Activity/Task/ Project for Objective 1	1. RCPD will use the multi-jurisdictional efforts of Probation, Parole, and federal agents to implement zero tolerance for all street level drug dealing through warrant, probation and parole sweeps; narcotic enforcement and investigations, including undercover buys of controlled substances; increased patrol presence; and continued assignment of Problem Oriented Policing (POP) Deputies. 2. Sacramento County District Attorney's Office (DA) will continue to work with Deputies and other agencies to rid the target area of drug-related crimes in nuisance properties. 3. The DA's Office will continue to work with Deputies and other agencies to take civil action against housing owners and business owners, who continue to allow the distribution or

Law Enforcement Strategy – Goal 1	
	storage of illegal drugs. 4. Officers will work with State Parole officers to provide intelligence information on parolees committed to prison for the manufacture, possession, and sales of illegal drugs in the targeted area and will assist with continued parole searches in the area. 5. RCPD will coordinate high profile traffic enforcement in the target area, to reduce speeding, moving violations, and other equipment violations, which are common outcomes of drug dealer activity.
Implementation Plan for Objective 1	The activities are scheduled for implementation during Year Three, with Activities 1-5 repeated annually through Year Five. RCPD is responsible for implementation in collaboration with the organizations listed in the activities.
Outcome Measures for Objective 1	1. A continued increase in the number of drug-related arrests and drug related prosecutions. 2. Increase the number of drug related arrests by 10%. 3. Evaluate properties and businesses as needed for civil actions. 4. More intelligence information is compiled and shared with the multi-jurisdictional task forces. 5. Periodic targeted enforcement is coordinated through RCPD. The number of traffic citations will be collected and analyzed for continued increases.
Funding Support for Objective 1	• Implementation of narcotics buy/bust (Activity 1) - $37,677..76 • Implementation of probation searches (Activity 1) – $2,569.92 • Implementation of Focused Patrol (Activity 1) - $3,948.48 Budget Detail Section G1a
Objective 2	***Attack high-level drug dealers.***
Status	Law enforcement officials have identified that the target area contains over 400 validated gang members. These gang members continue to control the majority of illegal drug sales of methamphetamine, rock cocaine, and marijuana.
Activity/Task/ Project for Objective 2	1. Parole will continue to provide intelligence information on parolees committed to prison for large-scale drug manufacturing and sales activities. 2. RCPD will continue to suppress the incoming networks that supply high-level drug dealers in the target area. 3. RCPD will continue the investigation, search, and arrest of top-level drug dealers through the coordinated efforts of multi-jurisdictional task forces, composed of Sheriff's Department, Probation, Parole, and Federal Agents to saturate the target area on a continual basis. 4. Sacramento County Community Prosecutor will continue to

Law Enforcement Strategy – Goal 1	
	coordinate with Major Narcotics Vendors Prosecution Unit of the DA's Office to ensure that high-level drug dealers who meet unit criteria continue to be aggressively prosecuted and assets confiscated under drug forfeiture policies. 5. All agencies will continue to give referrals to the U.S. Attorney's Office of all major drug dealers that meet the criteria for prosecution in Federal Courts.
Implementation Plan for Objective 2	The activities are scheduled for implementation during Year Three, with Activities 1-5 repeated annually through Year Five. RCPD is responsible for implementation in collaboration with the organizations listed in the activities.
Outcome Measures for Objective 2	1. High-level drug dealers and networks are identified and continued to be tracked. 2. Intelligence information is compiled and continually shared with the task forces. 3. Network suppression contributes to a 10% overall decline in criminal activity in the third year. 4. Increase the number of drug-related arrests by 10%. 5. All arrests will continue to be screened for possible prosecution in federal courts.
Funding Support for Objective 2	▪ Implementation of Regional Transit Sting operations (Activity 3) – $3,967.20 Budget Detail Section: G1a

Law Enforcement Strategy – Goal 2	
Goal 2	**THE TARGET AREA IS FREE FROM GANG ACTIVITY.**
Status	Law enforcement officials note that the target area has over 400 validated gang members. These gang members control the majority of illegal drug sales of methamphetamine, rock cocaine, and marijuana and intimidate the general public on a daily basis.
Objective 1	***Suppress and eliminate gang activity.***
Status	Gang activity has increased dramatically with gang members attempting to take control of certain areas to further their narcotics sales income within the designated areas.
Activity/Task/ Project for Objective 1	1. RCPD will continue to use multi-jurisdictional task forces in the target area, comprised of Probation, Parole, District Attorney and other local, state, and federal agencies to pursue gang eradication in the target area, including warrant, probation and parole sweeps, increased patrol presence and continued utilization of a POP Deputy in the target area. 2. Deputies will continue to work with the Narcotics Gang Detectives and adult and youth correctional services to identify validated gang members in the target area and impose special conditions of parole to prohibit and restrict gang-

Law Enforcement Strategy – Goal 2	
	related activity. 3. RCPD will continue to develop and communicate methods for school officials to identify and report gang activity. 4. RCPD will continue to enforce youth loitering and gang involvement through the enforcement of curfew and school truancy. 5. The Community Prosecutor will continue to work with RCPD and county staff to have buildings and properties used by gang members for illegal activities declared nuisances and abated pursuant to statute.
Implementation Plan for Objective 1	The activities are scheduled for implementation during Year Three, with Activity 1-5 repeated annually through Year Five. RCPD is responsible for implementation in collaboration with the organizations listed in the activities.
Outcome Measures for Objective 1	1. Task forces have been established among the law enforcement agencies to reduce overall criminal activity by 10% in the third year and increase the number of crimes prosecuted in the third year. 2. Validated gang members are identified and effectively monitored to restrict gang activity. 3. Information is shared with school officials on how to identify and report gang activity. 4. Properties will be evaluated as needed. 5. One warrant sweep will be coordinated.
Funding Support for Objective 1	▪ Implementation of warrant sweep (Activity 1) - $2,315.94 ▪ Implementation of focused patrol (Activity 1) - $3,948.48 Budget Detail Section: G1a
Objective 2	***Arrest and prosecute high profile gang leaders.***
Status	To date, four high profile gang leaders have been arrested.
Activity/Task/ Project for Objective 2	1. RCPD will continue to use multi-jurisdictional task forces, composed of Probation, Parole, and Immigration and Naturalization Services (INS) to focus on gang leaders in the target area through increased law enforcement presence in the target area, including warrant, probation and parole sweeps, increased patrol presence and continued utilization of POP Deputies assigned to the area. 2. The DA's Office will continue to collaborate with multi-jurisdictional task forces to prepare search warrants to gather evidence of illegal activity by high profile gang members in target area, and use their specialized Gang Prosecution unit to continually prosecute gang leaders. 3. RCPD, along with Parole and Probation Departments, will continue to use "Knock and Talk" contacts with identified gang members and associates. 4. INS will continue to investigate gang members for possible

Law Enforcement Strategy – Goal 2	
	violations of criminal and administrative provision of the Immigration and Naturalization Act.
Implementation Plan for Objective 2	The activities are scheduled for implementation during Year Three, with Activities 1-4 repeated annually through Year Five. RCPD is responsible for implementation in collaboration with the organizations listed in the activities.
Outcome Measures for Objective 2	1. Task forces are used among the law enforcement agencies, and the focus on gang leaders will result in a 10% decline in criminal activity 2. Increase the number of crimes prosecuted. 3. Complete 50 "Knock and Talk" or "consensual encounter" contacts per year. 4. When appropriate, gang-related arrests will be screened for INS violations.
Funding Support for Objective 2	▪ Implementation of parole/probation searches (Activity 1) - $5,364.48 Budget Detail Section: G1a

Law Enforcement Strategy – Goal 3	
Goal 3	**THE INCIDENCE OF CRIMINAL ACTIVITY IS REDUCED THROUGH AGGRESSIVE ARRESTS AND PROSECUTION OF CAREER CRIMINALS.**
Status	The Sheriff's Department is beginning to focus on key locations in the target area to pursue career criminals.
Objective 1	***Reduce the incidence of criminal activity by aggressively arresting and prosecuting career criminals.***
Status	The Sheriff's Department is working with the owner of the 7-11 convenience store in the target area that has been hot spot for drug activity. The owner has installed a video and sound system that informs loiterers that they are trespassing. In addition, law enforcement is working with the landlord to close down a laundry mart in the target area that has become a primary location for stashing drugs. Officers are currently working with apartment owners for implementation of security systems with in the apartments.
Activity/Task/ Project for Objective 1	1. RCPD will continue to use multi-jurisdictional task forces composed of Probation, Parole, and Federal Agents to target career criminals, including warrant, probation and parole sweeps, increased patrol presence and continued utilization of POP Deputies assigned to the target area. 2. The DA's office will continue to collaborate with Probation and Parole to immediately initiate probation and parole violation proceedings when parolees and probationers in the target area commit these violations.

Law Enforcement Strategy – Goal 3	
	3. The DA will continue to aggressively prosecute probation and parole violations. 4. Parole and Probation Departments will continue to identify those parolees and probationers living in the target area who are in violation of parole or probation, or have an outstanding arrest warrant, and coordinate parolee-at-large sweeps, focusing on career criminals.
Implementation Plan for Objective 1	The activities are scheduled for implementation during Year Three, with Activities 1-4 repeated annually through Year Five. RCPD is responsible for implementation in collaboration with the organizations listed in the activities.
Outcome Measures for Objective 1	1. Task forces are established among the law enforcement agencies and the number of probation and parole violations filed will increase. 2. All arrests will be screened for possible prosecution for probation and parole violations. 3. When appropriate, applicable probation and parole violations will be pursued. 4. Three sweeps will be coordinated.
Funding Support for Objective 1	▪ Implementation of focused patrol (Activity 1) - $3,948.48 ▪ Implementation of warrant sweeps (Activity 4) - $11,665.50 Budget Detail Section: G1a

3. Community Oriented Policing

Strategy Summary: The overall objective of the Community Oriented Policing Strategy is to create a safer environment in the target area through increased communication with community members and local law enforcement. Weeding activities will be provided through Rancho Cordova Police Department (RCPD). Law enforcement will train property owners on both tenant screenings and how to keep their rental properties safe and clean. Additionally, an array of new efforts will be undertaken to communicate and work with target area residents to maximize the impact of the law enforcement strategies.

Community Oriented Policing Strategy – Goal 1	
Goal 1	**RENTAL PROPERTIES IN THE TARGET AREA WILL PROVIDE SAFE, WELL-MAINTAINED, AND FAMILY FRIENDLY ENVIRONMENTS.**
Status	The Steering Committee continues to gather data and resources and to engage the community on this issue.
Objective 1	***Improve landlord capacity to screen for and evict criminal tenants through education and training.***
Status	The Sheriff's Department is working with the rental housing

Community Oriented Policing Strategy – Goal 1	
	association to develop and market landlord trainings, which will cover topics such as applicant screening, rental agreements, apartments, Apartment Watch promotion, warning signs of drug activity, crisis resolution, and the Section 8 housing program.
Activity/Task/ Project for Objective 1	1. The police department's Crime Prevention Specialist (CSSIII) will identify and work with problem landlords of target area properties, providing them with training on screening, eviction, and crime prevention.
Implementation Plan for Objective 1	The activity is scheduled for implementation during Year Two, and repeated annually through Year Three. RCPD is responsible for implementation in collaboration with the organizations listed in the activities.
Outcome Measures for Objective 1	1. CSSIII will meet with at least two problem landlords of target area properties to assist them with better management of tenant screenings and evictions.
Funding Support for Objective 1	▪ Landlord trainings (Activity 1) - $318.48 Budget Detail Section: G1a
Objective 2	***Aggressively enforce the Rancho Cordova Nuisance Ordinance to initiate a formal process that will begin to get problem properties cleaned up and responsible tenants living in the target community.***
Status	The new City of Rancho Cordova has created its own City Code Enforcement Department, whose Director has enthusiastically committed to focusing more intensive code violation enforcement in the target area, and is also examining potential modifications to the Nuisance Ordinance to strengthen enforcement efforts.
Activity/Task/ Project for Objective 2	1. RCPD will continue to hold quarterly property owners' meetings for all owners in the target area to interact directly with law enforcement and the DA's Office to discuss current issues and learn how to keep properties safe and clean. 2. A high priority list of the worst problem properties will be established.
Implementation Plan for Objective 2	The activities are scheduled for implementation during Year Two, with Activity 1-3 repeated annually through Year Five. RCPD is responsible for implementation in collaboration with the organizations listed in the activities.
Outcome Measures for Objective 2	1. Four property owner meetings will be organized. 2. A high priority list of problem properties is established; Social Nuisance actions are initiated when applicable; and there is a 10% reduction in calls from rental units whose owners have received Landlord Training or have been subject to Social Nuisance action.
Funding Support for Objective 2	Funding for these activities are listed under Goal 2, Objective 1, Activity 1.

Community Oriented Policing Strategy – Goal 2	
Goal 2	**TARGET AREA RESIDENTS VIEW LAW ENFORCEMENT AS A POSITIVE AND ACCESSIBLE PARTNER IN THEIR SAFE COMMUNITY.**
Status	In a clear demonstration of the community's positive impression of their services, effective July 1, 2004, the City of Rancho Cordova has contracted with Sacramento County Sheriff's Department to staff the Rancho Cordova Police Department.
Objective 1	***Develop and promote methods for target area residents and law enforcement to more effectively work together.***
Status	The Rancho Cordova City Council has approved funding for four Problem Oriented Policing (POP) officers for the City of Rancho Cordova, and is dedicating one to the Weed and Seed target area.
Activity/Task/ Project for Objective 1	1. RCPD will continue to organize and promote regular meetings between law enforcement and residents in the target community. Residents will be provided with updated information on law enforcement activities in their neighborhood, be asked to help schedule and develop upcoming meetings, and will be able to discuss any issues with law enforcement. 2. RCPD's Crime Prevention Specialist will continue to promote the "Neighborhood Watch" program to all target area residents and will follow-up with all interested residents. 3. RCPD's Crime Prevention Specialist will continue to promote the "Apartment Watch" program to all target area residents and follow up with interested residents. 4. RCPD's Crime Prevention Specialist will continue to work with property owners in the target area to ensure the success of a "Neighborhood Watch" or "Apartment Watch" program when the residents are dedicated to it. 5. RCPD will continue to promote a local hotline number for community members to provide anonymous tips on criminal activity in the target area. 6. RCPD will continue to provide one training a year for property owners, managers, and community residents on how to identify methamphetamine labs.
Implementation Plan for Objective 1	The activities will be implemented during Year Two, with Activities 1-5 repeated annually through Year Five and Activity 6 repeated annually through Year Four. RCPD is responsible for implementation.
Outcome Measures for Objective 1	1. Six neighborhood meetings will be organized, with a total of 150 residents participating. Materials promoting the meetings will be distributed. 2. One new "Neighborhood Watch" program is established. 3. One new "Apartment Watch" program is established.

Community Oriented Policing Strategy – Goal 2	
	4. Contact will be made with all property owners hosting a new "Neighborhood Watch" or "Apartment Watch" program. 5. Hotline number is promoted in target area. 6. Annually, one training a year will be offered.
Funding Support for Objective 1	▪ Neighborhood Update meetings (Activity 1) – $1,134.24 ▪ Drug lab training (Activity 6) - $135.90 Budget Detail Section: G1a
Objective 2	***Create opportunities for residents of the target community to voice their concerns on public safety issues and prioritize law enforcement response to those issues.***
Status	The Sheriff's Department scheduled Neighborhood Updates every other month for target area residents with the POP Officer assigned to the area. The first meeting was scheduled for June 17, 2004 and then every month after that.
Activity/Task/ Project for Objective 2	1. RCPD will ask residents as part of the neighborhood communication meetings to identify their public safety concerns and to prioritize the importance of each of those issues. 2. RCPD will prioritize and coordinate activities to work on the issues identified, based on overall community safety needs and the priorities identified by the residents.
Implementation Plan for Objective 2	The activities will be implemented during Year Three, with Activities 1-5 repeated annually through Year Five and Activity 6 repeated annually through Year Four. RCPD is responsible for implementation.
Outcome Measures for Objective 2	1. Residents will develop annual law enforcement priorities. 2. RCPD will provide a quarterly report to residents on progress made in addressing their priorities.
Funding Support for Objective 2	Funding for these activities is listed under Goal 2, Objective 1, Activity 1.

3. Prevention/Intervention/Treatment

Strategy Summary: The overall objective of the Prevention/Intervention/ Treatment Strategy is to develop an environment free from drug and alcohol abuse in which youth, ethnic, and cultural groups are engaged in accessing services and activities. Efforts will include creating new recreation and mentoring opportunities for target area youth, fostering greater community engagement of non-English speaking residents, addressing the environmental factors that foster drug and alcohol abuse, and facilitating new community-building activities.

Prevention/Intervention/Treatment Strategy – Goal 1

Prevention/Intervention/Treatment Strategy – Goal 1	
Goal 1	**YOUTH IN THE TARGET AREA ARE RESILIENT AND ABLE TO REJECT NEGATIVE INFLUENCES.**
Status	The Youth Development Committee continues to gather information concerning the needs of target area youth and continues to expand the community participation in the Youth Development Committee and its workplan.
Objective 1	***Increase availability and use of low-cost and no-cost recreational activities for children and youth.***
Status	A recreational contract with the local recreation provider, Cordova Recreation and Parks District, provided no-cost recreational activities during 2004 for 303 target area youth. A free roller skating evening was held during December 2004, which was attended by 105 target area youth. A total of 408 youth were served with no-cost recreational activities in 2004.
Activity/Task/ Project for Objective 1	1. The Youth Development Committee will promote and facilitate referrals to existing recreational services and research existing transportation options. 2. The Youth Development Committee will facilitate a coordinated effort to expand recreational access in the target area and oversee any recreational contracts, making recommendations to the Steering Committee. 3. The Youth Development Committee will facilitate communication between target area residents and Cordova Parks and Recreation District concerning planned renovations of White Rock Park. 4. The Youth Development Committee will facilitate greater parental awareness of and involvement with local youth recreation providers. 5. The Youth Development Committee will analyze and research solutions for youth who are unable to attend recreational activities due to their obligations to care for younger family members.
Implementation Plan for Objective 1	The activities are scheduled for implementation during Year Three, and repeated annually through Year Five. The Steering Committee and Youth Development Committee are responsible for implementation.
Outcome Measures for Objective 1	1. 50 referrals are made in Year Three; information on recreational activities is updated and printed in a guide, which includes a new section on transportation options for each activity. 2. 20 children or youth are engaged in a new or expanded recreational activity each year; one activity is held that is accessible to target area youth. 3. One community meeting is coordinated for residents to receive updates and provide direct input on the park

Prevention/Intervention/Treatment Strategy – Goal 1	
	renovations. 4. Five youth recreational providers will participate in a booth at Kid's Day to provide direct contact with parents. 5. 50 youth are surveyed and an action plan is developed based on survey results. 6. Approximately 230 youth are served by at least four recreational contracts with recreational organizations.
Funding Support for Objective 1	▪ Recreational Activity Guide (Activity 1) - $1,760 Budget Detail Section: H14 ▪ Recreational Contracts with recreational organizations (Activity 6) - $15,000 Budget Detail Section: G4 The Department of Human Services is contributing printing costs as in-kind support to this activity.
Objective 2	***Expand access to mentoring opportunities for children and youth.***
Status	The Steering Committee advertised in its bi-annual newsletter the need for mentors for the Neighborhood Accountability Board. The Steering Committee also initiated a collaborative effort between the local high school and People Reaching Out, in which a mentoring training program would be established as an accredited class. This class would provide the high school youth with skills and experience in mentoring youth from a target area elementary school. Although the school board did not approve accredidation of this class, the Steering Committee will continue to explore avenues in which this program can be established on the local high school campus, either through accredidation or as a club.
Activity/Task/ Project for Objective 2	1. The Youth Development Committee will promote the partner mentoring organizations.
Implementation Plan for Objective 2	The activities are scheduled for implementation during Year Three. The Steering Committee and Youth Development Committee are responsible for implementation.
Outcome Measures for Objective 2	1. Two strategies for promoting the partner mentoring organizations will be implemented in the target area
Funding Support for Objective 2	No grant funding requested for this activity. Any associated costs are funded through in-kind donations and other funding sources. The Department of Human Services is contributing printing costs as in-kind support to this activity. Budget Detail Section: Not applicable

Prevention/Intervention/Treatment Strategy – Goal 2

Prevention/Intervention/Treatment Strategy – Goal 2	
Goal 2	**ETHNIC AND CULTURAL GROUPS WITHIN THE TARGET AREA ARE ACTIVELY ENGAGED IN ACCESSING SERVICES AND ACTIVITIES IN THE BROADER COMMUNITY.**
Status	The Community Engagement Committee continues to seek to engage the target area ethnic and cultural groups through the use of translators for outreach and at meetings and resource-sharing in the apartment complexes.
Objective 1	***Engage non-English speaking residents in community opportunities and activities.***
Status	The Steering Committee provides a bi-annual newsletter to the target area residents with community resource information in English, Russian, and Spanish. Russian and Spanish translators are outreaching to the target area, providing information on community opportunities and activities.
Activity/Task/ Project for Objective 1	1. The Community Engagement Committee will implement written and oral strategies to ensure multi-lingual information is available to the community, including effective methods for communicating with law enforcement, community services information, and by guaranteeing that necessary translation services are available at Weed and Seed meetings. 2. The Community Engagement Committee will recruit representation from the primary ethnic and cultural communities to serve on the Steering Committee, subcommittees, and task groups and engage the ethnic community through the use of translators.
Implementation Plan for Objective 1	The activities are scheduled for implementation during Year Three, and repeated annually through Year Five. The Steering Committee, Employment and Economic Development Committee and Community Engagement Committee are responsible for implementation.
Outcome Measures for Objective 1	1. Translated materials are created and utilized along with translation services for Weed and Seed outreach activities; Community resource guide is distributed to all Weed and Seed residents 2. Annually, five community participants are recruited who will expand the diversity of resident participation.
Funding Support for Objective 1	▪ Written Translation Services (Activity 1) - $ 600 Budget Detail Section:G3 ▪ Oral Translation Services (Activity 1) - 1,440 Budget Detail Section: G3 ▪ Oral Translation Services (Activity 2) - $4,800 Budget Detail Section: G3

Prevention/Intervention/Treatment Strategy – Goal 3	
Goal 3	**THE TARGET AREA IS FREE FROM DRUG AND ALCOHOL ABUSE.**
Status	The Steering Committee, in conjunction with Project Help, continues to gather data and resources and to engage the community on this issue.
Objective 1	***Remove the environmental factors that foster drug and alcohol abuse in the target area.***
Status	Rancho Cordova Police Department and the District Attorney's Office, in collaboration with Rancho Cordova Weed and Seed, continue to head up an effort to prevent another local store from getting a liquor license by appealing the Alcohol Beverage Control Board.
Activity/Task/ Project for Objective 1	1. The Alcohol and Drug Awareness Committee will review the number and type of liquor licenses in the target area and work with law enforcement to analyze any changes in alcohol laws and to monitor problem alcohol establishments. 2. The Alcohol and Drug Awareness Committee will work with the Rancho Cordova Police Department and Project Help to develop and provide information to target area parents about their legal responsibilities and potential liabilities if they allow youth to consume alcohol or drugs in their home
Implementation Plan for Objective 1	The activities are scheduled for implementation during Year Three, with Activity 1 repeated annually through Year Five. The Steering Committee and Alcohol and Drug Awareness Committee are responsible for implementation.
Outcome Measures for Objective 1	1. Analysis of liquor licenses is completed and regularly reviewed, alcohol laws changes are reviewed and assessed for local impact, and problem alcohol establishments are identified and a process for monitoring their activities defined 2. Information is developed and distributed to target area residents and there will be an annual decrease in the number of law enforcement calls related to youth consumption of alcohol or drugs in private homes
Funding Support for Objective 1	No grant funding requested for this activity. Any associated costs are funded through in-kind donations and other funding sources. Budget Detail Section: Not applicable

Prevention/Intervention/Treatment Strategy – Goal 4	
Goal 4	**THE TARGET AREA IS EFFICIENTLY NETWORKED AND HIGHLY COOPERATIVE.**
Status	The Steering Committee has held monthly meetings in which the community has been invited to attend, published bi-annual newsletters to the residents of the target area, and held

Prevention/Intervention/Treatment Strategy – Goal 4	
	Community Meetings and Neighborhood Update Meetings to enhance communication between the residents, the Steering Committee, and service providers.
Objective 1	***Engage community members to cooperatively work together.***
Status	The Steering Committee has expanded the membership of its subcommittees and has reached out to the target area residents at Kid's Day, multi-cultural events, and its bi-annual publication of its newsletter.
Activity/Task/ Project for Objective 1	1. The Site Coordinator will facilitate the utilization of the Safe Haven as a hub for communication and networking by establishing a neighborhood bulletin board and using the facility to host community gatherings and events. 2. The Steering Committee will convene regular Weed and Seed community meetings to highlight project activities within the target area; to identify and to develop responses to emerging challenges and opportunities; and to celebrate progress on the Weed and Seed strategic plan. 3. The Community Engagement Committee will annually support a community-building event that serves both the target area and the larger Rancho Cordova community, such as Kid's Day at the target area White Rock Park. 4. In partnership with target area residents, the Community Engagement Committee will encourage target area residents to participate in multi-cultural events. 5. The Steering Committee will work with a task force of volunteers to research, publish, and distribute three Rancho Cordova Weed and Seed newsletters per year. 6. The Community Engagement Committee will implement an action plan for expanding resident involvement in Weed and Seed efforts. 7. The Community Engagement Committee will establish and annually update a target area talent bank accessible to all residents, which highlights those skills that individual community members or groups are willing to share. 8. The Community Engagement Committee will identify existing multi-cultural opportunities and promote them within the target area. 9. The Community Engagement Committee will identify and engage underrepresented groups in multi-cultural activities. 10. The Community Engagement Committee will maintain and update a local Weed and Seed website.
Implementation Plan for Objective 1	The activities are scheduled for implementation during Year Three, with Activity 8 and 9 repeated annually through Year Four, and Activity 1, 2, 4, 5, 6, 7 and 10 repeated annually through Year Five. The Steering Committee and Community

Prevention/Intervention/Treatment Strategy – Goal 4	
	Engagement Committee are responsible for implementation.
Outcome Measures for Objective 1	1. A neighborhood bulletin board is established and regularly maintained. Monthly, one community event is hosted at the Safe Haven facility. 2. Four community meetings a year are convened with annual attendance of 125 residents; an annual community celebration is organized. 3. One community-building event is sponsored, such as Kid's Day. 4. Four multi-cultural events are sponsored. 5. Three newsletters are translated into Russian and Spanish, published, and distributed throughout the target area. 6. 10 new residents are engaged in Weed and Seed activities 7. The talent bank is updated and its use analyzed and reported to the Steering Committee 8. Annually, two multi-cultural events or activities are promoted in the target area 9. Annually, engagement of one underrepresented group in an existing activity is achieved, or community participation in a group's event is promoted 10. The local Weed and Seed website is updated and maintained.
Funding Support for Objective 1	▪ Oral translation for four community meetings and community celebration event (Activity 2) - $480 Budget Detail Section: G3 ▪ Co-sponsorship of community-building event (Activity 3) - $200 Budget Detail Section: H1 ▪ Activity supplies for community-building event (Activity 3) $200 Budget Detail Section: H1 ▪ Sponsorship of four multi-cultural events (Activity 4) - $3,615 Budget Detail Section: H1 ▪ Printing costs for three newsletters (Activity 5) - $6,600 Budget Detail Section: H3 ▪ Written translation of three newsletters (Activity 5) - $1,800 Budget Detail Section: G3 ▪ Distribution costs for three newsletters (Activity 5) - $5,760 Budget Detail Section: E2 ▪ Door Knob Bags for Newsletter Distribution (Activity 5) - $200 Budget Detail Section: E6 ▪ Flyers to expand resident involvement (Activity 6) - $420 Budget Detail Section: H5 ▪ Advertisements in local newspapers (Activity 6) - $700 Budget Detail Section: H8

Prevention/Intervention/Treatment Strategy – Goal 4	
	▪ Website cost and maintenance (Activity 10) - $530 Budget Detail Section: H9

4. **Neighborhood Restoration**

Strategy Summary: The overall objective of the Neighborhood Restoration Strategy is to advocate the assimilation of neighborhood residents and business needs to increase employment, provide goods and services needed by the residents, and to improve the overall condition and image of the neighborhood. Activities will include housing rehabilitation and home ownership assistance, employment and training fairs, community clean up and beautification efforts, and infrastructure development

Neighborhood Restoration Strategy – Goal 1	
Goal 1	**TARGET AREA HOUSING STOCK IS WELL MAINTAINED AND OF HIGH QUALITY, THEREBY ENHANCING PROPERTY VALUES.**
Status	The Steering Committee continues to research the needs of the target area housing stock and ways to collaborate with local organizations to achieve the goal.
Objective 1	***Assist low-income residents and seniors with housing repairs.***
Status	The Steering Committee collaborated with the Kiwanis Club's "We Build" program to do repairs on a target area resident's home.
Activity/Task/ Project for Objective 1	1. The Beautification Committee will collaborate with community group(s) to co-sponsor a housing repair event that will assist low-income target area residents.
Implementation Plan for Objective 1	The activity is scheduled for implementation during Year Three. The Steering Committee and the Beautification Committee are responsible for implementation.
Outcome Measures for Objective 1	1. One home repair event will be organized for residents in the target area
Funding Support for Objective 1	▪ Home repair event co-sponsorship (Activity 1) - $250 Budget Detail Section: H1
Objective 2	***Provide options to increase home ownership within the target area.***
Status	The Steering Committee continues to gather information about various classes that would meet this objective.
Activity/Task/ Project for Objective 2	1. The Steering Committee will identify and promote available home loan and home ownership counseling classes.
Implementation Plan for	The activity is scheduled for implementation during Year Three. The Steering Committee is responsible for implementation.

Neighborhood Restoration Strategy – Goal 1	
Objective 2	
Outcome Measures for Objective 2	1. One home loan and ownership counseling class is sponsored.
Funding Support for Objective 2	▪ Class costs and materials (Activity 1) - $750 Budget Detail Section: H7

Neighborhood Restoration Strategy – Goal 2	
Goal 2	**TARGET AREA RESIDENTS ARE ECONOMICALLY SELF-SUFFICIENT AND RESILIENT.**
Status	The Steering Committee continues to gather data and resources and to engage the community on this issue.
Objective 1	***Identify and promote employment and training fairs and local career center services to target area residents.***
Status	The Safe Haven at the Department of Human Assistance has a job and career center for the target area residents. The Employment Committee, as well, continues to gather information on various employment fairs and other career services.
Activity/Task/ Project for Objective 1	1. The Employment and Economic Development Committee will facilitate the distribution of Career Center information to residents and businesses in the target area and the placement of the materials in several public locations. 2. The Employment and Economic Development Committee will promote participation in job readiness and work experience opportunities.
Implementation Plan for Objective 1	Activities are scheduled for implementation during Year Three, with Activity 1 repeated annually through Year Five. The Steering Committee and the Employment and Economic Development Committee are responsible for implementation.
Outcome Measures for Objective 1	1. Career Center information materials will be made available in three public locations in the target area 2. Promotional materials are developed; 15 target area youth and 30 adults access job readiness and work experience opportunities
Funding Support for Objective 1	▪ Printing for materials promoting job readiness and work experience opportunities (Activity 2) - $420 Budget Detail Section: H5

Neighborhood Restoration Strategy – Goal 3	
Goal 3	**THE TARGET AREA IS CLEAN, WITH NEATLY LANDSCAPED PRIVATE AND PUBLIC PROPERTIES, AND IS BROADLY VIEWED AS A NICE PLACE TO LIVE AND WORK.**
Status	Three large-scale neighborhood clean ups were conducted during

Neighborhood Restoration Strategy – Goal 3	
	2004 and the first half of 2005, involving 175 volunteers.
Objective 1	***Create a campaign to promote awareness of preferred target area property standards, applicable code regulation, and organize efforts to eliminate trash, litter, and junk cars.***
Status	The Steering Committee published and delivered two issues of its newsletter during 2004 to all target area residents. Within the newsletter, a Code Enforcement article provided information concerning code regulations and standards, as well as, the code enforcement number for residents to call.
Activity/Task/ Project for Objective 1	1. The Beautification Committee will promote the local Code Enforcement number for residents to confidentially report substandard properties. 2. The Beautification Committee will establish and train a volunteer Walking Club of target area residents to help monitor neighborhood conditions 3. The Beautification Committee will sponsor neighborhood "clean ups" in the target area.
Implementation Plan for Objective 1	The activities are scheduled for implementation during Year Three, with Activity 1 repeated annually through Year Five. The Steering Committee and the Beautification Committee are responsible for implementation.
Outcome Measures for Objective 1	1. Promotional items with the code enforcement number are distributed throughout the target area. 2. A Walking Club is established and its members are trained to identify code enforcement violations 3. Two neighborhood "clean up" events are organized.
Funding Support for Objective 1	▪ Promotional magnets with code enforcement number (Activity 1)- $2,500 Budget Detail Section: E5 ▪ T-Shirts for Walking Club (Activity 2) - $90 Budget Detail Section:E5 ▪ Code Enforcement Officer to train Walking Club members (Activity 2) - $280 Budget Detail Section:G1b ▪ Voice Recorder for Walking Club (Activity 2) - $40 Budget Detail Section:E7 ▪ Water and trash bags for two neighborhood "clean up" events (Activity 3) - $360 Budget Detail Section: E4 ▪ Printing and postage of postcard reminders for previous clean-up participants (Activity 3) - $62 Budget Detail Section: H4 and E3 ▪ T-Shirts for Neighborhood Clean Ups (Activity 3) - $1,200 Budget Detail Section: E5
Objective 2	***Work with local entities to acquire additional trash receptacles***

Neighborhood Restoration Strategy – Goal 3	
	and benches and improve trash maintenance.
Status	Code Enforcement has purchased five recycling and five trash containers through recycling grant funds that will be placed at target area businesses and at White Rock Park.
Activity/Task/ Project for Objective 2	1. The Beautification Committee will encourage property owners, businesses, and Regional Transit to place trash receptacles and benches in appropriate locations throughout the target area, and to provide for regular maintenance for all such facilities. 2. The Beautification Committee will implement a community education strategy to encourage residents and others to report to the authorities, properties that have overflowing trash receptacles and dumpsters.
Implementation Plan for Objective 2	The activities are scheduled for implementation during Year Three. The Steering Committee and Beautification Committee are responsible for implementation.
Outcome Measures for Objective 2	1. An increase in the number of trash receptacles and benches within the target area is achieved. 2. Community information stickers are developed and placed on 20 trash receptacles with a phone number for residents to call if the receptacles are overflowing.
Funding Support for Objective 2	▪ Stickers for dumpsters (Activity 2) - $180 Budget Detail Section: H10
Objective 3	***Promote the planting of trees, lawn and flowers, and regular maintenance.***
Status	The Beautification Committee will be sponsoring a landscaping workshop in 2005, as well as a Neighborhood Beautification contest.
Activity/Task/ Project for Objective 3	1. The Beautification Committee will develop a Neighborhood Beautification contest to encourage and acknowledge outstanding landscaping and maintenance practices. 2. The Beautification Committee will sponsor a Landscaping Fair with local nurseries to promote local landscaping resources.
Implementation Plan for Objective 3	The activities are scheduled for implementation during Year Three, with Activity 1 and 2 repeated annually through Year Five. The Steering Committee and Beautification Committee are responsible for implementation.
Outcome Measures for Objective 3	1. One Neighborhood Beautification contest is held 2. A Landscaping Fair is held in White Rock Park
Funding Support for Objective 3	▪ Neighborhood Beautification contest advertising and materials (Activity 1) - $91.99 Budget Detail Section: H11 ▪ Portapotties and washstands (Activity 2) - $600 Budget Detail Section: H12

Neighborhood Restoration Strategy – Goal 3	
	▪ Overtime Deputy Sheriffs security (Activity 2) - $670.56 Budget Detail Section: G1a ▪ One Advertisement in local newspaper (Activity 2) - $100 Budget Detail Section: H8 ▪ Printed Plastic Tote Bags (Activity 2) - $ 550 Budget Detail Section: H12 ▪ Promotional Items (Activity 2) - $1,000 Budget Detail Section: H12 ▪ Printed posters (Activity 2) - $27 Budget Detail Section: H12 :
Objective 4	***Identify the target area and promote name recognition with Weed and Seed signs, gateway signs at the main entrance to each neighborhood, and banners along Folsom Boulevard that provide name recognition for target area.***
Status	The Steering Committee has purchased and installed two Weed and Seed signs at the entrances of the target area along Folsom Boulevard, as well as three banners to use at outreach events and two Safe Haven signs. Each of the signs has the local Weed and Seed website address on it.
Activity/Task/ Project for Objective 4	1. The Beautification Committee will promote the Weed and Seed target area to residents and local business through a variety of promotional items.
Implementation Plan for Objective 4	The activities are scheduled for implementation during Year Three. The Steering Committee and Beautification Committee are responsible for implementation.
Outcome Measures for Objective 4	1. Promotional materials are developed
Funding Support for Objective 4	▪ Window stickers (Activity 1) - $ 1,350 Budget Detail Section: E5 ▪ Pens (Activity 1) - $900 Budget Detail Section: E5 ▪ Pencils (Activity 1) - $960 Budget Detail Section: E5
Objective 5	***Promote a positive image of the target area through various forms of media, networking, and outreach.***
Status	The Steering Committee co-sponsored a home repair project in the target area with the Kiwanis Club in 2005, The Weed and Seed initiative has been covered by our local newspapers twenty times in 2004 and 2005. Members of the Steering Committee have attended 443 community service organizations in 2004.
Activity/Task/ Project for Objective 5	1. The Beautification Committee will work closely with local publications to publicize upcoming neighborhood activities and encourage follow-up coverage of positive events in and improvements to the target area. 2. Steering Committee and/or Beautification Committee

Neighborhood Restoration Strategy – Goal 3	
	members will attend regular meetings of other community service organizations to share information on Weed and Seed activities.
Implementation Plan for Objective 5	The activities are scheduled for implementation during Year One and repeated annually through Year Five. The Steering Committee and Beautification Committee are responsible for implementation.
Outcome Measures for Objective 5	1. One article is published, target area information is sent to local newspapers at least four times a year in accordance with their submission requirements. 2. Annually, members will attend 10 local community meetings per year.
Funding Support for Objective 5	No grant funding requested for this activity. Any associated costs are funded through in-kind donations and other funding sources. Budget Detail Section: Not applicable

Neighborhood Restoration Strategy – Goal 4	
Goal 4	**The target area includes a safe, well-maintained, high-quality, and user-friendly infrastructure that accommodates motor vehicles, pedestrians, and bicyclists**
Status	The Steering Committee continues to gather information concerning the infrastructure needs of the target area.
Objective 1	***Coordinate with state and local agencies to provide an increased level of infrastructure, maintenance, and improvements.***
Status	The Steering Committee continues to develop a collaborative relationship with the City of Rancho Cordova Public Works Department to address the infrastructure needs of the target area.
Activity/Task/ Project for Objective 1	1. The Beautification Committee will coordinate two meetings between public agencies and residents to improve the reporting system among residents for needed infrastructure and maintenance improvements.
Implementation Plan for Objective 1	The activity is scheduled for implementation during Year Three. The Steering Committee and the Beautification Committee are responsible for implementation.
Outcome Measures for Objective 1	1. Two community meetings are coordinated.
Funding Support for Objective 1	No grant funding requested for this activity. Any associated costs are funded through in-kind donations and other funding sources. Budget Detail Section: Not applicable

Neighborhood Restoration Strategy – Goal 5

Neighborhood Restoration Strategy – Goal 5	
Goal 5	**The Folsom Boulevard Corridor consists of businesses that provide a full range of commercial goods and services for adjacent neighborhoods.**
Status	Rancho Cordova Police Department and the District Attorney's Office, in collaboration with Rancho Cordova Weed and Seed, continue to head up an effort to prevent another local store from getting a liquor license by appealing the Alcohol Beverage Control Board.
Objective 1	***Coordinate with service providers, businesses, and community leaders to help attract new businesses to the Folsom Boulevard Corridor that will effectively serve the needs of residents in the target area.***
Status	The Steering Committee continues to gather data and resources and to engage the community on this issue.
Activity/Task/ Project for Objective 1	1. The Employment and Economic Development Committee will conduct a needs assessment of target area residents regarding their preferences for new commercial goods and services.
Implementation Plan for Objective 1	The activity is scheduled for implementation during Year Three. The Steering Committee and the Employment and Economic Development Committee are responsible for implementation.
Outcome Measures for Objective 1	1. A resident survey is developed, distributed, and compiled for the Steering Committee
Funding Support for Objective 1	No grant funding requested for this activity. Any associated costs are funded through in-kind donations and other funding sources. Budget Detail Section: Not applicable

D. SPECIAL EMPHASIS NARRATIVE

1. Summary of Issue

The Rancho Cordova Weed and Seed Steering Committee is proposing Special Emphasis activities in the areas of:

- Anti-Gang Crime
- Prevention Specialty Programs - Prevention through the Arts

The Special Emphasis activities will focus on:

Anti-Gang Crime Initiative

- Help young children 4th through 6th grade to resist getting involved in gangs through school programs and family educational programs

- Provide active gang members and those at risk with a comprehensive array of supports and case management that will give them achievable alternatives to succeed outside of gang life
- Increase targeted law enforcement efforts to reduce criminal activity related to gangs

Prevention Specialty Programs – Prevention Through the Arts

- Offer new opportunities for target area youth to develop their artistic skills in a positive environment
- Engage target area youth to use their artistic skills through the development of a community history mural project

Issues facing the Community

Anti-Gang Crime Initiative

As of April 2005 at least ten (10) gangs have been identified as active in the target area. They are East Side Piru (ESP) bloods, Lincoln Village Bloods (LVB), Oak Park Bloods (OPB), 29th Street Crips, G-Mobb, Sureno's (Sur13), Norteno's (Norte14), Oakland, Richmond, and Del Paso Heights (DPH) bloods. Presently aboput 400 gang members have been identified. It is estimated that gang members contribute to about 75-85% to crimes in the target area, such as battery, robbery, homicides, narcotics possession/sales. Gang members begin recruitment of children as young as the fourth grade. Contributing even more to the problem, children in the target area often have older relatives that are actively engaged in gangs. As role models, these older relatives greatly influence the young children in the family to view gang life as a way of protection and prosperity. The children are also fearful to report on their family members.

Currently gang members are placed on active probation and have no place to complete high school educational requirements. Gang members currently respond back to the streets for narcotics sales or other illegal activity due to lack of education and no job search skills. Community providers also do not understand the unique challenges faced by gang members in attempting to develop a life outside of gangs.

Therefore it is proposed, in this anti-gang crime initiative, to develop a comprehensive, case management approach in which gang members and those at risk for such activity can participate on a voluntary basis or as part of a "diversion program." A task group of committed community service providers, including law enforcement personnel, members of the faith community and former gang members, will meet on a monthly basis to develop individualized support plans for program participants, review each participant's progress, and develop solutions to barriers to their success. This multi-disciplinary team will refer subjects to appropriate educational, job skills, and employment resources, and provide follow-up through a case manager on each participant, to assure completion of program. A detailed assessment with each program participant will be completed on vocational skills and interests, past work history, and education and training needs. Training sessions will be held for each participant on job readiness skills, how to interview with a criminal record, and successful job search techniques. Participants of

the program will also be trained on how to keep a steady job and attain educational goals. The average age range of the participants will be 15 to 25 years of age.

To counteract the heavy recruitment of our target area youth into gang activity, it is proposed that our local police officers will hold educational sessions in the individual classrooms of grades 4-6 and assemblies in the target area elementary schools, as well as educational sessions for the parents. Children will be educated on the hazards of gang involvement at an earlier age, thus promoting an anti-gang sentiment. Parents will be educated on gang identification and gang indicators for better knowledge if their child or child's friends are associating with gang members. Non-English speaking families will have a better understanding of gang involvement and how to identify it.

High Impact Enhanced Gang Enforcement will allow for eight additional, intensive gang sweeps that will assist in the identification and validation of gang members. Officers will be responsible for identifying and referring candidates into the case management program.

Prevention Specialty Programs – Prevention Through the Arts

The Weed and Seed target area high school youth repeatedly speak of the need for more recreational activities for their age group. Although the local high school provides art classes, there is a need for extra-curricular activites in the fine arts where our young people can contribute to their community in a notable way. Our local Cordova Recreation and Parks District provides a variety of recreational activities throughout the year, but the majority of them focus on youth of middle school age and younger.

This initiative provides a great opportunity to introduce our target area youth to artistic skill development, research opportunities, planning skills, and opportunities to produce an artistic creation through an outdoor mural that the whole community will recognize and appreciate. The outdoor mural project will serve to beautify the target area and help our youth take ownership of their community.

A six-month series of art classes will begin in March 2006, with the final outdoor mural project occurring during the last three months. The classes will be two hours in length and held two days a week for 24 weeks. These classes will be team-taught by two instructors, both of which have a great deal of experience and training in the art field. One of the teachers, Christine Faulkner, has had nine years as an art educator in the school district and is presently a guidance counselor at the local high school and middle school. She holds a Bachelors of Fine Arts degree, two teaching credentials, and is working on her Master's degree in counseling. Ms. Faulkner has had fifteen years experience working with youth. The other teacher, Alex Escalante, is an accomplished artist and muralist. He has participated in twenty-seven art exhibitions over the last ten years and has produced three exterior murals in the last three years. Mr. Escalante has worked with youth in two "after school" arts programs in which murals were produced and as an art instructor at a local juvenile center and elementary school.

Recruitment of high school-aged target area youth for these classes will begin in January 2006 on the local high school campus, Cordova High School, through speaking to classes and at an outreach table on campus. Recruitment will also occur through advertisments in the local newspaper, through signage at various public locations in the community, and in the Weed and Seed newsletter. During the recruitment process, participants will be interviewed to determine their interest level, as well as their desire and ability to participate and commit to attending the series of art classes. Attendance records of students will be maintained and follow up on absences will be done to encourage completion of the series of classes.

2. Continued Special Emphasis Area Summary

This is the second year funding is being requested for a Special Emphasis Initiative.

3. Anti-Gang Crime Initiative and Prevention Specialty Programs – Prevention through the Arts Special Emphasis Areas

4. Special Emphasis Area Scope of Work

Special Emphasis Strategy	
Goal 1	**TARGET AREA CHILDREN IN GRADES 4-6 WILL DEVELOP THE KNOWLEGDE AND SKILLS TO DETER THEM FROM ENTERING INTO GANG ACTIVITY.**
Status	The neighborhood POP officer currently works with the community regarding the gang problem and issues related to gang activity.
Objective 1	***Law enforcement will implement an intensive school-based program to regularly interact with students and their parents and provide them with information, tools, and positive guidance to help them resist gang recruitment efforts.***
Status	The Sheriff's Department currently has school resource officers located at the schools interacting with children.
Activity/Task/ Project for Objective 1	1. Hold gang awareness educational sessions in the individual classrooms for grades 4-6 of the target area elementary schools. 2. Conduct two anti-gang school assemblies in each of the three target area schools. 3. Provide information to English and non-English speaking families of 4th -6th grade students on how to identify gang involvement.
Implementation Plan for Objective 1	The activities are scheduled for implementation during Year Three. The Steering Committee, City Police Department, and the local school district are responsible for implementation.

Special Emphasis Strategy	
Outcome Measures for Objective 1	1. 20 classrooms with 4th – 6th grade students will have one educational session with a law enforcement officer. 2. Two assemblies will be held in each of three target area elementary schools, providing intensive information on the hazards of gang involvement.. 3. Two parent educational sessions will be organized for each of the three target area elementary schools for English and non-English speaking parents and family members, helping them to better understand gang involvement and how to identify it..
Funding Support for Objective 1	• Police Department Staff (Activity 1) - $1.094.20 • Handouts (Activity 1) - $54 Budget Detail Section: G1a • Translators (Activity 1) - $120 Budget Detail Section: G3 • Police Department Staff (Activity 2) - $656.52 Budget Detail Section: G1a • Handouts (Activity 2) - $270 Budget Detail Section: G1a • Police Department Staff (Activity 3) - $656.52 Budget Detail Section: G1a • Translators (Activity 3) - $480 Budget Detail Section: G3 • Handouts (Activity 3) - $43.20 Budget Detail Section: G1a
Goal 2	**Gang members and those at-risk for gang activity will break free from gang activity, achieve educational goals and pursue viable employment.**
Status	Gang members are currently placed on active probation and have no place to complete high school educational requirements. Gang members currently respond back to the streets for narcotics sales or other illegal activity due to lack of education and no job search skills.
Objective 1	***Implement a program that provides gang members and those at risk for gang activity with case management and supportive services to provide them with viable options to develop a successful, self-supporting life outside of gang activity.***
Status	At present no multi-disciplinary team exists to serve the special needs of those wanting to escape gang involvement.
Activity/Task/ Project for Objective 1	1. Engage 5 to 10 identified gang members or those at risk, through voluntary involvement in the program. Participants will receive case management services that help them develop and complete an individualized plan that focuses on improving their

Special Emphasis Strategy	
	options for employment and education. 2. Coordinate monthly meetings with a multi-disciplinary team of community service providers, including law enforcement personnel, to review the progress of each program participant in completing their plan and to identify what support is needed. 3. Publicize success stories promoting program achievements and developing additional community support for participants.
Implementation Plan for Objective 1	The activity is scheduled for implementation during Year Three. The Steering Committee and City Police Department are responsible for implementation.
Outcome Measures for Objective 1	1. 5 gang members or those at risk will develop and complete an individual employment and/or educational plan and will receive weekly case management support and job readiness training until they find a job. 2. Monthly meetings of the multi-disciplinary team are held. 3. A story on the program will be developed with one local media outlet.
Funding Support for Objective 1	• Case Manager (Activity 1) - $10,191.36 • Supplies (Activity 1) – $408.12 Budget Detail Section: G1a • Testing Costs for General Education Diploma (GED) (Activity 1) - $1,000 Budget Detail Section: H15 • Police Department Staff (Activity 3) - $1,313.04 Budget Detail Section: G1a
Goal 3	**GANG ACTIVITY IS SIGNIFICANTLY REDUCED.**
Status	Law Enforcement officials note that the target area has over 400 validated gang members. These gang members control the majority of illegal drug sales of methamphetamine, rock cocaine, and marijuana and intimidate the general public on a daily basis.
Objective 1	***Conduct enhanced patrols in high profile gang areas for problem gang members and associates.***
Status	Gang activity has increased dramatically with gang members attempting to take control of certain areas to further their narcotics sales income within the designated areas.
Activity/Task/ Project for Objective 1	1. Identify, track, and log gang members while conducting high impact gang enforcement sweeps.
Implementation Plan for Objective 1	The activity is scheduled for implementation during Year Three. The Steering Committee and City Police Department are responsible for implementation.
Outcome Measures for Objective 1	1. Conduct eight gang sweeps.
Funding Support for Objective 1	• Police Department Staff (Activity 1) - $22,721.92

Special Emphasis Strategy	
	Budget Detail Section: G1a
Goal 4	**TARGET AREA HIGH SCHOOL-AGED YOUTH DEVELOP ARTISTIC SKILLS IN A POSITIVE ENVIRONMENT.**
Status	The target area high school-aged youth repeatedly speak of the need for more recreational activities for their age group. Although the local high school provides art classes, there is a need for extra-curricular activites in the fine arts where our young people can contribute to their community in a notable way.
Objective 1	***A series of art classes are developed for target area high school-aged youth, with an outdoor mural as the final project, in which youth develop skills in research, art techniques, and presentation.***
Status	No art class or outdoor mural has been established for the target area high school aged youth. High School youth are especially in need of wholesome and enriching classes, with a low student rate per teacher.
Activity/Task/ Project for Objective 1	1. Recruitment of art class participants will be held at local high school and through advertisement in the local newspaper, signage at various public locations in the community, and in the Weed and Seed newsletter. 2. A six-month series of art classes are held for at least 15 target area high school-aged youth, with an outdoor mural as final project.
Implementation Plan for Objective 1	The activity is scheduled for implementation during Year Three. The Steering Committee and contracted art instructors are responsible for implementation.
Outcome Measures for Objective 1	1. The art class will be advertised at one outreach at high school, and through one advertisement in local paper, through signage displayed at two public locations, and through one article in the Weed and Seed newsletter. 2. At least 15 target area youth attend the series of art classes. 3. One outdoor mural project is created.
Funding Support for Objective 1	• Contracted art instructors (Activity 1) - $8,640 Budget Detail Section: G2 • Art Supplies (Activity 1) - $2,980 Budget Detail Section: E8 • Field Trips (Activity 1) - $372 Budget Detail Section: H16

EXHIBIT C

Memorandum of Understanding Between Rancho Cordova Weed & Seed Steering Committee and the Site Coordinator

Linda Smith was voted in as the Site Coordinator for Rancho Cordova Weed & Seed by the Rancho Cordova Weed & Seed Steering Committee. The Site Coordinator is a contracted position and thus does not include health benefits, workers' compensation coverage, unemployment benefits, nor social security taxes. Her duties, as set forth in the Weed & Seed Grant, are as follows:

The Site Coordinator is responsible for managing the Weed and Seed initiative, ensuring that strategies adopted by the Steering Committee are clearly met, facilitating data collection to ensure progress is measured, and completing all required reporting. The City of Rancho Cordova is responsible for working with the Steering Committee to monitor grant compliance and provide fiscal oversight.

The Site Coordinator manages all Weed and Seed initiative activities and works with the Weed and Seed Subcommittee members, law enforcement, and community partners to accomplish the annual scope of work.

The Site Coordinator manages the budget for the Weed and Seed initiative in conjunction with the Steering Committee and fiscal agent.

The Site Coordinator works with the subcommittees to monitor the budget for the initiative areas. If any budgetary adjustments are required, the subcommittees will bring recommendations for those to the Steering Committee for approval. If changes in budget line items are required, the Steering Committee will make new budget recommendations, which will be reviewed for grant compliance by the fiscal agent. The "10-percent rule" will be followed. For any adjustments to the budget categories greater than 10% of the total annual grant award, the Steering Committee will seek approval from the Community Capacity Development Office.

The Site Coordinator is responsible for ensuring that all accrued expenses are routed to fiscal agent in a time frame that permits timely payment. The Steering Committee

reviews a monthly report of expenditures prepared by the fiscal agent.

On October 10, 2006 the Weed & Seed Steering Committee confirmed at the monthly meeting approval of this memorandum.

Jerry R Johnson Oct. 13, 2006

Jerry Johnson Rancho Cordova Weed & Seed Steering Committee Chairman

Linda Smith Oct. 13, 2006

Linda Smith Rancho Cordova Weed & Seed Steering Committee Site Coordinator

EXHIBIT C-2

1st Amendment - Contract No. 98-2007

to CONTRACT NO.: 135-2006

ATTACHMENT 2

FIRST AMENDMENT TO THE CONSULTING SERVICES AGREEMENT BETWEEN THE CITY OF RANCHO CORDOVA AND RANCHO CORDOVA WEED & SEED, INC.

This First Amendment ("Amendment") to the Consulting Services Agreement between the City of Rancho Cordova ("City") and Rancho Cordova Weed & Seed, Inc. ("Consultant") is made by and between the City and Consultant as of July 1, 2007. City and Consultant are hereinafter collectively referred to as the "parties".

RECITALS

WHEREAS, the parties entered into a Consulting Services Agreement ("CSA") dated as of July 1, 2006, for the purpose of: cleaning up the City; improve the City's image; and, obtain more community involvement in its weed and seed program strategy (the "Project"); and

WHEREAS, the parties agree that a change to the term of the CSA (as that term is defined in the CSA) is necessary in order to complete the scope of services agreed to in the CSA and reflect the unforeseen circumstances which prevented completion of the scope of services in the manner set forth in the CSA.

NOW, THEREFORE, the parties hereto agree as follows:

AGREEMENT

1. Section 1.1 of the CSA, "Term of Services", is hereby amended to read as follows:

> "**Term of Services.** The term of this Agreement shall begin on the date first noted above and shall end on June 30, 2008, and Consultant shall complete the work described in Exhibit A prior to that date, unless the term of the Agreement is otherwise terminated or extended, as provided for in Section 8. The time provided to Consultant to complete the services required by this Agreement shall not affect the City's right to terminate the Agreement, as provided for in Section 8."

2. All other terms and conditions in the CSA shall remain in full force and effect to the extent they are not in conflict with this Amendment.

3. The signatures of the parties to this Amendment may be executed and acknowledged on separate pages or in counterparts which, when attached to this Amendment, shall constitute this as one complete Amendment.

IN WITNESS WHEREOF, the Parties have executed this Amendment on the day and year first above written.

CITY OF RANCHO CORDOVA

Ted A. Gaebler

Ted Gaebler
City Manager
Date: June 1, 2007

CONSULTANT

Jerry R Johnson

Jerry Johnson, Chairman/President
Rancho Cordova Weed and Seed, Inc.
Date:

Attest:

Anna Olea-Moger, CMC
City Clerk
Date: 6/1/07

For

Approved as to form:

Adam U. Lindgren
City Attorney
Date: 5/21/07

1st Amendment-Contract No. 9F-2007

to CONTRACT NO.: 135-2006

ATTACHMENT 3

FIRST AMENDMENT TO THE CONSULTING SERVICES AGREEMENT BETWEEN THE CITY OF RANCHO CORDOVA AND RANCHO CORDOVA WEED & SEED, INC.

This First Amendment ("Amendment") to the Consulting Services Agreement between the City of Rancho Cordova ("City") and Rancho Cordova Weed & Seed, Inc. ("Consultant") is made by and between the City and Consultant as of July 1, 2007. City and Consultant are hereinafter collectively referred to as the "parties".

RECITALS

WHEREAS, the parties entered into a Consulting Services Agreement ("CSA") dated as of July 1, 2006, for the purpose of: cleaning up the City; improve the City's image; and, obtain more community involvement in its weed and seed program strategy (the "Project"); and

WHEREAS, the parties agree that a change to the term of the CSA (as that term is defined in the CSA) is necessary in order to complete the scope of services agreed to in the CSA and reflect the unforeseen circumstances which prevented completion of the scope of services in the manner set forth in the CSA.

NOW, THEREFORE, the parties hereto agree as follows:

AGREEMENT

1. Section 1.1 of the CSA, "Term of Services", is hereby amended to read as follows:

> "**Term of Services.** The term of this Agreement shall begin on the date first noted above and shall end on June 30, 2008, and Consultant shall complete the work described in Exhibit A prior to that date, unless the term of the Agreement is otherwise terminated or extended, as provided for in Section 8. The time provided to Consultant to complete the services required by this Agreement shall not affect the City's right to terminate the Agreement, as provided for in Section 8."

2. All other terms and conditions in the CSA shall remain in full force and effect to the extent they are not in conflict with this Amendment.

3. The signatures of the parties to this Amendment may be executed and acknowledged on separate pages or in counterparts which, when attached to this Amendment, shall constitute this as one complete Amendment.

IN WITNESS WHEREOF, the Parties have executed this Amendment on the day and year first above written.

CITY OF RANCHO CORDOVA

Ted A. Gaebler

Ted Gaebler
City Manager
Date: June 1, 2007

CONSULTANT

Jerry R Johnson

Jerry Johnson, Chairman/President
Rancho Cordova Weed and Seed, Inc.
Date:

Attest:

Anna Olea-Moger, CMC
City Clerk
Date: 6/1/07

For

Approved as to form:

Adam U. Lindgren
City Attorney
Date: 5/21/07

ATTACHMENT 4

SECOND AMENDMENT TO THE CONSULTING SERVICES AGREEMENT BETWEEN THE CITY OF RANCHO CORDOVA AND WEED & SEED, INC.

This Second Amendment ("Amendment") to the Consulting Services Agreement between the City of Rancho Cordova ("City") and Weed & Seed, Inc. ("Consultant") is made by and between the City and Consultant as of July 1, 2007. City and Consultant are hereinafter collectively referred to as the "parties".

RECITALS

WHEREAS, the parties entered into a Consulting Services Agreement ("CSA") dated as of July 1, 2006, and amended on July 1, 2007, for the purpose of: cleaning up the City, improve the City's image; and, obtain more community involvement in its weed and seed strategy (the "Project"); and

WHEREAS, the parties agree that an increase in the compensation amount as contained in the CSA (as those terms are defined in the CSA) are necessary in order to complete the scope of work contained in the original CSA.

NOW, THEREFORE, the parties hereto agree as follows:

AGREEMENT

1. Section 3 of the CSA, "Compensation," is hereby amended to read as follows:

   "Compensation. The total amount paid during the term of this MOU shall not exceed $75,000. City shall pay Weed and Seed, Inc. for services rendered pursuant to this MOU, and as detailed in the Role and Responsibilities section of this document at the time and in the manner set forth herein. The payments specified below shall be the only payments from the City to Weed and Seed, Inc. for services rendered pursuant to this MOU."

2. All other terms and conditions in the CSA shall remain in full force and effect to the extent they are not in conflict with this Amendment.

3. The signatures of the parties to this Amendment may be executed and acknowledged on separate pages or in counterparts which, when attached to this Amendment, shall constitute this as one complete Amendment.

IN WITNESS WHEREOF, the Parties have executed this Amendment on the day and year first above written.

CITY OF RANCHO CORDOVA

Ted A. Gaebler

Ted A. Gaebler
City Manager
Date: 11-20-07

CONSULTANT

Jerry R Johnson

Jerry Johnson, Chairman/President
Rancho Cordova Weed and Seed, Inc.
Date: 11-05-07

Attest:

Anna Olea-Moger

Anna Olea-Moger, CMC
City Clerk
Date: 11-20-07

Approved as to form:

for:

Adam U. Lindgren
City Attorney
Date: 11-19-07

MEMORANDUM

DATE: June 16, 2008

TO: Honorable Mayor and Council Members

FROM: Cyrus Abhar, Public Works Director

SUBJECT: **SOLAR POWERED STREET LIGHTING PROJECT (FORMERLY LA PLACITA)**

RECOMMENDATION

It is recommended that the City Council authorize Staff to proceed with the installation of seven solar powered street lights on Croetto Way and Woodberry Way.

RESULT OF RECOMMENDED ACTION

The recommended action will allow staff to proceed with public outreach and placement of seven solar powered street lights on Croetto Way and Woodberry Way.

BACKGROUND

A street lighting project funded by CDBG consisted of the installation of seven solar powered street lights on La Placita Drive. On January 29, 2008, a contract with Republic ITS was executed by the City Manager in the amount of $59,400. The needed materials were ordered and installation was set to begin. In March 2008, the City received a petition protesting the installation of the solar powered street lights. Public Works staff placed the project on hold and brought the item before the City Council for direction.

On May 5, 2008, City Council directed Public Works Staff to explore alternate locations for the seven street lights. Staff consulted the City's Code Enforcement and Police Departments for recommendations of alternative locations, and the Croetto/Woodberry neighborhood was chosen because it met the criteria specified by the Council as well as Public Safety considerations. The proposed location also meets the CDBG Funding eligibility requirements.

If the recommended location is approved by the Council, Staff will conduct public outreach in and around the selected streets. A pamphlet (attached) consisting of the project description, a map detailing the proposed location of the street lights, and a photo of the street lights will be mailed and hand delivered to the property owners and residents in the area. If no opposition is voiced by residents the lights will be installed in the next few months.

PROJECT FUNDING

The City will receive funding from CBDG and Measure A Construction.

ATTACHMENT

Solar Powered Street Light Project Information

Dear Resident:

This flyer is to notify the residents of the Woodberry-Croetto Neighborhood that your neighborhood has been selected to receive streetlights. The project consists of the installation of seven solar powered street lights on Croetto Way and Woodberry Way. The attached drawing shows the proposed locations, and the photograph shows what these lights will look like.

If you have any questions or comments regarding this project, please contact me at (916) 851-8905 or by email at bsnipes@cityofranchocordova.org.

Brit Snipes
Associate Civil Engineer
City of Rancho Cordova
Public Works Department

City of Rancho Cordova
Public Works Department

2729 Prospect Park Drive
Rancho Cordova, CA 95670
(916) 851-8710

RANCHO CORDOVA
City Life. Reinvented.

Solar Powered Street Light Project

Croetto Way And Woodberry Way

Project Manager
Brit Snipes

● = Street Light Location

Construction is scheduled For June/July 2008

MEMORANDUM

DATE: June 16, 2008

TO: Honorable Mayor and Council Members

FROM: Cyrus Abhar, Public Works Director

SUBJECT: **APPROVAL OF FINAL FEASIBILITY REPORT FOR THE PROMENADE OVERCROSSING OF HIGHWAY 50 IN THE VICINITY OF OLSON DRIVE**

RECOMMENDATION

Approve the Promenade Final Report that finds feasible a bicycle and pedestrian overcrossing of Highway 50 from Olsen Drive to Prospect Park Drive.

RESULT OF RECOMMENDED ACTION

Approval of the Promenade Final Report on June 16 will allow staff to complete the requirements of a SACOG Community Design grant, finish the feasibility study on time and under budget, and request from SACOG that unexpended grant funds be moved to the engineering and design phase of the project. Approval of this report does not commit the Council to an exact alignment or specific architectural design for the project.

BACKGROUND

In December 2006, the Council authorized the City Manager to execute a consulting services agreement with Parsons Brinkerhoff Quade and Douglas, Inc. to prepare a feasibility study for a bicycle and pedestrian overcrossing of Highway 50 that will connect office parks and residents to the City's commercial core along Olson Drive, linking jobs with light rail and retail services. SACOG awarded $300,000 in Community Design funding for the project.

The consultant team worked with City staff from Public Works, Planning, Economic Development, Police and Fire to develop initial design alternatives. On September 11, 2007, staff presented the initial design alternatives during a Council work session. Input received during that session was incorporated into the design concepts that were presented on May 13, 2008. During the May 13 workshop, staff received direction from the Council and Planning Commission to move forward with the feasibility study for a bicycle and pedestrian overcrossing of landmark design that connects the employment center south of Highway 50 to the retail businesses and residential communities on the north side of Highway 50.

The "locally preferred alternative" (LPA) discussed in the Promenade Final Report is the same concept discussed on May 13. The project is designed to incorporate optional future transit enhancements. The first stage (10 to 15 years) will include a pedestrian and bicycle overcrossing of landmark design and cost an estimated $11 million. The optional second stage (20+ years) could include a Transitway bridge with a cost of $22 million (in 2008 dollars).

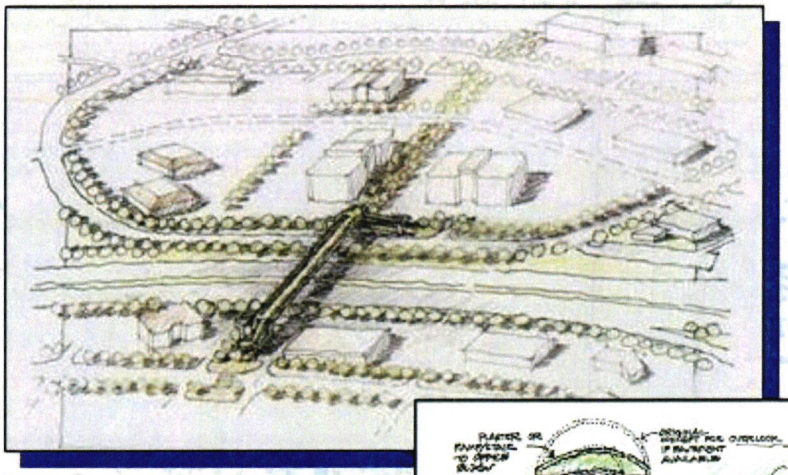
City staff members are especially appreciative of the involvement, guidance, and support received from SACOG during this process. The Council's approval of the Promenade Final Report on June 16 will allow staff to finalize the Community Design project with SACOG and request that unexpended funds be moved to the engineering and design phase of the project. During the engineering and design phase, an exact alignment and architectural design will be selected.

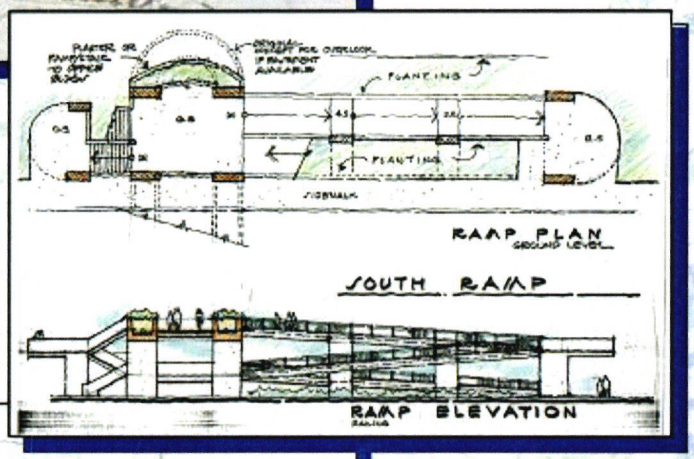
ATTACHMENT

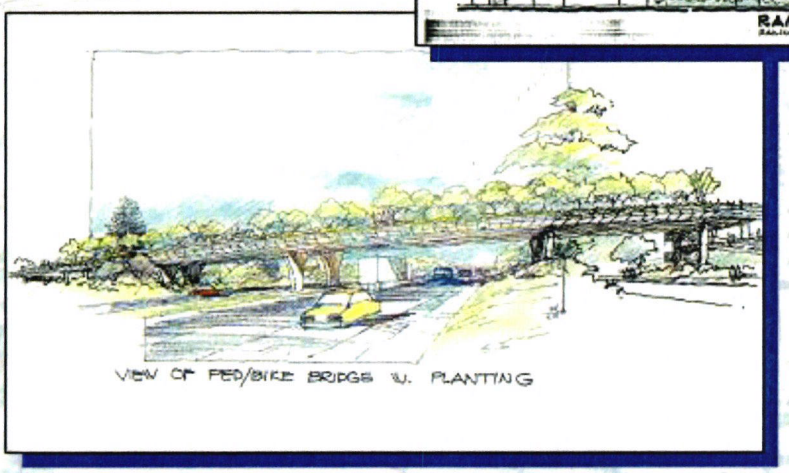
The Promenade Final Report

The Promenade Final Report

June 2008







Prepared for:
The City of Rancho Cordova

TABLE OF CONTENTS

EXECUTIVE SUMMARY ES-1
Introduction and Overview ES-1
Need & Purpose ES-1
Study Process ES-1
City Council & Community Input ES-2
The Preferred Alternative ES-2
Next Steps ES-2
INTRODUCTION AND OVERVIEW 1
PURPOSE & NEED FOR THE PROJECT 2
Background 2
Purpose and Need 3
DESCRIPTION OF THE PREFERRED ALTERNATIVE 4
Short-Term (Stage 1) Concept of the LPA 4
Long-Term (Stage 2) Concept of the LPA 6
CONCEPT SCREENING PROCESS 8
Introduction 8
ASSOCIATED ISSUES AND NEXT STEPS 13
Business Owner Concerns 13
Design Details 13
Environmental 13
Funding 14
Next Steps 14

LIST OF FIGURES

Figure 1-1: The Promenade Study Area (Looking north) 1

Figure 1-2: Development Concept 2

Figure 1-3: "Signature Route" 2

Figure 3-1: Proposed Pedestrian and Bicycle Crossing 4

Figure 3-2: North Ramp Concept 4

Figure 3-3: Treatments for Shading 5

Figure 3-4: Tub Girders 5

Figure 3-5: South-end Switchback Ramps at Prospect Park Drive 5

Figure 3-6: Prospect Park Drive Elevation 6

Figure 3-7: The Longer-Term (Stage 2) Concept (Looking south) 6

Figure 4-1: Initial Screening and Concepts Remaining 11

Figure 4-2: Short List of Screened Concepts 12

Figure 4-3: Two potential "Final Concepts" 12

Figure 4-4: The Full LPA Concept 12

LIST OF TABLES

Table 3-1 The Promenade Estimated Costs 7

Table 4-1 The Promenade Screening Process 9

Table 4-2 "Long List" of Concepts Identified from April 25, 2007 Design Meeting 10

APPENDIX

A. Stage 1: Pedestrian/Bicycle Only Cost Estimates

B. Stage 2: Transitway Concept

C. Stage 2: Transitway Cost Estimates

EXECUTIVE SUMMARY

Introduction and Overview

The Promenade in Rancho Cordova is envisioned as a future crossing of U.S. 50 that will, in Stage 1, serve pedestrians and bicyclists to reconnect the Folsom Boulevard corridor/future redeveloped downtown and the growing employment and residential areas of the city to the south. Figure ES-1 illustrates the project area. The Promenade is an opportunity for the City of Rancho Cordova to develop an iconic crossing that will contribute to defining a sense of place that all great communities strive for. Stage 2 of this project will occur in the future and would consist of a transit-only (streetcar or rubber-tired trolley) connection. *Stage 1 and Stage 2 are completely stand-alone and fully compatible. Thus, a decision to move forward with the Stage 1 concept neither commits the City to Stage 2, nor precludes that from occurring in the future.* This report documents the results of a one-year technical planning effort to determine the feasibility of constructing The Promenade. The Promenade is an ambitious concept; yet a concept that is feasible and can be staged in over time as funding and demand warrant.

Figure ES-1: The Promenade Study Area

Need & Purpose

The ***purpose*** of The Promenade is to provide a strong and positive connection across U.S. 50, east of the Zinfandel interchange, which will serve pedestrians, bicycles and, in the future, transit consistent with the concepts presented in the *Transit Master Plan*. This project is a key transportation circulation and urban design component of the city's long-term vision for transforming this area into the Town Center of the city. The ***need*** for The Promenade is clear and consistent with the long-term transportation needs and positive image/vision for Rancho Cordova. The Promenade will provide improved connectivity between the northern and southern portions of the city of Rancho Cordova, which is currently divided by the eight lanes of U.S. 50 (with two additional high occupancy vehicle lanes to be added). Today, pedestrians, cyclists, and transit vehicles must cross U.S. 50 via the Zinfandel Drive interchange which is poorly designed to meet these needs. This existing transportation linkage is inconsistent with the future vision for the community as expressed in the General Plan and the associated sub-area planning documents. The Promenade provides a remedy.

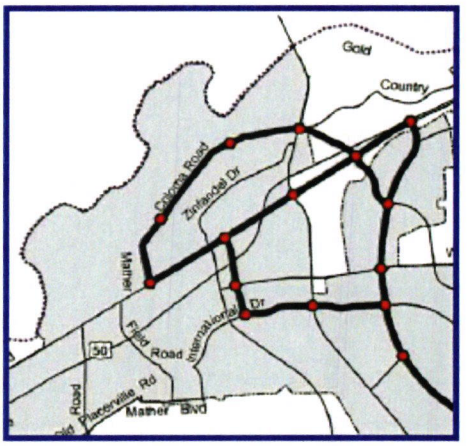


Figure ES-2: "Signature Route"

Study Process

The Promenade Feasibility Study was undertaken between the spring of 2007 and the spring of 2008. During this period of time, multiple design meetings with staff, presentations to the City Council and meetings with adjacent business owners occurred and helped to inform the process. A "long list" of over 15 concepts was developed and

Make no little plans; they have no magic to stir men's blood and probably will themselves not be realized…
Daniel Burnham, 1909

then these were systematically screened down and refined until ultimately a "Locally Preferred Alternative" (LPA) was identified. The LPA is presented in this document.

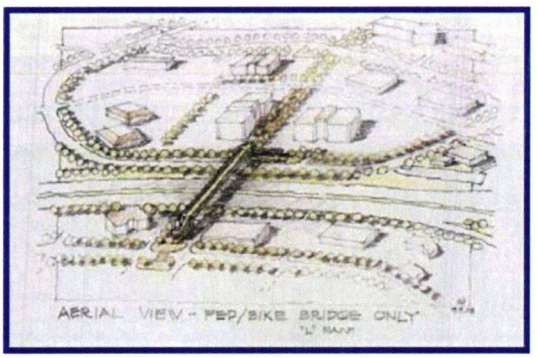


Figure ES-3: Stage 1: Proposed Pedestrian & Bicycle Crossing

City Council & Community Input

The City Council of Rancho Cordova has been involved in the development of the LPA for The Promenade project through presentations, reviews and input at strategic times to help guide the project.

The Preferred Alternative

The preferred alternative (LPA) consists of two stages of project development. As illustrated in Figure ES-3, in Stage 1 (the next 10 to 15 years), an iconic pedestrian and bicycle only bridge would be constructed to meet the needs of trips between the two sides of U.S. 50. The cost of this concept is estimated to be $11.3 Million (in 2008 $). In Stage 2 (sometime in the future), Figure ES-4 illustrates an iconic "Transitway" bridge complex which would serve either rubber-tired or trolley-like streetcars (as well as bicycles and pedestrians if necessary). The cost of this concept is estimated to be $21.6 Million (in 2008 $). Combined, the LPA consists of three bridge structures staged in over time with a total cost of $32.9 Million (in 2008 $).

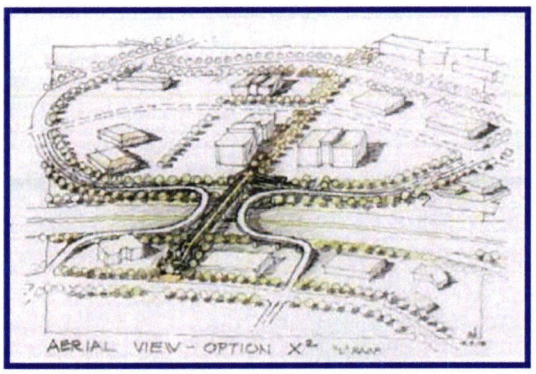


Figure ES-4: Stage 2: A Longer-Term Concept

Next Steps

The "next steps" presently envisioned include the following efforts:

- ✓ Completion of this *Final Report* and "acceptance" of the *Report* and the Locally Preferred Alternative by the City of Rancho Cordova City Council on June 16, 2008.
- ✓ Advancing preliminary design with the funds available in the fall/winter of 2008/09.
- ✓ Identification of funding sources for Stage 1 – Pedestrian/Bicycle Bridge in the near-term (next 10 to 15 years); and for Stage 2 – Transitway Bridge (20+ years out).

The Promenade has been identified as a technically feasible, two-stage bridge project that would link the Town Center portion of Rancho Cordova on the north side of U.S. 50 with the commercial and growing residential uses on the south side of U.S. 50 – just east of Zinfandel Road. If constructed, The Promenade would fulfill a number of city goals in terms of improving connectivity, the public image and the sustainability of the community by providing this multi-modal connection that would serve pedestrians and bicyclists in the nearer-term and, ultimately, transit in the form of either a rubber-tire or trolley-type of streetcar.

The Promenade project is consistent with the various long-range planning efforts and documents for the city and provides a great opportunity for the community to re-connect the city that has been separated by U.S. 50. Securing funding and developing the design concept further are the next steps in this multi-year project development effort.

Make no little plans; they have no magic to stir men's blood and probably will themselves not be realized…
Daniel Burnham, 1909

INTRODUCTION AND OVERVIEW

The Promenade in Rancho Cordova is envisioned as a future crossing of U.S. 50 intended to serve pedestrians, bicyclists (in Stage 1) and a defined transit service (in a future Stage 2) between the Folsom Boulevard corridor/future redeveloped downtown and the growing employment and residential areas of the city to the south. The Promenade presents the opportunity for the City of Rancho Cordova to develop an iconic crossing, which will contribute to defining a sense of place that all great communities strive for. This report documents the results of a one-year technical planning effort to determine the feasibility to develop The Promenade. The Promenade is an ambitious concept; yet a concept that is feasible and can be staged in over time as funding and demand warrant.

As illustrated in Figure 1-1, The Promenade study area encompasses an area comprising both the north and south sides of U.S. 50, just east of the Zinfandel Road interchange. The goal of The Promenade effort was to determine the technical feasibility of providing an additional crossing over U.S. 50 and then to determine what the estimated costs, identified physical impacts, potential design concepts and community input would be associated with such a crossing. In total, these factors define the true "feasibility" of this project.

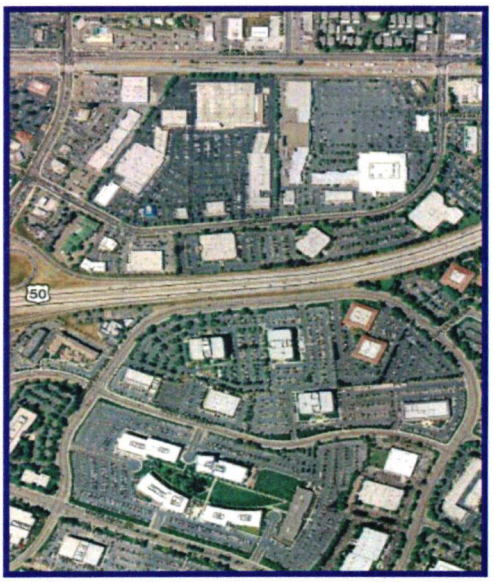


Figure 1-1: The Promenade Study Area (Looking north)

This Feasibility Study was funded through a Sacramento Area Council of Governments (SACOG) *Community Design Grant* awarded in 2006. The purpose of the *Community Design Grant* program is to *"provide support for 'smart growth' in the Sacramento Region, with financial incentives for...uses that conform to the following smart growth principles—transportation choices, compact development, mixed land uses...as effective ways to reduce congestion and air pollution..."*

SACOG's intent with the *Community Design Grant* program is to provide the "seed money" necessary to identify projects that are technically feasible, community acceptable and meet one or more of the 'smart growth' goals articulated above. The Promenade is such a project.

The Feasibility Study began technical work in spring 2007 and is completing this phase of work in late-spring 2008. With the completion of this phase of work, the effort will move into the next phase of more-detailed preliminary engineering and design development (for Stage 1) working with the community to develop a truly iconic over-crossing of U.S. 50 that will set the City of Rancho Cordova apart.

Make no little plans; they have no magic to stir men's blood and probably will themselves not be realized...
Daniel Burnham, 1909

PURPOSE & NEED FOR THE PROJECT

Background

The City of Rancho Cordova *2006 General Plan* and associated documents recognize that U.S. 50 is currently a barrier between the worksites/hotels and growing residential uses to the south and the city center/light rail station to the north. The *2006 General Plan* envisions both sides of U.S. 50 in this study area as its Downtown Planning Area with strategies to redevelop the northern section to include significant retail and multi-family housing (see Figure 1-2). The southern side of U.S. 50 will continue to be an extension of the Downtown Planning Area. The City of Rancho Cordova *Transit Master Plan* (Aug 2006) also notes the creation of a "Signature Route" as illustrated in Figure 1-3. This "fixed guideway" (either rubber-tired or rail "streetcar") would service the core of the city on both sides of U.S. 50, providing a new transit connection between the "Town Center" LRT Station on the Gold Line with the employment and residential new development to the south of U.S. 50.

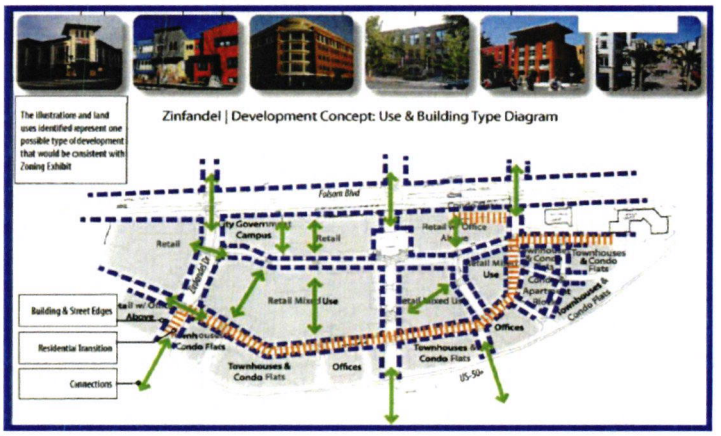


Figure 1-2: Development Concept
Source: City of Rancho Cordova DRAFT Folsom Boulevard Specific Plan 2006

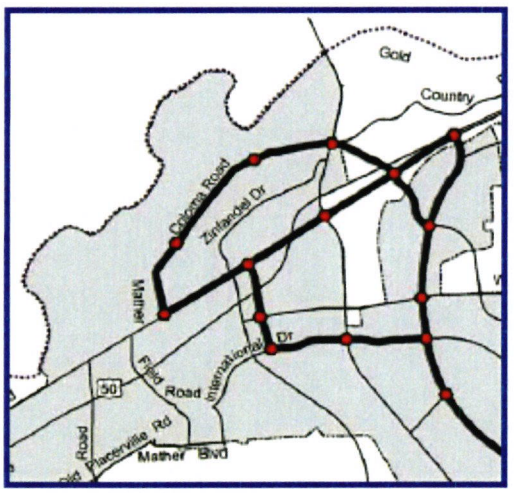


Figure 1-3: "Signature Route"
Source: Rancho Cordova Transit Master Plan

There is strong City Council and community interest, as well as a documented and adopted policy basis for developing "fixes" to the U.S. 50 barrier.

Rancho Cordova has developed 13 citywide goals to guide development, capital infrastructure improvements and other actions taken by the City Council. Of the 13 goals, six goals are particularly relevant to the purpose and successful completion of The Promenade project. The particularly relevant goals for The Promenade are:

- ✓ Foster a Positive Image of Rancho Cordova
- ✓ Improve Transportation & Connectivity
- ✓ Establish a Vibrant Downtown
- ✓ Sustain a Livable Community
- ✓ Ensure a Safe Community
- ✓ Practice Sound Fiscal Management

Make no little plans; they have no magic to stir men's blood and probably will themselves not be realized…
Daniel Burnham, 1909

Thus, the overall **goal** of The Promenade connection is twofold: 1) By enhancing the connectivity within this area, the transportation system will be improved through the encouragement of using alternate modes (bicycle and walk in Stage 1 and transit in a future Stage 2) for shorter trips and thereby decrease the dependence on the auto and the traffic congestion on Zinfandel Drive – helping to create a more sustainable community. And 2) Historically from river-crossings in the earliest of times to freeway interchanges today, development has followed transportation improvements. Adding a permanent, significant and iconic transportation connection as envisioned sends a strong signal to the marketplace. The Promenade is a catalyst project and will help to establish the vibrant downtown north of U.S. 50 that the City desires and is committed to.

A two-stage concept has been developed whereby sound fiscal management will be practiced. The first stage (Stage 1-Pedestrian/Bicycle bridge) is modest and achievable in the shorter-term. Stage 1 does not require, nor preclude, the second stage (Stage 2-Transitway bridge) that will respond to the development in place at the time of its construction twenty (or more) years out to be successful. Stage 1 is a stand-alone and iconic asset for the community that will stand the test of time.

Finally, a number of concerns regarding safety have been raised from the community. Through the design of The Promenade and by incorporating "Crime Prevention Through Environmental Design" (CPTED) techniques, the city goal of ensuring a safe community will be achieved – by both providing a safer crossing of U.S. 50 and by designing it in such a way as to discourage anti-social behaviors.

Purpose and Need

The ***purpose*** of The Promenade is to provide a strong and positive connection across U.S. 50, east of the Zinfandel interchange, which will serve pedestrians, bicycles and, in the future, transit consistent with the concepts presented in the *Transit Master Plan*. This project is a key transportation circulation and urban design component of the city's long-term vision for transforming this area into the Town Center of the city. The goal of this Feasibility Study has been to develop a bridge structure and urban design concept for The Promenade project while also determining its costs, environmental and policy considerations and other factors to ultimately incorporate The Promenade into the future vision for Rancho Cordova.

The ***need*** for The Promenade is to provide improved connectivity between the northern and southern portions of the City of Rancho Cordova, which is currently divided by the eight lanes of U.S. 50 (with two additional high occupancy vehicle lanes to be added). Today, pedestrians, cyclists, and transit vehicles must cross on the Zinfandel Drive interchange, a heavily used vehicle facility. The pedestrian facilities along the Zinfandel Drive interchange are located on the east side of the structure, with no dedicated bike facilities, uncontrolled crossings of the ramp ingress/egress points and a generally poor service level for all modes. Increasing vehicle demand on the Zinfandel Drive interchange will further diminish the ability of this facility to function – especially for non-motorized trips. The existing transportation linkage is inconsistent with the future vision for the community as expressed in the General Plan and the associated sub-area planning documents.

Thus, the ***need*** for The Promenade is clear and consistent with the long-term transportation needs and positive image/vision for Rancho Cordova.

Make no little plans; they have no magic to stir men's blood
and probably will themselves not be realized…
Daniel Burnham, 1909

DESCRIPTION OF THE PREFERRED ALTERNATIVE

Through a detailed and step-wise screening effort as described in the next section of this report, a "locally preferred alternative" (LPA) has been established. The LPA consists of both short-term (Stage 1) and long-term (Stage 2) components. Developing the short-term component does not commit the City to or preclude the development of the long-term component. In fact, the entire screening and project development process has been completed recognizing that the longer-term needs and requirements for The Promenade need to be accommodated; yet the future is unknown and the city should not commit itself to a specific future (Stage 2) concept at this time. In the next step of design development, there will be a focus on developing structural design elements and/or constructability concepts that will allow for the early deployment of select long-term elements to save money and reduce impacts over the longer-term. A description of the LPA is discussed below and illustrated in the following graphics.

Short-Term (Stage 1) Concept of the LPA

In the shorter-term, defined as the next 10 to 15 years, the LPA is proposed to consist of a pedestrian & bicycle (ped/bike) crossing as illustrated in Figure 3-1. The estimated cost of the short-term concept is approximately $11.3 million in 2008 dollars. (See Table 3-1 on page 8; detailed cost estimates are presented in Appendix "A".) The short-term (Stage 1) ped/bike concept has the following attributes:

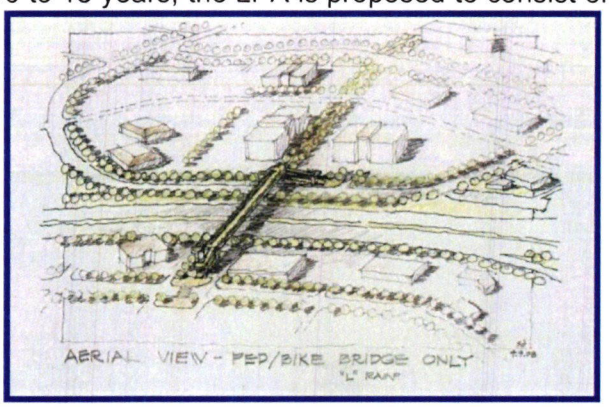


Figure 3-1: Proposed Pedestrian & Bicycle Crossing

- ✓ On the north side of U.S. 50, The Promenade overpass begins in a plaza on the south side of Olson Drive that will be designed and developed in such a way as to compliment the adjacent commercial uses through the placement of points of access, complimentary materials, the use of materials to discourage vagrancy and the elimination of constricted views and locations for the homeless to sleep. Potentially, an activating commercial use could be incorporated into the design to further reduce the potential for anti-social behaviors.

- ✓ A set of switchback ramps approximately 15-feet wide ascend from the north to the main overpass structure; these ramps have been designed to a grade consistent with the Americans with Disabilities Act (ADA). A visual overlook to the north and east, as well as steps extending down to the east are also key features of this component. Figure 3-2 illustrates the "north ramp" concept.

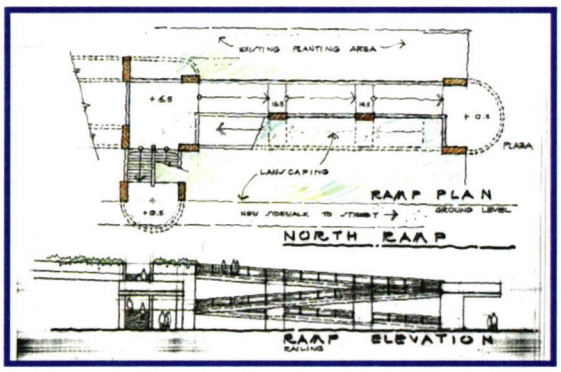


Figure 3-2: North Ramp Concept

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- ✓ The ped/bike bridge extends south approximately 250-feet over U.S. 50 to Prospect Park Drive on the south side of the U.S. 50 right-of-way (ROW). Because U.S. 50 is a federal-aid highway, the vertical clearance (above the freeway) for the *bottom of the bridge structure (soffit)* is 18.5-feet. The height (thickness) of the bridge structure itself is 5 to 7-feet. Thus, the top of The Promenade is 23.5 to 25.5-feet above the freeway roadbed. Treatments for providing shading for users of The Promenade could potentially consist of lightweight canopies or a tensile structure as illustrated in Figure 3-3. Also illustrated in Figure 3-4 is the concept of 8-feet wide by 7-feet high "tub girders". The tub girders would function as planters and would serve two roles – providing a separation of the pedestrians on the structure from the traffic underneath thus reducing (perhaps eliminating) the need for fencing to control the interaction while buffering the pedestrians and bicyclists from the noise and visual blight of the freeway itself and improving the connectivity experience. And second, the planters provide the opportunity to incorporate landscaping into the structural design and aesthetic treatment and, when coupled with a canopy treatment, expand the "iconic" nature of The Promenade.

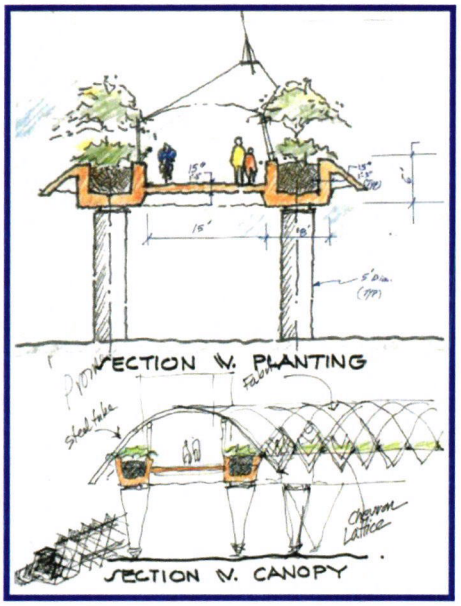
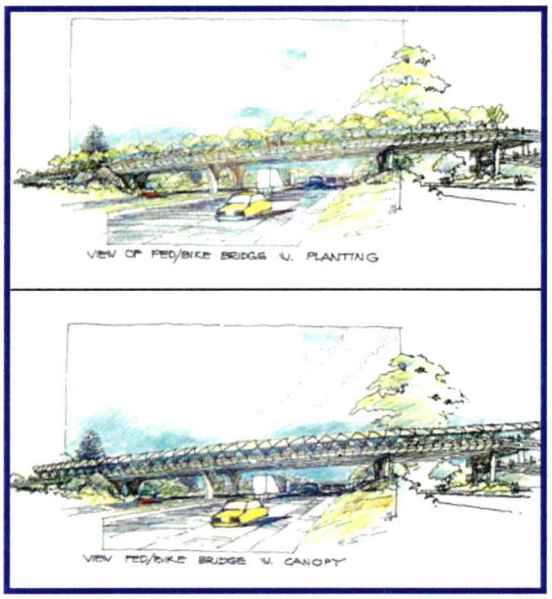


Figure 3-4: Tub Girders

Figure 3-3: Treatments for Shading



- ✓ At the south end of the structure, once The Promenade passes over the freeway ROW, it continues elevated and crosses over Prospect Park Drive where again a set of switchback ramps descend to the street level at a grade consistent with ADA requirements. Figure 3-5 illustrates these ramps. The ramps switchback to the west, "touching down" perpendicular to The Promenade structure and parallel to Prospect Park Drive.

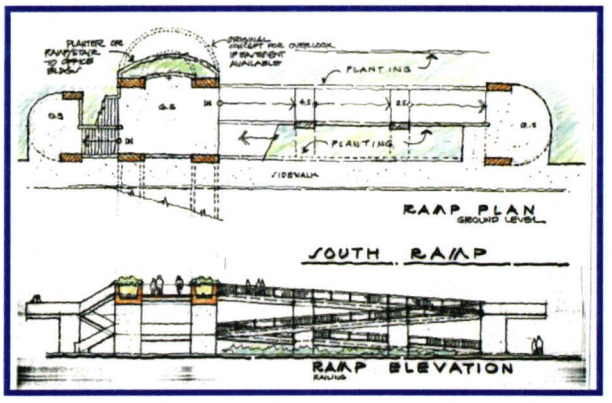


Figure 3-5: South-end Switchback Ramps at Prospect Park Drive

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They will connect to the sidewalk on the south side of the street. As on the north ramps, two "overlooks" are envisioned. Also envisioned are additional sets of stairs to provide direct access to the south (and potentially to the east) connecting to the existing sidewalk system.

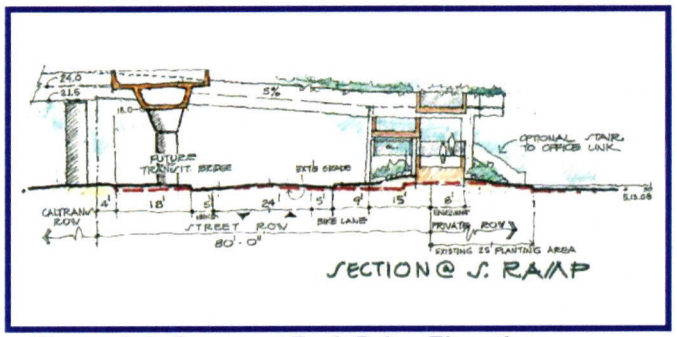

Figure 3-6: Prospect Park Drive Elevation

Attention is drawn to Figure 3-6 which illustrates the treatment of Prospect Park Drive in elevation view. Prospect Park Drive is an approximate 80-foot public ROW beginning at the Caltrans ROW/fence line on the north, consisting of two 34-foot wide travel lanes, and then extending to the "back of sidewalk"/utility easement on the south. Directly adjacent to this ROW to the south is an approximate 25-foot landscaping berm with trees and irrigated turf. The proposed concept design would "neck down" Prospect Park Drive to include two 12-foot travel lanes with the remaining ROW used to accommodate the Stage 1 ped/bike concept – as well as the (future) Stage 2 transitway ramp structure. While more-detailed preliminary engineering in the next phase of project design development will determine the full effect, the preliminary indication is that the pedestrian structure may encroach on the private ROW to the south by up to eight feet (8') as illustrated. It should be noted that there is some existing ROW that could be used as an "offset" and given back to the property owner(s) on the south because of the "necking down" of the existing travelways. As previously noted, Figure 3-6 illustrates this concept.

Long-Term (Stage 2) Concept of the LPA

In the longer term, a second stage of The Promenade can be developed. A decision now on Stage 1, neither commits the City to Stage 2, nor adversely affects the design or implementation of Stage 2 at some point in the future. Stage 2 is a "Transitway" facility that could be constructed and operate parallel to the pedestrian/bicycle bridge (Stage 1 of The Promenade). Stage 2 and Stage 1 have been conceptually developed in concert to have the bridges compliment each other and not preclude the other.

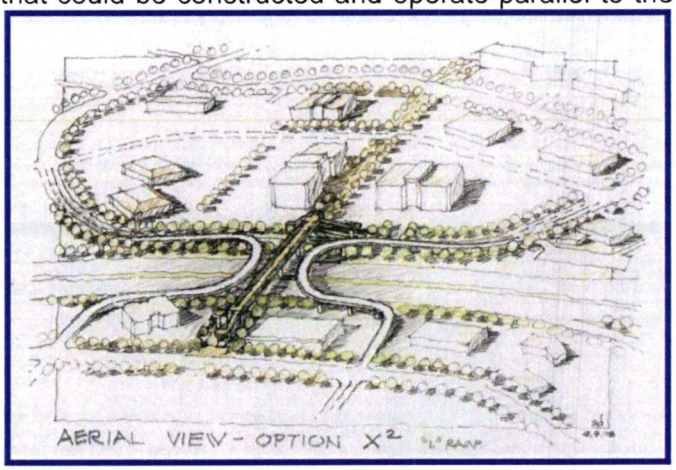

Figure 3-7: The Longer-Term (Stage 2) Concept (Looking south)

The Stage 2 concept as illustrated in Figure 3-7, has an *additional* cost of approximately $21.6 million (in 2008 $'s). More-detailed information on the design concept for Stage 2, as well as the cost estimate can be found in Appendix B and C of this document respectively.

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Table 3-1 below, presents a summary of the costs associated with the short-term (Stage 1) and longer-term (Stage 2) concepts for The Promenade as presented herein. More-detailed cost sheets are provided in the Appendix to this document.

Table 3-1: The Promenade Estimated Costs

Development Scenario	Concept	Estimated Cost (2008 $'s)
Stage 1 (Short-Term)	Bike/Ped Bridge only	$11.3 Million
Stage 2 (Long-Term)	Transitway Bridge only	$21.6 Million
Total	Stage 1 + Stage 2	$32.9 Million

Source: Parsons Brinckerhoff, 2008. Costs based on the "Locally Preferred Alternative" as depicted herein. More-detailed cost estimate sheets can be found in the Appendix to this report.

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CONCEPT SCREENING PROCESS

Introduction

The process of selecting the Locally Preferred Alternative (LPA) entailed multiple steps in a screening process over approximately six months working with City of Rancho Cordova Elected Officials and Staff. The consultant team and city staff undertook a series of Project Development Team (PDT) design meetings to explore the preliminary design and function of the crossing. At the end of this process, a "shortlist" of three (3) concepts was presented to the City Council on September 11, 2007 for review, comment and direction. Based on the direction received from the City Council, the Design Team (comprised of Staff and the Consultants) then refined the concepts and further screened them resulting in the identification of a Staff-recommended LPA. The LPA was presented to the City Council on May 13, 2008 for review and comment. Based on the review by City Council and discussions regarding the LPA elements, the LPA was generally "accepted" and Staff was directed by City Council to move forward with preparation of the Final Report and a future "design development" phase of the project (when funding became available).

The screening of the concepts was based on the application of various criteria throughout the process. The key screening criteria included the following:

- ✓ Ability to accommodate alternate modes, specifically transit - trolley/streetcar
- ✓ Integration with Town Center Plan and Transit Master Plan
- ✓ Avoidance of the relocation of major existing streets
- ✓ Reducing "footprint" impacts on retail properties/developments north of U.S. 50 and office developments south of U.S. 50
- ✓ Direct (shortest) crossing of U.S. 50
- ✓ Relative cost comparisons
- ✓ "Stageable" in terms of Ped/Bike and future Transitway
- ✓ City Council input and direction

Table 4-1 on the following page illustrates the various tasks that were involved in the screening process and which has led to the selection of the Locally Preferred Alternative for The Promenade crossing.

Following Table 4-1, Table 4-2 describes the "long list" of concepts identified early in the process. Figures 4-1 through 4-4 follow Table 4-2. These figures illustrate the various concepts that remained after each phase of screening and refinement. These graphics all illustrate the "full project" concept comprised of both the near-term Ped/Bike bridge and the longer-term Transitway facility.

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Table 4-1: The Promenade Screening Process

Date	Activity	Notes/Comments
Apr 25, 2007	"Publish" Program Statement	Defines issues and opportunities for The Promenade
Apr 25, 2007	Design Meeting #1	Developed initial "long list" of 11 potential concepts for The Promenade as illustrated in Table 4-2
May 29, 2007	Design Meeting #2	Screened "long list" of concepts resulting in the advancement of the six (6) concepts illustrated in Figure 4-1
June 8, 2007	Design Meeting #3	Screened the "short list" of concepts resulting in the advancement of the three (3) concepts illustrated in Figure 4-2
Summer 2007	Further screening efforts and dialogue with Staff	Screened the "short list" of concepts to two potentially viable alternatives as illustrated in Figure 4-3
Sept 11, 2007	Presentation to and dialogue with City Council	Resulted in additional screening direction including: ✓ Develop ped/bike xing initially ✓ Ramps, not Elevators, as the means of access to/from the xing ✓ Design for staged implementation; do not preclude option for future transitway
Fall-Winter-2007/2008	Concept(s) refinements and additional engineering analysis	Assessed effects of remaining concepts and functional feasibility and costs
Spring 2008	Design Meetings #4 and #5 and meetings with adjacent landowners by City Staff	Resulted in identification of "Staff Recommendation" for a preferred concept that responds to the various issues raised
May 13, 2008	Presentation to and dialogue with City Council	Selection/endorsement of a "Locally Preferred Alternative" concept that can be staged and is illustrated in Figure 4-4
June 16, 2008	Presentation to City Council of "Phase 1 Final Report"	Anticipated "acceptance" of Final Report and the Locally Preferred Alternative (LPA)
Future Activities	Future "Design Development" activities including Preliminary Engineering and Environmental Clearance	

Source: *Parsons Brinckerhoff, 2008*

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Table 4-2: "Long List" of Concepts Identified from April 25, 2007 Design Meeting

#	Concept #	Concept Name	Proposed Modes Served			
			Bicycle	Pedestrian	Trolley	Auto
1	1A	Ped/Bike Only – Approximately Mid-Way Crossing of U.S. 50	✔	✔		
2	1B	Mid-Way Ped/Bike Crossing *plus* "Horseshoe" Transit-Only Crossing	✔	✔	✔	
3	1C	Mid-Way Ped/Bike Crossing *plus* "*Reverse* Horseshoe" Transit-Only Crossing	✔	✔	✔	
3	2	Mid-Way Crossing* (All Modes)	✔	✔	✔	✔
4	3A	2 Bridges—East End & West End Crossings* (2 Way/1 Lane Each Direction)	✔	✔	✔	✔
5	3B	3 Bridges -- East End & West End Crossings* *plus* Mid-Way Ped/Bike Crossing	✔	✔	✔	✔
6	4A	West End Transit & Ped/Bike Only Crossing* (2 Way Transit /1 Lane Each Direction)	✔	✔	✔	
7	4B	West End Transit Only* (2 Way Transit /1 Lane Each Direction) *plus* Mid-Way Ped/Bike Crossing	✔	✔	✔	
8	5A	East End New Crossing* (2 Way/1 Lane Each Direction)	✔	✔	✔	✔
9	5B	East End New Crossing* (2 Way/1 Lane Each Direction) *plus* Mid-Way Ped/Bike Crossing	✔	✔	✔	✔
10	5C	East End New Crossing* (2 Way/2 Lanes Each Direction)	✔	✔	✔	✔
11	5D	East End New Crossing* (2 Way/2 Lanes Each Direction) *plus* Mid-Way Ped/Bike Crossing	✔	✔	✔	✔

***Note:** Auto (or transit) bridge configuration assumes a wide sidewalk or a standard sidewalk plus bike lane along with travel lane(s) irrespective of whether or not there is a mid-way ped/bike crossing.*

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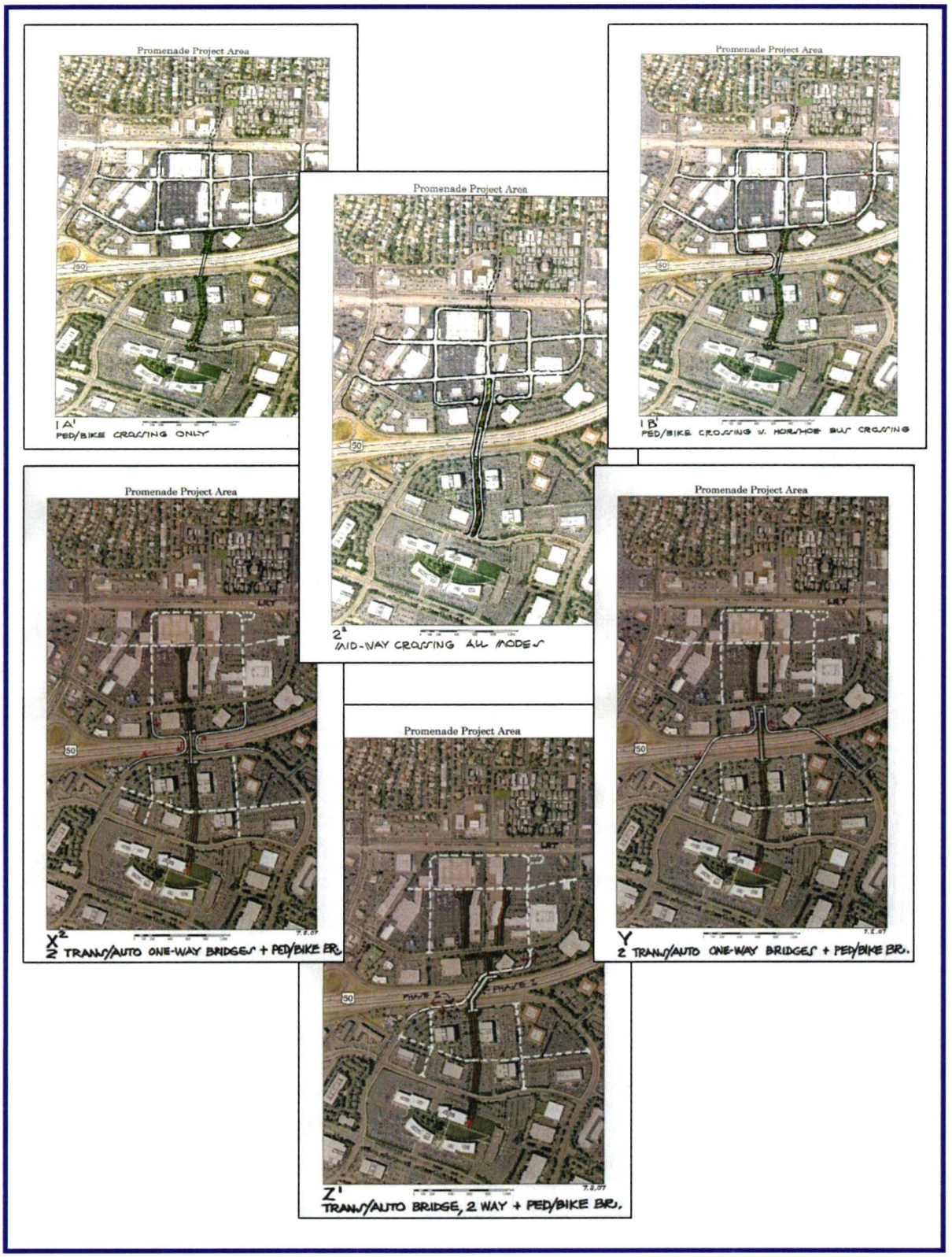
Figure 4-1: Initial Screening and Concepts Remaining (Stage 1 and Stage 2)



Source: *Parsons Brinckerhoff, 2007*

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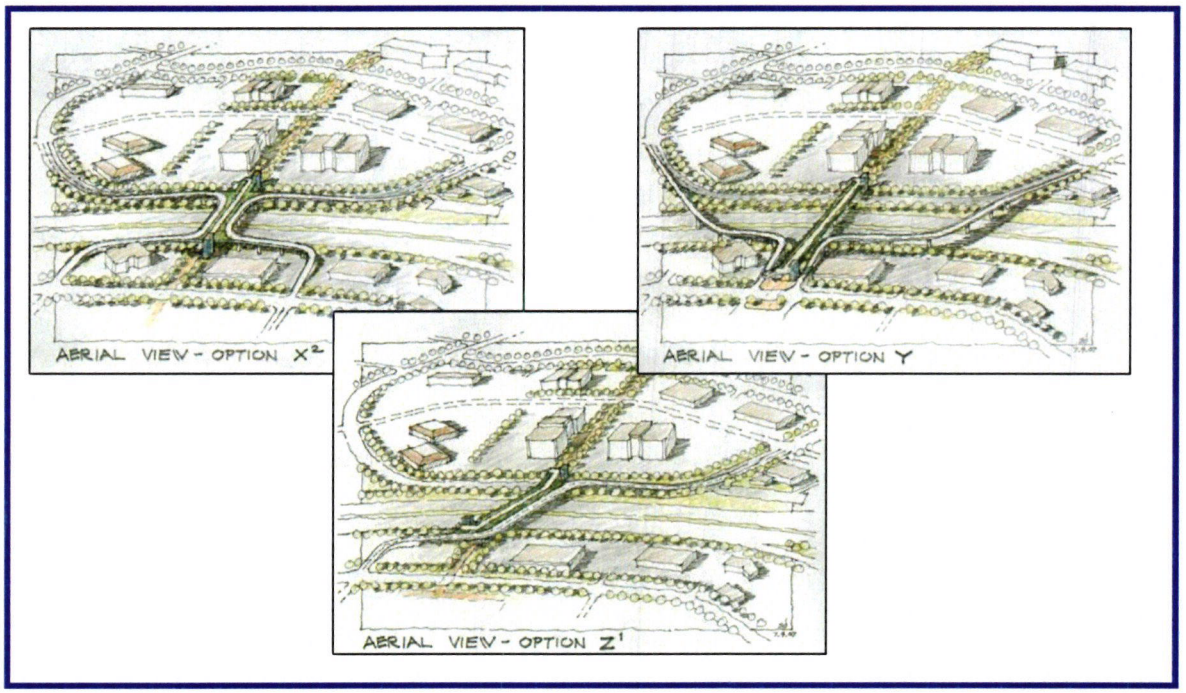
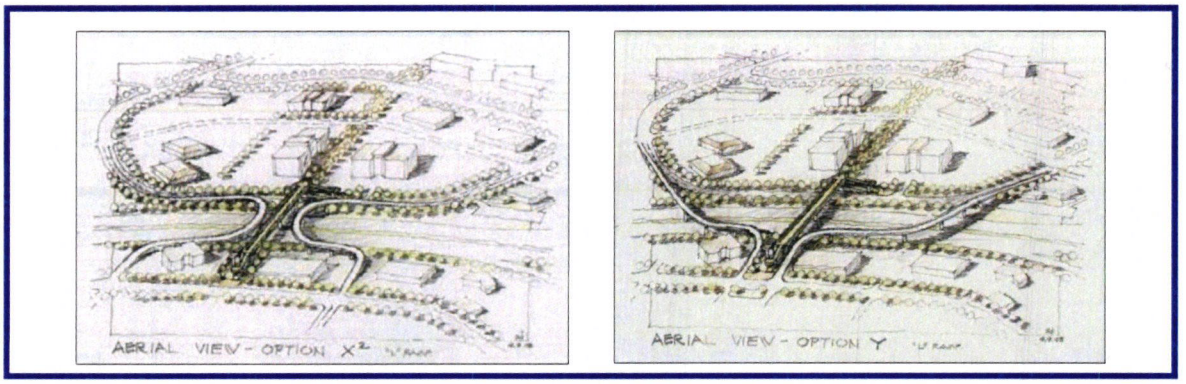
Figure 4-2: Short List of Screened Concepts (Stage 1 and Stage 2)



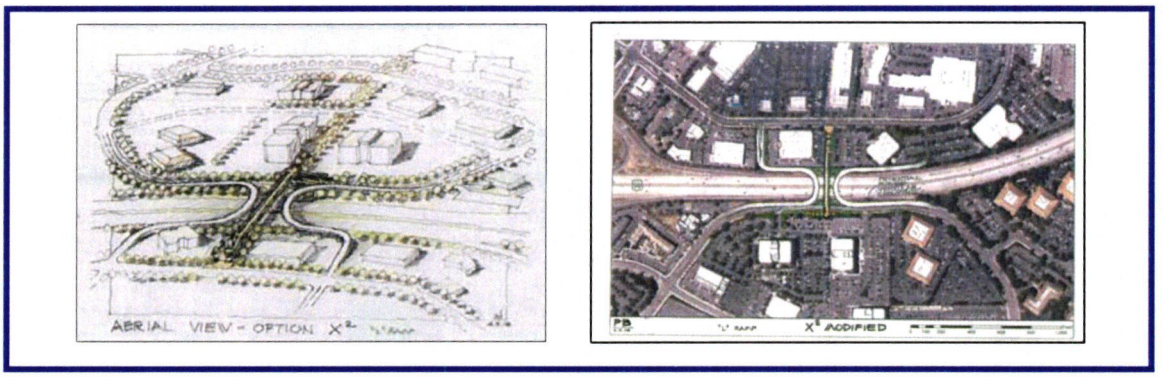
Source: *Parsons Brinckerhoff, 2007*

Figure 4-3: Two potential "Final Concepts" (Stage 1 and Stage 2)



Source: *Parsons Brinckerhoff, 2007*

Figure 4-4: The Full LPA Concept (Stage 1 and Stage 2)



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ASSOCIATED ISSUES AND NEXT STEPS

There are a number of issues that will need to be resolved during the preliminary engineering phase of the design development of The Promenade project. While these issues exist, none of them appear (at this time) to be "fatal flaws" and thus can be accommodated with an appropriate design concept. The issues are grouped as Business Owner Concerns, Design Details, Environmental, and Funding and each are described below in brief.

Business Owner Concerns

City staff met with the business owners adjacent to The Promenade site to determine their concerns. A number of desires or concerns were expressed and are summarized as follows:

- ✓ A desire for more attractive ROW fence along U.S. 50;
- ✓ Expressed concerns about potential increased vandalism, graffiti, litter, and homeless issues;
- ✓ Expressed concerns it would result in increased maintenance costs and need for security patrols; and
- ✓ Concerns expressed about loss of parking and building security issues

Responding to these concerns and desires, the design development effort will focus on alleviating these concerns though "defensible design" strategies (e.g., lighting, railings, structural design to eliminate "hideaway" areas, corrugated wall treatments to reduce tagging, etc.) and working with the business owners.

Design Details

By definition, the purpose of the (next) "preliminary engineering" phase of design development is to take the schematic concepts and begin to work out the design details. The details are varied and range from architectural (aesthetic treatments, canopies, etc.), to civil (ramp configuration and access, design of Prospect Park Drive to accommodate the ped/bike facility as graphically illustrated in Figure 3-6, two travel lanes and the pier locations for the future transitway concept 20+ years out), structural (a Caltrans-approved *Advance Planning Study* and other matters identified) and urban design (North Portal plaza design, more-detailed integration with existing uses and the future vision for the area, etc.). Collaboration with staff, City Council and the community is integral to the successful design of The Promenade.

Environmental

The initial assessment of The Promenade has not identified any environmental "fatal flaws". In the next phases of effort, and before completion of "final design", more-detailed environmental review, assessment and documentation will be required. Depending upon the type of funding that is ultimately used to design and construct the two stages of The Promenade project, different levels of environmental review will be required. Should local and/or state funds be used, the California Environmental Quality Act (CEQA) requirements will need to be met. Should federal funds be used, the requirements of both CEQA and of the National Environmental Policy Act (NEPA) will need to be met.

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Daniel Burnham, 1909

Funding

Funding opportunities will be developed by staff based on the direction of the City Council. Beyond the early conceptual and preliminary design efforts, no additional funding for The Promenade has been specifically identified at this time.

Next Steps

The "next steps" presently envisioned include the following efforts:

- ✓ Completion of this *Final Report* and "acceptance" of the *Report* and the Locally Preferred Alternative by the City of Rancho Cordova City Council on June 16, 2008.
- ✓ Discussions with the Sacramento Area Council of Governments (SACOG) over funding preliminary design efforts using available funds in the summer of 2008.
- ✓ Advancing preliminary design with the funds available in the fall/winter of 2008/09.
- ✓ Periodic presentations to the City Council on progress and updates.
- ✓ Identification of funding sources for Stage 1 – Pedestrian/Bicycle Bridge in the near-term (next 10 to 15 years); and for Stage 2 – Transitway Bridge (20+ years out).

This concludes the *Final Report* for The Promenade project in Rancho Cordova, California. The Promenade has been identified as a technically feasible, two-stage bridge project that would link the Town Center portion of Rancho Cordova on the north side of U.S. 50 with the commercial and growing residential uses on the south side of U.S. 50 – just east of Zinfandel Road. If constructed, The Promenade would fulfill a number of city goals in terms of improving connectivity, the public image and the sustainability of the community by providing this multi-modal connection that would serve pedestrians and bicyclists in the nearer-term and, ultimately, transit in the form of either a rubber-tire or trolley-type of streetcar.

The Promenade project is consistent with the various long-range planning efforts and documents for the city and provides a great opportunity for the community to connect the city that is separated by U.S. 50. Developing the Stage 1 design concept further and securing funding are the next steps in this multi-year project development effort.

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Daniel Burnham, 1909

APPENDIX A

Stage 1: Pedestrian/Bicycle Only Cost Estimates

STATE OF CALIFORNIA - DEPARTMENT OF TRANSPORTATION

BRIDGE GENERAL PLAN ESTIMATE _____ OR PLANNING ESTIMATE X

OPD-DSD-DIS (Rev 8/92)

STRUCTURE	BR. NO.	RCVD BY	ESTIMATING GROUP
NEW PEDESTRIAN OVERCROSSING **PEDESTRIAN BRIDGE - (W/ APPROACH RAMPS AND STAIRS)** **OPTION X^2 - High Level of Design Features**			IN OUT

TYPE	DISTRICT	CO	RTE	PM
CIP/PT Concrete Box Girder & Type 1 Retaining Walls	3	SAC		

MAIN BRIDGE LENGTH	250	x BRIDGE WIDTH	31	= BRIDGE AREA	7750	FT²	FT²
APPROACH BRIDGE LENGTH	640	x BRIDGE WIDTH	17	= BRIDGE AREA	10880	FT²	FT²
APPROACH RW LENGTH	320	x RW HEIGHT	varies	= RW AREA	3360	FT²	FT²

DESIGN SECTION	PB		QUANTITIES BY	BLC	DATE	5/13/2008	ESTIMATE NO
PROJECT INCLUDES	1	STRUCTURE	QUANTITIES CHK BY		DATE		PRICED BY
AND $		ROADWORK	CHG UNIT AND EA				COST INDEX 2007

	CONTRACT ITEMS	UNIT	QUANTITY	PRICE	AMOUNT
1	PEDESTRIAN BRIDGE	SF	18,630	$300.00	$5,589,000.00
2	BRIDGE LIGHTING (DECK & SOFFIT LIGHTS)	LS	1	$10,000.00	$10,000.00
3	BRIDGE DECK LANDSCAPING	LS	1	$200,000.00	$200,000.00
4	BRIDGE ARCHITECTURAL TREATMENTS	LS	1	$150,000.00	$150,000.00
5	RETAINING WALLS	SF	3,360	$125.00	$420,000.00
6	RETAINING WALL ARCHITECTURAL TREATMENTS	SF	3,360	$30.00	$100,800.00
7	RAILING	LF	2,420	$100.00	$242,000.00
8	CANOPY	SF	7,750	$75.00	$581,250.00
9	STAIRWAY STRUCTURES	EA	2	$150,000.00	$300,000.00
	SUB TOTAL				**$7,593,050.00**
	MOBILIZATION	10 %			$759,305.00
	CONTINGENCIES	30 %			$2,505,706.50
	STRUCTURE SUBTOTAL				**$10,858,062**
	TRAFFIC LIGHTING, SIGNALS & STRIPING				$250,000.00
	SIGNS				$15,000.00
	UTILITIES AND DRAINAGE				$100,000.00
	LANDSCAPING				$100,000.00
	GRAND TOTAL				**$11,324,000**

FM 91 1416

APPENDIX B

Stage 2: Transitway Concepts

LONG-TERM (STAGE 2) CONCEPT OF THE LPA

The longer-term concept for The Promenade consists of constructing two "U-shaped" bridge structures directly adjacent to the ped/bike bridge as illustrated in Figure AB-2; this concept has been referred to as the "X" concept because of the ramp configuration. The estimated *additional* cost of the "X" concept is approximately $21.6 million (in 2008 $'s). Each of these new bridge structures would accommodate a transitway (rubber-tired or fixed guideway streetcar) -- in addition to bicycle and pedestrian movements if desired. – and would provide the direct transit linkage between the Town Center and the "south of 50" employment and residential areas as identified in the 2006 *Transit Master Plan.* Each structure is approximately 23-feet wide with room for transit vehicles and bicycles; Figure AB-1 illustrates this concept in section view. The west-side structure is envisioned as operating in the northbound direction and the east-side structure operating in the southbound direction (clockwise fashion). During the next stage of design development, a counter-clockwise, or potentially a two-way transit operation [with signal control of the structure so that two transit vehicles are not on the same structure operating in opposite directions at the same time] can be explored further.

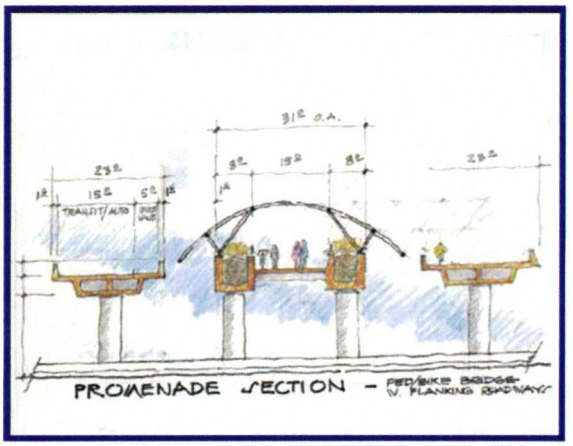

Figure AB-1: Section View

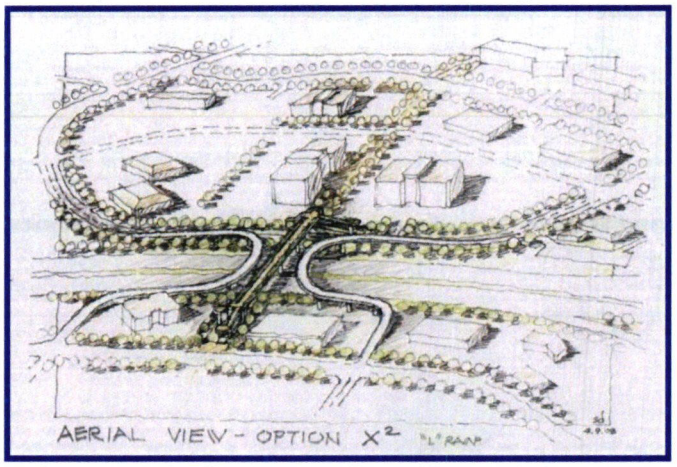

Figure AB-2: The Longer-Term (Stage 2) Concept (Looking south)

Briefly, the west-side structure takes off from the center of Prospect Park Drive and, at a 5% grade, ascends parallel to Prospect Drive and then turns in a "U-shaped" fashion across U.S. 50. Because U.S. 50 is a federal-aid highway, the vertical clearance (above the freeway) for the *bottom of the bridge structure (soffit)* is 18.5-feet. The height (thickness) of the bridge structure itself is 5 to 7-feet. Thus, the top of The Promenade Transitway (Stage 2) is 23.5 to 25.5-feet above the freeway roadbed. Once crossing U.S. 50, the ramp on the north side then descends at a 5% grade parallel to the freeway to grade and turns north and ties into a new intersection on Olson Drive. In similar fashion, the east-side ramp begins on the north and ascends to the required vertical clearance height to cross U.S. 50 in a U-shaped fashion and then descends into the center of Prospect Park Drive running parallel to the street travel lanes.

Several key design features have shaped this concept and should be noted:

- ✓ The take-off and touchdown points of the ramps on the south side of U.S. 50 (in the ROW of Prospect Park Drive) will require additional traffic analysis to determine the optimum means of controlling the ingress/egress movements. This will occur in subsequent phases of design development.

- ✓ The 5% grade requirement to *comfortably* accommodate the transit movements necessitates the need to have the ramps extend approximately 500-feet in length and thus run parallel to the freeway to touchdown. There is inadequate room between the freeway and Olson Drive on the north to have the ramps run directly north-south. If the ramps were extended north-south directly, they would have to "flyover" Olson Drive with approximately 17-feet of vertical clearance and thus extend north another 350-to-450 feet before touching down. Figure AB-3 conceptually illustrates how this might occur, based on an early version used for screening purposes.

Figure AB-3: "Flyover" at Olson Drive

The physical effect of the ramps on the development parcels north of Olson Drive, as well as the visual effect of these elevated ramps extending well into the development negated their potential use as a strategy.

- ✓ In a similar fashion, the negative effects of the ramps extending directly to the south (as compared to the preferred concept of paralleling the freeway and touching down in Prospect Park Drive) is even more pronounced and would significantly affect the property owner(s) south of Prospect Park Drive.

- ✓ While a more than 5% grade could technically be used for the ramps, this would adversely affect the operations of both the transit mode, as well as require additional treatments for pedestrians and bicycles and *is not recommended* by the consultant team.

APPENDIX C

Stage 2: Transitway Cost Estimates

STATE OF CALIFORNIA - DEPARTMENT OF TRANSPORTATION

BRIDGE GENERAL PLAN ESTIMATE _____ OR PLANNING ESTIMATE X

DPD-DSD-DIS (Rev 8/92)

STRUCTURE	BR. NO.	RCVD BY	ESTIMATING GROUP
NEW OVERCROSSING **TRANSITWAY BRIDGE WITH APPROACH RAMPS** **OPTION X^2 - High Level of Design Features**			IN OUT

TYPE	DISTRICT	CO	RTE	PM
CIP/PT Concrete Box Girder & Type 1 Retaining Walls	3	SAC		

MAIN BRIDGE LENGTH	393	x BRIDGE WIDTH	46	= BRIDGE AREA	18064	FT²
APPROACH BRIDGE LENGTH	1280	x BRIDGE WIDTH	23	= BRIDGE AREA	29440	FT²
APPROACH RW LENGTH	640	x RW HEIGHT	varies	= RW AREA	6720	FT²

DESIGN SECTION	PB		QUANTITIES BY	BLC	DATE	5/13/2008	ESTIMATE NO
PROJECT INCLUDES	1	STRUCTURE	QUANTITIES CHK BY		DATE		PRICED BY
AND $		ROADWORK	CHG UNIT AND EA				COST INDEX 2007

	CONTRACT ITEMS	UNIT	QUANTITY	PRICE	AMOUNT
1	BRIDGES	SF	47,504	$250.00	$11,876,039.44
2	BRIDGE LIGHTING (DECK & SOFFIT LIGHTS)	LS	1	$10,000.00	$10,000.00
3	BRIDGE ARCHITECTURAL TREATMENTS	LS	1	$200,000.00	$200,000.00
4	RETAINING WALLS	SF	6,720	$125.00	$840,000.00
5	RETAINING WALL ARCHITECTURAL TREATMENTS	SF	6,720	$30.00	$201,600.00
6	RAILING	LF	4,625	$100.00	$462,539.82
	SUB TOTAL				**$13,590,179.26**
	MOBILIZATION	10 %			$1,359,017.93
	CONTINGENCIES	30 %			$4,484,759.15
	STRUCTURE SUBTOTAL				**$19,433,956**
	TRAFFIC LIGHTING, SIGNALS & STRIPING				$1,000,000.00
	SIGNS				$15,000.00
	ROADWAY CONNECTIONS				$1,000,000.00
	UTILITIES AND DRAINAGE				$100,000.00
	LANDSCAPING				$100,000.00
	GRAND TOTAL				**$21,649,000**

FM 91 1416

MEMORANDUM

DATE: June 16, 2008

TO: Honorable Mayor and Council Members

FROM: Reed Flory, Housing Services Administrator
Diane Snyder, CDBG & Housing Analyst

SUBJECT: **RESOLUTION FOR CALHOME FUNDING APPLICATION TO THE STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD)**

RECOMMENDATION

Staff is recommending that the City Council adopt Resolution No. 72-2008 authorizing a CalHome funding application to HCD.

RESULT OF RECOMMENDED ACTION

The Resolution would authorize staff to submit an application to HCD for CalHome funding in an amount not to exceed $900,000.

BACKGROUND

HCD released a Notice of Funding Availability (NOFA) on April 18, 2008 announcing the availability of approximately $60 million from its CalHome Program. Staff is requesting a resolution from the City Council authorizing the submission of a CalHome application to HCD. Applications are due by June 25, 2008. Funds would be used to expand an Owner-Occupied Housing Rehabilitation Program.

ATTACHMENT

Resolution No. 72-2008.

AGENDA ITEM 9.6

CITY OF RANCHO CORDOVA

RESOLUTION NO. 72-2008

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AUTHORIZING THE SUBMITTAL OF AN APPLICATION TO THE CALIFORNIA STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR FUNDING UNDER THE CALHOME PROGRAM; AUTHORIZING THE EXECUTION OF A STANDARD AGREEMENT IF SELECTED FOR SUCH FUNDING AND ANY AMENDMENTS THERETO; AND AUTHORIZING THE EXECUTION OF ANY RELATED DOCUMENTS NECESSARY TO PARTICIPATE IN THE CALHOME PROGRAM.

RECITALS

WHEREAS, the City of Rancho Cordova, a political subdivision of the State of California, wishes to apply for and receive an allocation of funds through the CalHome Program; and

WHEREAS, the California Department of Housing and Community Development (hereinafter referred to as "HCD") has issued a Notice of Funding Availability ("NOFA") for the CalHome program established by Chapter 84, Statutes of 2000 (SB 1656 Alarcon), and codified in Chapter 6 (commencing with Section 50650) of Part 2 of Division 31 of the Health and Safety Code (the "statute"). Pursuant to the statute, HCD is authorized to approve funding allocations utilizing monies made available by the State Legislature to the CalHome program, subject to the terms and conditions of the statute and the CalHome Program Regulations adopted by HCD in April 2004; and

WHEREAS, the City of Rancho Cordova wishes to submit an application to obtain from HCD an allocation of CalHome funds in the amount of $900,000.00.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Rancho Cordova that:

1. The City of Rancho Cordova shall submit to HCD an application to participate in the CalHome Program in response to the NOFA issued on April 18, 2008 which will request a funding allocation for the following activity:

> To fund the City's Owner-occupied Rehabilitation Program which will provide loans to owner-occupants for the purpose of rehabilitation of the City's aging housing stock located within the Redevelopment Area of the City of Rancho Cordova.

2. If the application for funding is approved, the City of Rancho Cordova hereby agrees to use the CalHome funds for eligible activities in the manner presented in the application as approved by HCD and in accordance with program regulations

cited above. It also may execute any and all other instruments necessary or required by HCD for participation in the CalHome Program.

3. The City of Rancho Cordova authorizes the City Manager to execute in the name of the City of Rancho Cordova, the application, the Standard Agreement, and all other documents required by HCD for participation in the CalHome Program, and any amendments thereto.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 16th day of June, 2008 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Linda Budge, Mayor

ATTEST:

_____
Stacy Leitner, Interim City Clerk

MEMORANDUM

DATE: June 16, 2008

TO: Honorable Mayor and Council Members

FROM: Paul Junker, Planning Director

SUBJECT: **FOLSOM BOULEVARD SPECIFIC PLAN AMENDMENT**

RECOMMENDATION

Staff recommends the City Council:
1.) Determine the Mitigated Negative Declaration adequate and complete, as required by the California Environmental Quality Act; and
2.) Introduce and waive first reading of Ordinance 13-2008, which will supersede Section 3 of Ordinance 57-2006 that pertains to the Folsom Boulevard Specific Plan (FBSP) only.

RESULT OF RECOMMENDED ACTION

Adoption of Ordinance 13-2008 will amend the Folsom Boulevard Specific Plan to provide policies, guidelines and development standards that guide development and redevelopment of the project area.

BACKGROUND

The FBSP Amendment was brought before the City Council for action on May 5, 2008. Council requested additional time to review the document and staff recommendations, and the public hearing for this item was continued to tonight's agenda.

Additional background information was provided in the May 5, 2008 Staff Report, including a brief timeline of key project milestones and a summary of the reorganization and changes made to the document since the last approval.

Innovation Rooted in Reality

The Folsom Boulevard Specific Plan has been developed through a comprehensive process that incorporates community vision, economic reality and innovative planning strategies. The result of this effort is a planning document that provides a very clear vision for the ultimate form of Folsom Boulevard that also recognizes the need for flexibility over time as the economic conditions of the Boulevard improve. In order to guide the development of key activity centers (pulse points) the Specific Plan provides the first detailed form based code to be adopted within the Sacramento region.

The FBSP is much more than a visioning document. Staff has enlisted the expert opinions of many planning professionals, as well as property stakeholders, the development community,

and enthusiastic residents through a series of outreach efforts. The result of this collaborative process is an innovative and visionary Specific Plan that is balanced with big picture reality. The FBSP will serve as a catalyst planning document for revitalizing the core of the existing Rancho Cordova community.

Interdepartmental Endorsement

The FBSP has been carefully reviewed by the Public Works and Economic Development Departments. Planning staff has worked collaboratively with both departments to identify necessary revisions which will make the FBSP the best possible tool for the development community, City staff, and decision makers alike.

The Supplemental Staff Report presented to the City Council on May 5, 2008 outlines the revisions requested by the Public Works Department. In addition and at the direction of the City Council, Planning and Economic Development staffs have further reviewed Chapter VIII - Plan Implementation and additional recommended revisions are included in the attached memorandum from the Economic Development Department (Attachment 1).

With Council's direction, Planning staff will incorporate all recommended revisions into the final, adopted draft of the Specific Plan.

Relationship to Other Documents

In the past, concern had been expressed that the Specific Plan reached beyond its appropriate scope in defining areas within the public realm. Staff has reviewed the specific plan and related documents and incorporated minor document revisions. Staff proposes that detailed design standards for roads will be provided within the Street Improvement Standards. Given this solution, staff is confident the FBSP will be consistent with City standards and the Folsom Boulevard Streetscape Master Plan. In fact, the FBSP will reinforce the goals of the both by referring users of the FBSP to the appropriate source for more detailed information.

CONCLUSION

The FBSP represents the culmination of nearly three years of planning. The process has included community outreach, thorough analysis of existing conditions from major infrastructure to economic realities, and the collaboration of City departments. These efforts have resulted in a comprehensive document that provides a practical implementation plan for the City's clearly defined vision of The Boulevard. Staff therefore recommends the City Council approve the amended Folsom Boulevard Specific Plan.

ATTACHMENTS

1. Memorandum from the Economic Development Department

DOCUMENTS PREVIOUSLY DISTRIBUTED

1. Ordinance No. 13-2008 adopting Folsom Boulevard Specific Plan (Exhibit A; received at April 21, 2008 City Council presentation)
2. Mitigated Negative Declaration (Exhibit B; received at May 5, 2008 City Council hearing)
3. Original Staff Report prepared for the May 5, 2008 City Council Hearing
4. Supplemental Staff Report received at the May 5, 2008 City Council Hearing

MEMORANDUM

DATE: June 16, 2008

TO: Paul Junker, Planning Director

FROM: Micah Runner, Economic Development Manager
Reed Flory, Housing Services Administrator

SUBJECT: **FOLSOM BOULEVARD SPECIFIC PLAN AMENDMENT**

The Economic Development Department has reviewed the Folsom Boulevard Specific Plan and has, in particular, spent careful time reviewing Chapter VIII - Plan Implementation. Overall, the chapter provides a good comprehensive look at the process and programs needed to implement the vision of Folsom Boulevard. The Economic Development Department fully endorses the Folsom Boulevard Specific Plan Amendment, with the inclusion of the revisions listed below.

REVISIONS

The table below identifies the final revisions requested by the Economic Development and Housing Departments. Request revisions are organized by page number. Additions are blue with underlines; deletions are red with strikethroughs.

Page #	Revision
Chapter IV. Private Realm - Land Use and Development Standards	
IV-30	Table IV-7 Development Standards for TOD Overlay Districts: Revise minimum density in TOD Overlay from 18.0 du/ac to 20.0 du/ac.
Chapter VIII. Plan Implementation	
VIII-2	Revise third bullet from the end of Section A: The demand does not currently exist to develop a regional center within the Plan Area. Given the corridor's location within the region and immediate access and good visibility from Highway 50, the opportunity to develop such a center may arise in the future. ~~Should this opportunity occur, the City has expressed a preference in development locating within the Sunrise pulse point.~~ The Detailed Market Feasibility Study completed for this planning process (see Appendix C) indicates that there is realistic potential to achieve this goal. Revise second bullet of Section B: ~~Provided retail space is pared back to match the current demand, p~~Projected residential growth should create demand for additional retail development…

Page #	Revision
	Revise third bullet of Section B: It is possible that the market will eventually support the development of a regional retail center. ~~This development would be best situated~~ **One location could be** within the Sunrise pulse point, where retailers will enjoy the best proximity and visual access to Highway 50.
VIII-5	Revise Section D heading (also revise Table of Contents to reflect this change): D. ~~Recommended~~ **Potential** Development Incentives Revise introductory paragraph: Table VIII-2 summarizes the ~~recommended~~ **potential** development incentives program… Revise Table VIII-2 heading: Summary of ~~Recommended~~ **Potential** Development Incentives
VIII-11 through VIII-13	Revise Table VIII-3, as attached.
VIII-15 through VIII-16	Revise Section G heading (also revise Table of Contents to reflect this change): ~~Plan Administration, Policy, and Regulatory Actions~~ **Nonconforming Uses and Structures** Remove all text through subsections "Tools for Project Review" and "Tools for Expedited Review."

Implementation Action Plan Tables

LEGEND
Responsibility: B = Building, BID = Business Improvement District, ED = Economic Development, P = Planning, PR = Parks & Recreation, PU = Public Utilities, PW = Public Works, RDA = Redevelopment Agency Funding: CDBG = Community Development Block Grant, CIP = Capital Improvement Program, PU = Public Utility, TI = Tax Increment

Table VIII-3a
Short Range (1-5 years) Implementation Action Plan

ACTION	Responsibility		Funding Sources
	Lead	Support	
REGULATORY ACTIONS			
Adoption of Specific Plan	P		N/A
Review and adoption of recommended incentives	P		N/A
Creation of policy requiring reciprocal access agreements between parcels	P/PW		N/A
IMPROVEMENT PROJECTS			
Install Folsom Boulevard gateway monuments	P	PW	CIP
Develop and implement wayfinding system and comprehensive signage program	P	PW	CIP
Finalize Mather/Folsom Boulevard Streetscape Master Plan	P	PW/PR	CIP or TI Funds
Public plaza @ Mather/Mill Station pulse points	P	PR/PW	CIP
Project Specific Infrastructure Assistance	ED	PW	TI Funds
PROGRAMS			
Undertake priority neighborhood improvement projects	ED	P	CIP, CDBG, public-private partnerships, TI Funds
Develop a "Virtual Front Counter" Web page on the City's Planning and/or Economic Development Department Web page	P	ED	Time & Materials
Build neighborhood Associations to help improve socio-economics of neighborhoods adjacent to the Plan area	ED	P	City Funds/ Public-Private Partnerships
Create a Folsom Boulevard "brand", logo, or visual theme for integration into wayfinding program	ED	BID	BID

ACTION	Responsibility		Funding Sources
	Lead	Support	
Create and fund a central business improvement organization	ED	P	TI Fund/BID
Partner with private non-profit organizations (i.e., National Neighborhood Coalition) for neighborhood revitalization	ED	P	N/A
Create a Folsom Boulevard beautification awards recognition program	ED	BID	BID
Prepare a comprehensive parking study for the pulse points and Convention Center District	P	ED	RDA/City Funds
Update Rancho Cordova Bike Plan	P	PW	City Funds
Façade Improvement Program	ED		CDBG/TI Funds
Expedited Plan Checks	P		Cost Recovery
Streamlined and Entitlement and Environmental Documentation	P		Cost Recovery
Density Transfers	P	ED	N/A
Height and Setback Incentives	P		N/A
Create Ombudsperson Program	ED	P/PW/B	Cost Recovery
City-Owned Opportunity Sites	ED		TI Funds

Table VIII-3b
Mid Range (5-10 years) Implementation Action Plan

ACTION	Responsibility		Funding Sources
	Lead	Support	
IMPROVEMENT PROJECTS			
Develop a Streetscape Master Plan for Sunrise, Zinfandel, and Coloma	P	PW/PR	CIP
Underground utilities per Mather/Folsom Boulevard Streetscape MP	PW		CIP or PU
Study and implement parking structure @ Mills Station pulse point	PW		CIP or TI Funds
Public space @ Coloma pulse point	P	PR/PW	CIP
DOWNTOWN IMPROVEMENT PROJECTS			
Relocate City Hall to the Zinfandel pulse point (bounded by Zinfandel and Olson)	P	ED	City Funds
Downtown Plaza or "public square" @ Zinfandel pulse point	P	PR/PW	CIP
Install Downtown gateway monuments	P	PW	CIP

ACTION	Responsibility		Funding Sources
	Lead	Support	
PROGRAMS			
Create a Folsom Boulevard or Downtown Rancho Cordova "events program" for community events	ED	BID	BID/TI Funds
Develop and implement art in public places program	P	PR	CIP
Downtown PR campaign: newsletters, Web site, promo	ED	BID	TI Funds
Plan Check Fee Deferrals	B/P		Cost Recovery
Developer Assistance Program	ED		TI Funds
Revolving Loan Program	ED		TI Funds
City Sponsored Environmental Review	P	ED	City Funds/ TI Funds
Parking Incentives	P		N/A
DOWNTOWN PROGRAMS			
Create a Downtown Rancho Cordova "events program" for community events	ED	BID	City Funds
Prepare a comprehensive parking study for the Downtown District	P	ED	TI Funds, BID
Study and implement new Downtown "trolley"	PW		TI Funds, BID
Create Downtown Rancho Cordova logo	P		City Funds

Table VIII-3b
Long Range (10-20+ years) Implementation Action Plan

ACTION	Responsibility		Funding Sources
	Lead	Support	
IMPROVEMENT PROJECTS			
Public spaces @ Sunrise and Routier pulse points	P	PR/PW	CIP
DOWNTOWN IMPROVEMENT PROJECTS			
Implement promenade concept improvements	PW		CIP/Grant
Study and implement Downtown parking structure @ Zinfandel pulse point	PW		CIP/TI Funds
PROGRAMS			
Implement a local main street program (private non-profit organization)	ED	P	TI Funds

MEMORANDUM

DATE: June 10, 2008

TO: Honorable Mayor and Council Members

FROM: Reed Flory, Housing Services Administrator

SUBJECT: **HOUSING ELEMENT UPDATE - STATUS REPORT AND DISCUSSION OF THE MIXED INCOME HOUSING POLICY**

RECOMMENDATION

Council to have a final discussion of the Mixed Income Housing Policy prior to its July 7 meeting at which the Council will be asked to authorize the submittal of the Draft Housing Element to the State Department of Housing and Community Development.

RESULT OF RECOMMENDED ACTION

Staff will be provided with specific guidance for the definition of the Mixed Income Housing Policy. The language of the Mixed Income Housing policy will be included in the Draft Housing Element Update which is to be returned for Endorsement by the Council at a noticed public hearing on July 7, 2008. The Draft Housing Element will then be forwarded to the State for review.

BACKGROUND

The City's first Housing Element was adopted with the general plan in June 2006 and certified by HCD in August of the same year. State law mandates that all jurisdictions update their Housing Elements for the planning period 2006-2013. Although we have recently adopted our Housing document, we are still required to proceed with the update process.

A major effort associated with this update has been to further refine the definition of the Mixed Income Housing policy. Over the last 18 months, there have been nearly a dozen workshops, study sessions and council meetings involving the public, planning commissioners, stakeholders and council members. This effort has been primarily focused on assisting the City in its efforts to define its Mixed Income Housing policy. Input was also received during meetings on the update to the City's Zoning Code and the Folsom Corridor Specific Plan.

Housing Element Status

A draft version of the entire Housing Element Update **(Attachment 1)** is currently available for review and comment on the City's web site. The Draft Housing Element is complete except for the following three items:

- Input and review of the land inventory necessary to demonstrate capacity to meet the regional housing needs allocation (RHNA),
- Mixed Income Housing policy language, and
- Additional discussion of constraints to the provision of housing.

These items are expected to be completed by June 12 and will be placed in the Draft Housing Element on the City website as soon as they are available.

The July 1st target date for the submission of the draft to the State will not be met. The Council is encouraged to give staff concise direction on preferred policy language to facilitate the transmittal of the draft Housing Element Update document to the State.

Mixed Income Housing Policy Definition

The new recommended policy and action items are to replace the single existing action item which currently reads:

> **Action 1.1.3 -** Create a broad range of options available throughout the City that will result in the production of housing available to all income levels and will result in the production of at least ten percent of housing in new neighborhoods being affordable to moderate- and lower-income households.

The proposed amendments to the City of Rancho Cordova's Housing Element policy section include the creation of two new policies and nine new action items and the removal of Action item 1.1.3. The proposed amendments are:

> **Policy H.1.6 -** Developers of new residential projects within the City shall prepare an Affordable Housing Plan for the project that the City determines will cause the production of affordable housing in an amount equal to ten percent of the total residential housing units to be developed in the new project. Project Affordable Housing Plans shall be approved with the earliest stage of project entitlement, typically with the approval of the Specific Plan, Development Agreement or other primary land use entitlement.

- **Action H.1.6.1** – Residential units produced in satisfaction of the ten percent requirement as specified in the Affordable Housing Plan approved by the City shall be affordable to households with incomes at or between 50% and 120% of area median income as defined in California Health and Safety Code 50079.5 and as annually published by the State of California. The City shall be responsible for responding to the housing needs of households with incomes below 50% AMI.

- **Action H.1.6.2 -** In order to ensure the production of housing affordable to the city's workforce, no reasonable program option will be excluded from consideration. Program options may include but are not limited to the actual

production of affordable units, land dedication, rehabilitation of existing residential structures, and payment of in-lieu fees. Other options which result in the required number of affordable units may be considered.

- **Action H.1.6.3 -** Priority will be given to affordable housing development within the newly developing areas of the City. Decisions permitting affordable housing performance in existing neighborhoods shall be the sole discretion of the City Council and will be considered on a case-by-case basis.

- **Action H.1.6.4 -** The split between affordable ownership and rental unit production shall be determined by the City based on needs, market conditions and other relevant factors.

- **Action H.1.6.5 –** For projects proposing to satisfy affordable housing obligations through construction or renovation of dwellings, unit construction or renovation shall be generally concurrent with the overall development schedule of the market rate residential units. For projects providing alternative contributions (land dedication, funds etc), timing of such contributions shall be identified in the Affordable Housing Plan, with the expectation that the City will pursue construction of affordable units generally concurrent with construction of project market rate housing.

- **Action H.1.6.6 -** Together with the developer and non-profit partners, the City will use maximum efforts to seek available resources in order to reduce the financial impact of affordable housing production on developers, including but not limited to State Housing programs, SACOG programs, and HUD and other Federal programs. (Also see action H.7.2.1)

- **Action H.1.6.7 -** Implementation detail of the Mixed Income Housing policy will be described in guidelines, separate from the General Plan. These guidelines may include but are not limited to details on the affordable housing options including land dedication, rehabilitation of existing residential structures and/or payment of in-lieu fees, the amount of affordable ownership and rental units in a project, the incentives offered by the City and required time of performance.

Policy H.1.7 – The City shall create a broad range of program options available throughout the City that will result in the production of housing available to all income levels

- **Action H.1.7.1** – In addition to affordable housing programs described under Policy H.1.6, the City will also pursue affordable housing programs throughout the community that may be located either within new development areas or within the existing community.

- **Action H.1.7.2 –** At the City's discretion, land or other contributions provided by developers as specified within project Affordable Housing Plans (see policy H.1.6) may be utilized to augment City efforts to provide housing affordable to all income levels throughout the community. In such cases, the

City will pursue supplemental funding to allow affordability to households earning less than 50% of area median income.

Staff requests specific guidance on the exact wording desired by the Council in further defining the Mixed Income Housing policy.

Comments Received

Several comments on the proposed MIH policies have been received by staff. Comments and responses are briefly summarized as follows:

- Developer's comments suggest that their role should be to "facilitate" not to ensure the development of required affordable housing.
- Housing Advocates express concern that there is already a high probability of reduced performance if developers are not "required" to build "on site" and are permitted to use alternate performance such as "in-lieu fees"

  There has been considerable public discussion of this issue resulting in the policy as stated.

- Developer response suggests that RDA monies should be used to "fund necessary financial subsidies for the construction of affordable housing."
- Housing Advocate concern was expressed regarding the overuse of RDA funds in benefit of newly developing areas while not addressing the "stigma" and "lower property values" which might be expected if 2 Rancho Cordovas are permitted within the City.

  While some limited use of RDA Low/Mod funds may be advisable (in newly developing areas outside of the RDA boundaries) such use must be made in light of the existing requirements for the RDA's own state mandated 15% inclusionary requirement, replacement housing requirements and the demands for funding to address existing conditions in the RDA.

- Developer comments suggest that requiring both "executive housing" and "mixed income (affordable)" "price points" are "mistakes that other governments have experienced in the past" and that "market forces" should be left to provide answers. It is also stated that the MIH policy is "not necessary for the Draft Housing Element to be approved" and that "it will add additional costs to the production of housing in Rancho Cordova."
- Housing Advocates point to several studies that suggest that requiring affordable housing production does not limit market rate housing development but instead promotes both health and economic development in neighborhoods.

  Executive and affordable housing are City priorities. Mixed Income Housing programs are regarded by many as having stimulated the production of affordable units that would not have been built otherwise.

- Developer comments suggest that no MIH policy guidance is required and that "the responsibility of new development for a contribution towards the provision of affordable housing (should) be set forth in an Affordable Housing Plan as part of the Development Agreement process.

  Voluntary programs do not necessarily cause the production of affordable units unless the provision of affordable units makes a development application more competitive in a competitive permit issuance process.

- Developer comments suggest that the generally concurrent development of market rate and affordable housing should be dependant upon "the availability of state, federal and local subsidies to assist with the actual construction of affordable housing."

  Such dependency may result in non-performance.

NEXT STEPS

- Council to endorse Housing Element Update for submittal to HCD, July 7.
- Draft Housing Element to HCD, July 11, 2008.
- 30 day Public Comment period to begin at the time Draft Housing Element is transmitted to HCD.
- Planning Commission Hearing, July 24, 2008.
- City Council final adoption of Housing Element, August 18, 2008, or as soon thereafter as HCD completes their review, public comment is considered and any required revisions are incorporated into the final housing element.

ATTACHMENT

Draft Housing Element (red lined version)

Housing Element for the General Plan

2008-2013

Redline Draft

May 27, 2008

This document, along with the Appendix attached, is presented in a 'redline' format. This format indicates added or changed language underlined in the body of the text, with the deleted material shown in the right margin.

VISION STATEMENT

Rancho Cordova will provide a diverse range of high quality housing choices for all households in the community, ranging from the workforce and executives to seniors and other special needs groups. Existing homes and apartments in the City will be improved through rehabilitation and reuse programs and ownership will be increased through homeownership assistance programs. Implementation of this Housing Element will result in increased housing choice, a rise in homeownership, revitalization of existing housing and neighborhoods, more energy efficient housing, and an improvement in housing quality for a well-balanced Rancho Cordova.

INTRODUCTION

Housing is a high priority for the City of Rancho Cordova as a means to balance the community as the City evolves. The City incorporated in 2003 as a jobs rich community with aging homes and apartments that could not serve the workforce. Rancho Cordova has a high proportion of rental housing and housing and rental prices that are more affordable than most areas of the region. The City strives to ensure that the mix of housing in the future will match the community's housing needs. Rancho Cordova is committed to a balanced housing strategy that considers the wide-ranging issues associated with housing. In pursuing this strategy, we recognize that housing is many things to many people:

- To the individual or family, housing is a safe shelter, a place for family, an investment, a sense of identity, and a place to play/recreate;
- To the community, housing is neighborhoods, community identity, sense of place, history, culture, and diversity, and a reflection of how people live and circulate;
- To the City, housing is civic pride, quality of life, diversity and unity, and an opportunity to ensure a livable, walkable, and sustainable community.
- To Economic Development, housing establishes market conditions, supports a diverse workforce, and attracts business leaders.
- To the developer, housing is a financial commitment, livelihood, commitment to creating built environment, and identity/reputation.
- To special needs populations, housing is quality of life, programs to support a lifestyle, opportunities, access, and choices.

The City is committed to making a meaningful effort to address housing needs. The Housing Element reflects the City's desire to build a balanced and diverse community, both economically and socially. The policies contained in this Element are an expression of the statewide housing goal of "attaining decent housing and a suitable living environment for every California family". More importantly, this

Element reflects the City's desire to address our unique housing needs in a manner that creates a more balanced community.

PURPOSE OF THE HOUSING ELEMENT

The purpose of the Housing Element is to identify housing solutions that solve our local housing problems and to meet or exceed the regional housing needs allocation. The City recognizes that housing is a need that is met through many resources and interest groups. This Element establishes the local goals, policies, and actions (programs) the City will implement and/or facilitate to solve our identified housing issues.

State Housing Element law requires the Housing Element to be consistent and compatible with other General Plan elements. The Housing Element should provide clear policy direction for making decisions pertaining to zoning, subdivision approval, housing allocations, and capital improvements. State law (Government Code Section 65580 through 65589) mandates the content of the Housing Element and requires an analysis of:

- Population and employment trends;
- The City's fair share of the regional housing needs;
- Household characteristics;
- Land suitable for residential development;
- Governmental and non-governmental constraints on the improvement, maintenance and development of housing;
- Special housing needs;
- Opportunities for energy conservation; and
- Publicly assisted housing developments that may convert to non-assisted housing developments.

The purpose of these requirements is to develop an understanding of the existing and projected housing needs within the community and to set forth policies and schedules promoting the preservation, improvement, and development of diverse housing types available at a range of costs in Rancho Cordova.

~~ISSUES AND CONSIDERATIONS~~

This current Housing Element update follows upon a relatively short time since the newly incorporated City of Rancho Cordova's first Housing Element was certified in August of 2006. Since there has been a short time to describe and complete studies which might more completely guide response to City Housing needs, much of the needs information found in the update is simply a restatement of the information found in the 2006 Element. Even so, when updated information was found, it has been included in this update.

ISSUES AND CONSIDERATIONS

The Housing Element establishes policies and programs to address the housing concerns listed below, which were identified during the preparation of this General Plan:

- Ensuring that children who grew up in Rancho Cordova can buy a home in Rancho Cordova.
- Improving the condition of existing apartments.
- Establishing programs to enhance the livability of existing, older neighborhoods.
- Facilitate reinvestment in existing neighborhoods as a catalyst for change.
- Increasing home ownership (both single family and multifamily).
- Creating stability in households to increase the success of our local schools and our community organizations.
- Creating executive housing.
- Ensuring that housing is available for and in proximity to the City's workforce.
- Promoting economic vitality through balance of residential and employment land uses.
- Providing a range of housing choices that meet the needs of our residents.
- Establishing special needs housing – seniors, veterans, and persons with disabilities.
- Integrating mixed-income housing throughout the community, but with special attention to our newly developing Specific Plan areas.
- Incorporating energy efficient design.

HOUSING NEEDS

Planning for housing needs is very important at the statewide, regional, and local levels. For the last 30 years in the United States, the gap between incomes and housing costs has dramatically widened. During that same period, production of housing in California has fallen short of demand by about 50,000 housing units annually, particularly in the development of affordable units. As a result, the vacancy rate has decreased and prices have risen to levels that are not affordable to households earning the median income. As housing has become less affordable to households, more households live in overcrowded conditions. These statewide housing issues translate into high housing costs, a shortfall of affordable housing, and increases in overcrowding at the regional level for the Sacramento area, as well as the local level for Rancho Cordova.

This section of the Housing Element is broken down into three sections: 1) statewide housing needs, 2) regional housing needs, and 3) local housing needs. The statewide and regional housing needs discussions provide a framework for the local housing issues. The local housing needs discussion ~~services~~serves as an executive summary of the City's Housing Needs Assessment in Appendix A.

STATEWIDE HOUSING NEEDS

In ~~October 2005~~January 2008, the California Department of Housing and Community Development (HCD) published *California's Deepening Housing Crisis*. The report identified that demand for housing in California is increasing rapidly, while supply has lagged behind. The California Budget Project (CBP) published *Locked Out 2004: California's Affordable Housing Crisis*~~,~~ which identified the following trends and concerns with the state housing market, similar to those identified in HCD's report~~.~~; and, *Locked Out 2008: The Housing Boom and Beyond* which analyzes recent housing trends in California. Key issues regarding housing development and affordability in California from these reports are identified below.

High Demand/Low Supply

California is projected to gain around 600,000 persons annually over the next decade. Housing needs exceed housing production, which has particularly affected renter households and low-income owner households. The average annual need is projected at approximately 220,000 housing units; however, since 1999, ~~less than 170~~housing production has averaged 174,000 residential new construction permits ~~have been issued~~ each year (HCD, 2008). During 2007, 112,000 new homes and apartments were built, a reduction of 52,280 and 96,972 compared to 2006 and 2005~~).~~ levels respectively. Construction lags well behind the need for new supply.

Further, housing construction has not kept up with job growth in most areas of the state, creating a "jobs-housing imbalance." This imbalance often forces families to move outside the community in which they work in order to find affordable housing, leading to increased traffic and commute times and greater stress on families who spend time in transit (CBP, 2005).

Increasing Housing Costs/Decreasing Homeownership

Rising housing costs, both home prices and rents, translate into significant affordability burdens. Lack of supply has contributed to steady increases in home prices and rents. California's homeownership rates are significantly lower than the nationwide rates. Homeownership rates do vary significantly across the state, however (CBP, 2005). California's homeownership rate in ~~2004~~2006 was the second lowest in the nation (~~59.7~~60.2 percent) and ~~10~~8.6 percentage points lower than the national homeownership rate (~~69~~68.8 percent). Only ~~14~~24 percent of California's households could afford to buy ~~a~~ an entry-level single-family home ~~at the median price~~ in ~~August 2005, compared with a nationwide affordability rate~~ the third quarter of ~~48 percent.~~2007. The disparity between

housing production and need has resulted in double-digit year-to-year percentage increases in the median price over recent years (HCD, 2008).

Homeownership During California's Housing Boom and Bust

California's housing market has entered a period of turmoil following a boom in which home sales and prices soared. Although the housing market has tumbled, the median home price throughout the state remains unaffordable for most Californians.

Fewer than six out of ten California households (58.4 percent) owned their homes in 2006 – compared to more than two thirds (67.3 percent) of households in the nation as a whole. California's homeownership rate increased modestly in recent years from 56.9 percent in 2000 to 58.4 percent in 2006 – a 1.5 percentage point gain.

Increased homeownership was aided by the fact that lenders allowed borrowers to put little or no money down and to provide few or no details about their income and assets. Lenders also promoted a variety of loans that allowed homebuyers to borrow larger sums than they could have afforded with conventional fixed-rate loan. These loans include adjustable rate mortgages (ARMs) with short-term teaser rates; interest-only loans; and "subprime" loans, which are generally provided to borrowers with weak credit histories and those who choose not to specify their income and assets when applying for a loan. Subprime loans were often structured as ARMs with low promotional interest rates. As introductory mortgage rates expired, payments are increasing to unaffordable levels for many homeowners with ARMs.

California's home sales and prices boomed for several years and then sank when demand for homes plunged starting in late 2005, eventually giving way to a rising wave of foreclosures. Research suggests that more than 1 million US homeowners, including 190,000 in California, could lose their homes as introductory rates reset to higher levels.

Between 2005~~).~~ and 2007, August home sales declined by more than half (53.8 percent), falling from 73,285 in August 2005 to 33,887 in August 2007. August home sales in 2007 were at the lowest level since 1992.

The statewide median home price reached a peak of $487,500 in May 2007 and then declined to $402,000 in December 2007. (CBP, 2008)

Growing Income Inequality

While housing prices have been escalating, numerous studies have documented a widening gap between the earnings reported by low-income and high-income households throughout the nation. The share of reported earned income attributable to the top 20 percent of taxpayers has been rising whereas it has been falling for the bottom 80 percent. Incomes of renter households are also falling behind (HCD, ~~2005~~2008). The household income of the median renter has not kept pace with inflation and low-income renters have registered the largest income decline between 1989 and 2002 after adjusting for inflation (CBP, 2005).

Rent/Wage Gap

California is second only to Massachusetts in terms of the hourly wage needed to afford a two-bedroom apartment at fair market rent (FMR). In California, an extremely low-income household can afford monthly rent up to $~~483~~496, while the FMR for a two-bedroom unit is $1,~~104~~189. A worker earning minimum wage ($6.75 per hour) must work ~~126~~135 hours per week in order to afford the average two-bedroom unit. The housing wage in California is $~~21.24~~22.86; this is the amount a full time (40 hours per week) worker must earn per hour in order to afford the average two-bedroom unit, and is more than three times (~~315~~338 percent) the minimum wage of $6.75 per hour (HCD, ~~2005~~2008).

Tight Housing Market

One of the main factors that helped to accommodate the housing shortfall was the significant drop in vacancy rates. The homeowner vacancy rate decreased from 1.8 percent to 1.2 percent, while the rental vacancy rate decreased from 6.0 percent to 5.4 percent between 1990 and 2001. Vacant units were used to absorb a significant amount of the housing demand during the latter half of the 1990s, resulting in extremely tight housing markets and limiting mobility in many populous metropolitan areas. This is an option that is no longer available to help address California's housing shortage.

Overpaying

Over four out of ten of all California households are renters, and renters face the greatest affordability challenges. U.S. Department of Housing and Urban Development (HUD) data indicates that 35 percent of California households and 40 percent of renters spend more than 30 percent of their income on housing. In 2002, almost half a million of California's working families had incomes below the federal poverty level. Many more families (nearly 1.4 million) still fell short of earning enough to provide an adequate standard of living. In many counties, FMRs exceed the monthly payments families receive from CalWORKs or the Supplemental Security Income/State Supplementary Payment (SSI/SSP) program.

Overcrowding

Overcrowding tends to be far more prevalent among renter households than among owner households, and is particularly a problem among Latino households. Many California renters live with substandard conditions, such as a lack of electricity, a lack of complete kitchen and/or bathroom facilities, frequent breakdowns of heating systems, water leaks, or large areas of peeling paint or plaster (CBP, 2005).

Between 1980 and 1990, the percentage of overcrowded households nearly doubled from 6.9 percent to 12.3 percent. This trend continued into 2000 with more than 15 percent of California households, particularly low-income and renter households, living in overcrowded conditions. Roughly 24 percent of renter households statewide were overcrowded. One quarter of all overcrowded renter households contained more than one family. Overcrowding increases health and safety concerns and is detrimental to the condition of the housing stock and infrastructure (HCD, ~~2005).~~ 2008).

Homeless

In 1997, as many as 360,000 Californians were estimated to be homeless. In the worst circumstances, homeless persons live in places not meant for human habitation: cars, parks, sidewalks, stairwells, and door stoops. An estimated 80,000 to 95,000 children are homeless in California, making the percentage of homeless children greater today than at any time since the Great Depression. Many persons in need of emergency shelter and transitional housing are employed but cannot find permanent housing that is affordable.

Assisted Housing/Preservation of At-Risk Units

Housing assistance, through subsidized housing and voucher programs, fails to meet the state's needs. Federal support has declined and state and local governments have not filled the gap.

California received fewer federal housing assistance dollars in 1999 for each individual living below the federal poverty level than all but one of the ten largest states. While an average of $286 was spent by the federal governmental on housing assistance for each impoverished person, California received only $171 per impoverished person. In many jurisdictions, the rate of households on waiting lists for assisted housing is more than triple the number of households currently living in assisted housing. At the rate of two children in each family waiting for housing, almost a million children are on California's housing waiting lists (HCD, ~~2005).~~ 2008).

The shortage of subsidized housing and the potential loss of affordability restrictions on a substantial portion of the government-assisted rental housing stock is one of California's foremost housing problems. The affordability restrictions for thousands of assisted privately-owned rental housing developments ended during the 1990s. Since 1996, California has lost more than 29,000 affordable units when owners elected to opt-out of subsidy contracts and prepay loans. The number of federally-assisted units in the state is approximately 150,000. Unless new incentives are created to retain assistance, 15 to 20 percent of Section 8 owners are likely to opt-out and terminate their relationship with HUD. Due to tight rental markets in many parts of California, the prepayment and conversion rate among older assisted properties is triple the amount of any other state (HCD, ~~2005~~2008).

REGIONAL HOUSING NEEDS

The first step in addressing state housing needs is the Regional Housing Needs Plan (RHNP), which is mandated by the State of California (Government Code, Section 65584) and requires regions to address housing issues and needs based on future growth projections for the area. HCD allocates regional housing needs numbers to regional councils of governments throughout the state. The RHNP for the Sacramento area is developed by the Sacramento Area Council of Governments (SACOG), and allocates to cities and the unincorporated county their "fair share" of the region's projected housing needs, also known as the Regional Housing Needs Allocation (RHNA). The RHNP allocates the RHNA based on household income groupings over the five-year planning period for each specific jurisdiction's Housing Element. The RHNP, which covers a span of 7.5 years, also identifies and quantifies the existing housing needs for each jurisdiction.

~~According to the HCD, the next RHNA for the SACOG region is scheduled for completion in June 2006 for the 2007 – 2012 Housing Element cycle. The HCD deadline for certification of the next Housing Element Updates for the SACOG area is June 30, 2008. Thus, this Housing Element may only be valid for a two-year period of the current five-year cycle. A mandatory update will be required in accordance with the HCD schedule.~~

The countywide need for the ~~2000-2007~~ 2006 - 2013 time period is ~~64,128~~59,093 new units, or an average of ~~9,161~~8,441 per year. This need breaks down into income groups as follows: ~~19~~21 percent very low, ~~17~~16 percent low, ~~21~~19 percent moderate, and 43 percent above moderate. Table H-1 lists the RHNA by jurisdiction for Sacramento County.

During the period from April 2000 through January 2005, housing units in Sacramento County increased by 49,834, approximately 9,967 units per year. While this overall housing growth rate exceeds the RHNA countywide, the increase in very low-, low-, and moderate-income units is not thought to have matched the increase in market-rate housing. Awards of state and federal tax credits to projects within Sacramento County have not been adequate to meet the RHNA for these groups, and the jurisdictions within Sacramento County do not require that developers produce the level of very low-, low-, and moderate-income housing identified by the RHNA. Without subsidy or requirements

by local governments, the private market will not produce these units when the rents and sales prices that would be generated are well below those of market-rate units.

TABLE H-1
REGIONAL HOUSING NEEDS ALLOCATION

Jurisdiction	Income Level				
	Very Low	Low	Moderate	Above Moderate	Total
Citrus Heights	~~30%~~29.8%	~~17%~~7.6%	~~7%~~4%	~~4~~58.6%	~~973~~262
Elk Grove	~~27%~~30.0%	~~1~~19.8%	~~20%~~18.1%	~~35%~~32.1%	~~12,999~~11,314
Folsom	~~27%~~29.8%	~~19%~~21.3%	22.5%	~~32%~~26.4%	~~6,315~~3,601
Galt	~~23%~~21.6%	~~16%~~10.45	~~18%~~14.7%	~~43%~~53.2%	~~2,162~~635
Rancho Cordova	**20.3%**	**~~14%~~15.3%**	**~~18%~~19.2%**	**~~48%~~45.2%**	**~~2,811~~10,395**
Isleton	~~4%~~5.2%	~~7%~~14.3%	~~26%~~14.3%	~~63%~~66.2%	~~9~~77
Sacramento	~~5%~~14.0%	14.6%	~~22~~0.4%	~~57%~~50.9%	~~19,313~~17,649
Unincorporated County	~~26%~~22.0%	~~18%~~15.1%	~~1~~17.8%	~~38%~~45.1%	~~19,465~~15,230
Sacramento County Total	~~19%~~21.3%	~~17%~~16.2%	~~2~~19.1%	43.4%	~~64,128~~59,093

Source: SACOG, Regional Housing Needs Plan for Sacramento County

The intent of the RHNP is to ensure that local jurisdictions address not only the needs of their immediate areas but also fill the housing needs for the entire region. Additionally, a major goal of the RHNP is to assure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population. The RHNP jurisdictional allocations are made to ensure that an adequate number of sites with appropriate zoning are provided to address existing and anticipated housing demands during the planning period, and to assure that market forces are not inhibited in addressing the housing needs for all facets of a particular community. Table H-2 provides the RHNA target for the planning period ~~2000~~2006 to ~~2007~~2013 (also referred to as "basic construction needs") for each of the four household income groups for the City of Rancho Cordova.

TABLE H-2
~~City of Rancho Cordova Regional Needs Allocation for 2000-2007~~
CITY OF RANCHO CORDOVA
REGIONAL NEEDS ALLOCATION FOR 2006-2013

Income Group	~~2000-2007~~2006-2013 RHNA	Housing Built or Under Construction Since ~~Incorporation~~ 2006	Residual After Credits	Additional Housing Capacity (Based on Vacant Land)	Remainder of Housing Need

Very Low	~~5592~~107	~~20~~0	~~5392~~107	PENDING~~404~~	~~472~~

~~Low~~Low	~~407~~1,595	~~70[1]~~0	~~337~~1,595		
Moderate	~~506~~1,991	~~225[2]~~203	~~281~~1,788	~~1,019[3]~~	–
Above Moderate	~~1,339~~4,702	~~2,473~~1,024	–3,678	-PENDING-	–
Total	~~2,811~~10,395	~~2,788~~1,227	~~1,157~~9,168	PENDING	~~472[4]~~

Source: SACOG, Regional Housing Needs Plan for Sacramento County; City of Rancho Cordova.

~~[1]Rancho Cordova Apartments 10685 Coloma Road (completed in 2002) this project was financed with tax credits and the Sacramento Housing and Redevelopment Agency (SHRA) manages this property.~~

~~[2]Twenty-two single-family homes that meet the requirements of a moderate-income family were built and sold since the incorporation of the City. In addition, a 203-unit complex is under construction and will meet the requirements of a moderate-income family.~~

[3]This number is based on the total amount of vacant land within the RD-10 zoning designation.

[4]Action H.1.3.1 will require projects of 20 gross acres or more to include a minimum of 5 percent of the total project acreage for residential uses of 20 units per acre or higher to meet the remaining housing need.

Based on the state allocation needs, the City of Rancho Cordova will need to demonstrate the capacity, based on appropriately zoned land, to accommodate ~~539~~2,107 housing units affordable to very low-income households and ~~337~~1,595 housing units affordable to low-income households during the current RHNA period. ~~Based on current development, approved projects, and projected growth in the City, these figures represent 20 percent and 14 percent, respectively, of all new housing units in the City to comply with SACOG's RNHP allocation targets during the current planning period.~~ In addition, the City will have to demonstrate the capacity to accommodate ~~281~~1,788 housing units available to moderate-income households. ~~The City's needs for above moderate-income households have been met.~~

As of ~~October 1, 2005~~January 2006, the City ~~had~~has not produced ~~90~~ housing units affordable to very low- and low-income households. The City has produced 203 housing units affordable to moderate-income and ~~2,698~~1,024 market-rate housing units ~~since incorporation~~. As a result of the building ~~production since incorporation, the City has exceed its regional housing needs allocation of~~, the City will need an additional 3,678 above moderate-income units and will still need an additional ~~1,157~~5,490 very low-, low- and moderate-income housing units by ~~2007~~2013 to meet their RHNA.

In order to determine the current land availability to meet the RHNP for the City, HCD considers the existing land "zoned" for residential single- and multi-family development.

While the Land Use Element establishes additional opportunities for mixed-use development including multi-family residential uses, the analysis reflects only those lands currently zoned for such in the City. Zoning designations include areas within adopted Specific Plans and Special Planning Areas designated for residential or mixed-use development. The City of Rancho Cordova currently has ~~22.12~~48.74 acres zoned for multi-family residential development. The acreage would have capacity for ~~404~~797 units available for multi-family development based on an average of the density range and considering site constraints. In addition, sites with multiple use designations, such as commercial/multi-family and office/multi-family, are considered appropriate sites to accommodate future multi-family uses. There are currently ~~67~~101.51 acres with these

zoning designations. The total number of multi-family units that could be developed on these available sites is ~~1,460~~1,820, based on an 80 percent holding capacity of maximum units allowed by each zoning designation.

[Reserved for discussion on development opportunities in the FBSPA]

The City has 550 acres of vacant land available for single-family development. The majority of vacant land in the City is zoned RD-4, 5, 7, and 10 and can accommodate an additional 3,338 single-family homes.

There are also an additional 6,869 proposed units on an additional 820 acres (not currently zoned residential) that are still in the early stages of development.

LOCAL HOUSING NEEDS

The following is a summary of findings from the Housing Needs Assessment (Technical Appendix A).

Community Identified Needs

During preparation of the Housing Element, residents, stakeholder groups, the General Plan Advisory Committee, and City decision-makers provided comments and input during workshops held on the Housing Element. Key issues and concerns identified were:

- Recognize that Rancho Cordova is a diverse community and is unique in Sacramento County in that there are still some affordable housing options.
- Offer a range of housing choices through structured neighborhoods, avoiding huge apartment complexes, and with an emphasis on executive housing. Residents would like to see richer diversity of front elevations and increased quality of housing plans and more elevations, such as are found in San Jose.
- Provide opportunities for executive housing, addressing preferred type of structure, lot size, amenities, and price range.
- Address the existing ~~high~~ ratio of renters to owners and continue to provide maximum opportunities for homeownership.
- Encourage the rehabilitation or conversion of existing housing stock as well as the reuse of shopping centers and other substandard uses along Folsom Boulevard.
- Reduce the impact of the large number of existing rental complexes on the community.

- Locate higher density and affordable housing near light rail, transit, services, and employment.
- Produce all the strategies to solve the housing problem using private, state, and federal funding.

Respond to the needs of out special needs populations including the disabled, the elderly, veterans and the homeless.

Population Trends

According to the City's new land use model, PLACE3S, ~~a model~~ that reflects local plans, pending development applications, and local land use patterns and desires, the City of Rancho Cordova is expected to grow significantly over the next 25 years. The City is expected to experience a population increase of 80 percent between 2005 and 2010, growing from 53,818 to 97,054 residents. Between 2010 and ~~2030~~2035, an additional ~~86~~82 percent increase is anticipated, bringing the population total ~~to180,986~~to176,755.

Income and Poverty

~~The 2005 median family income for Rancho Cordova is $53,600 and more than half of the households have incomes over $40,000 (Applied Development Economics, 2004). The median household income for Sacramento County was $64,100 in 2005, 20 percent more than that of the median household income in Rancho Cordova.~~

The median household income in 2008 for Sacramento County for a family of four is $71,000. The State of California derives this figure from the Federal Department of Housing and Community Development which used the Census American Community Survey (ACS) samples collected in 2006. For the County as a whole, the current median income is an increase from $64,100 in 2005.

There is frequently a desire to compare the City of Rancho Cordova's median income to the County's. Unless extreme care is taken with additional sophisticated effort, comparisons of city-to-city and city-to-County Household Median Incomes are most probably inaccurate and misleading. Private and public companies may provide sophisticated, data mined products which may more accurately reflect target city median income levels but these efforts have not been reproduced across many cities and when compared to HUD's definitions may suffer from inconsistent assumptions and definitions of income, household, etc.. In newly formed, high growth cities such as Rancho Cordova, Median Income may be even more difficult to accurately access and track.

According to the Census, about 16 percent of persons in Rancho Cordova had incomes below the poverty level. Residents 65 years of age or older had the lowest poverty rate in Rancho Cordova, at about 6 percent, and children had the highest poverty rate, around 24 percent.

Employment Trends

According to Applied Geographic Solutions[1], in 2007 there were approximately 56,000 jobs within a four-mile radius of Rancho Cordova's city center. This number accounts for around 9 percent of Sacramento County's total employment. The City's most concentrated major industries are professional and business services (18,000 jobs), financial (9,000 jobs), wholesale and retail trade (13,000 jobs), construction (7,000 jobs) and manufacturing (4,000 jobs). These industries represent 91 percent of all city employment. ~~According to Applied Development Economics' City of Rancho Cordova Economic Background Report (2004), over 68,000 jobs, around 12 percent of Sacramento County's total employment, are located in Rancho Cordova. The city's most concentrated major industries are professional and business services (14,000 jobs), financial (13,000 jobs), wholesale and retail trade (11,000 jobs), construction (9,000 jobs), and manufacturing (6,000 jobs). These industries represent 78 percent of all city employment.~~

Special Needs

- Disabled households are projected to need the greatest amount of housing ~~through 2007~~, requiring an additional 3,451 new housing units, or approximately 782 new units per year.
- Single-parent households are projected to need an additional 2,333 new housing units, an average of nearly 333 new units per year from 2000 to 2007.
- Large family households will need an additional 2,218 housing units before 2008, amounting to approximately 318 new units per year.

Housing Characteristics

- Single-Family: According to the 2000 Census, the percentage of renter-occupied households in Rancho Cordova (52 percent) ~~is~~ was slightly higher than that of owner-occupied households (48 percent). At

[1] www.RanchoCordovaProspector.com
A jobs-housing balance under 1.5 is a sign of a bedroom, or mainly residential, community. A jobs-housing balance over 2 is a sign of a jobs-rich community.

49 percent, single-family homes comprise the largest housing type category.

In 2008, the total residential unit count went from approximately 20,416 (2000 census) to approximately 24,652. Since incorporation, there has been only one apartment complex built in the City (Spanos Development, 208 units). It was entitled by the County prior to incorporation. Since incorporation, the City has permitted 3337 residential units (all entitled prior to the certification of the Housing element and many by the County). Between the Census in 2000 and incorporation in 2003, approximately 899 additional units were built in what would become City incorporated area. An increase of 4,236 units (starting from 20,416) has resulted in a reversal in the percentage of ownership units to rental now observed to be 57% ownership and 43% rental

- Multi-Family: Multi-family housing units in complexes of 5 or more units account for 26 percent of the housing stock.
- Age of Housing: Approximately 40 percent of Rancho Cordova's housing stock is over 35 years old. Only 14 percent of the City's housing was constructed since 1990.
- Housing Conditions: An assessment of blight within the City determined that of the 10,926 housing units surveyed, approximately 42 percent (4,617 units) exhibited extensive deficiencies and 3 percent need to be replaced.

Housing Costs and Affordability

The median sales price for an existing home in Rancho Cordova was ~~$317,000 in May 2005~~313,250 in 2007, as reported by ~~the California Association of Realtors~~DataQuick Information Systems. Due to the decline experienced in the real estate market, the median price dropped to $281,000[1] Developers building homes within the next year plan to offer single-family units with prices starting in the ~~low to middle $300,000s~~low $300,000's and ranging up to the high $800,000s. Townhouses in the area, most of [2]which will have two or three bedrooms, are priced starting in the low $200,000s. The average monthly rent for apartments of all types in Rancho Cordova ranged from $~~500~~556 for a studio to $1,~~525~~162 for a 3-bedroom~~ (May 2005). /2~~ bath unit (January 2008).

The maximum affordable sales price for a four-person, very low-income household is $~~106,830~~111,200, while the maximum affordable sales price for a four-person low-income household is $~~171~~166,000. The median sales price for a three-bedroom existing home was $~~317,000~~281,000 in ~~May 2005~~March, 2008, well above the maximum sales price affordable for very low-, low-, and moderate-income groups.

Opportunities and Constraints

[2] Sacramento Bee, Homes Sold, March 2008. $281,000 was the median sales price on a 3 bedroom home.

In order to comply with the SACOG's RHNP allocation targets for very low- and low-income groups, before ~~2008~~2013 the City of Rancho Cordova will need to provide an additional ~~966~~3,702 affordable housing units. In addition, the City will have to provide ~~1,845~~6,693 new housing units available to moderate- and above moderate-income households. A total of ~~2,811~~10,395 new housing units are anticipated to be needed in the City of Rancho Cordova by the end of ~~2007~~2013.

Currently, the City of Rancho Cordova has 550 acres of vacant land zoned solely for single-family development. This acreage can accommodate 3,338 new housing units. An additional 22.12 acres with zoning designations that allow multi-family development can accommodate 404 units. There are 3,477 units currently under construction and an additional 28,805 units being proposed in Specific Plan Projects and Special Planning Areas, the majority of which plan to target above moderate-income households.

RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

State law requires that "…the general plan elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies…." The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement, and development of housing within the City.

The Housing Element of the Rancho Cordova General Plan spans a five-year time period and focuses on the City limits, while the overall Rancho Cordova General Plan includes goals and policies that will direct the City as well as the Rancho Cordova Planning Area over a 20-year period or longer. According to HCD, cities and counties located in SACOG's jurisdiction were required to submit their adopted Housing Element to HCD by June 30, ~~2002~~2008 for the planning period ~~2002~~ 2006 through ~~2007. Since the City of Rancho Cordova did not incorporate until July 1, 2003, the first Housing Element and General Plan will need to be adopted within 30 months of incorporation. The City has since received a six-month extension and will need to submit the adopted Housing Element to HCD by June 30, 2006 (effectively establishing the City's short-term housing plan through the end of the planning period in 2007)~~2013. Pursuant to State law, the Housing Element will be updated for each subsequent planning period established by the State.

GOALS, POLICIES, AND ACTIONS

The purpose of this section is to provide a plan for meeting the housing needs of the existing and future residents of Rancho Cordova. The plan

includes goals, policies, and actions directed toward the preservation, improvement, and development of a range of housing types and choices affordable to all income ranges in Rancho Cordova. Specifically, the goals, policies, and actions are designed to address the housing needs identified in the Housing Needs Assessment of this Housing Element. The housing program provides a foundation upon which detailed housing activities can be developed and implemented. The Housing Element includes the following goals:

- Goal H.1: Balance Employment and Housing
- Goal H.2: Neighborhood Preservation and Rehabilitation
- Goal H.3: Revitalize Existing Multi-Family
- Goal H.4: Encourage Housing Opportunities
- Goal H.5: Promote Homeownership
- Goal H.6: Pursue Sustainable Design
- Goal H.7: Pursue Housing Resources

GOAL H.1 - SEEK A BALANCE OF HOUSING OPPORTUNITIES APPROPRIATE FOR THE RANGE OF JOBS AVAILABLE AND PLANNED IN THE CITY.

Policy H.1.1: Improve the City's jobs-housing balance through ensuring that housing development in Rancho Cordova provides opportunities for all income levels in order to serve the full range of available and projected jobs in the City.

- Action H.1.1.1 – Survey the larger employers in the community to determine actual salary information. (Also see Action H.1.3.2, Action H.4.4.3, and H.7.1.1)

  Funding Source: General Fund
  Responsible Party: Economic Development Department
  Time Frame: Survey larger employers by ~~January 2007~~December 2008.

- Action H.1.1.2 – Survey the larger employers in the community to determine employee preferences regarding housing type (e.g. if employees were to live in the community what type of home would they want and be able to afford).

  Funding Source: General Fund
  Responsible Party: Economic Development Department
  Time Frame: Survey larger employers by ~~January 2007~~December 2008.

- Action H.1.1.3 – Create a broad range of options available throughout the City that will result in the production of housing available to all income levels and will result in the production of at least ten percent of housing in new neighborhoods being affordable to moderate- and lower-income households.

Important Note: This Action item is currently under review and will be modified pending final outcome of public hearings.

Funding Source: General Fund, Very low-income fund/RDA Low/Mod fund

Responsible Party: Housing Department
Time Frame: Ongoing. The specific requirements for the program and the incentives to be offered ~~will be~~ are being developed through a stakeholder group consisting of nonprofit and for-profit homebuilders, housing and special needs advocates, residents and landlords, decision makers and other interested parties. This process will ~~begin no later than October 2006.~~ be completed prior to adoption of the updated Housing Element.

- Action H.1.1.4 – Create a local housing foundation to work with the Redevelopment Agency and private for-profit and non-profit developer/home builders to receive land dedications and broker deals for the development of new housing for all income levels.

Funding Source: Redevelopment Agency Funds, Dedicated Land, In-lieu fees
Responsible Party: Housing Department and Redevelopment Agency
Time Frame: Establish a local housing foundation by ~~July 2007~~December 2009.

Policy H.1.2: Maintain adequate sites that support a range of housing types appropriate for the City's housing needs, taking into account employment projections, household growth, and the City's share of regional housing needs. (Also see Action H.4.1.2)

- Action H.1.2.1 – Residential development projects of 100 gross acres or more shall include a minimum of five percent of the total developable residential project acreage for residential uses of 20 units per acre or higher, and five percent for residential uses of ten units per acre or higher. Development projects with a requirement of less than five acres in either or both categories may opt to designate land off-site, if deemed appropriate for the project. If projects propose densities higher than the identified density, the required acreage shall be decreased accordingly.

For example, if a project is required to provide 15 acres at 20 units per acre, that project could alternatively provide ten acres at 30 units per acre. Similarly, if the project's requirement for land with density of ten units per acre was six acres, the project could alternatively provide four acres at 15 units per acre. (Also see Action H.4.1.2)
For the purpose of satisfying the five percent for land uses at or above 20 units per acre, site(s) must meet the following requirements:

- Sites must be zoned exclusively residential.
- Sites must be of sufficient size to accommodate a minimum of 16 units per site.

- Sites must be proximate to public transportation routes which provide ready access to fixed rail.

Funding Source: General Fund, RDA Low, Mod fund
Responsible Party: Planning Department, Housing
Time Frame: Ongoing, as residential applications are received.

- Action H.1.2.2 – Annually review the amount of land zoned for various residential uses in conjunction with the amount and type of housing produced in the previous year to determine if changes in zoning may be needed to meet City housing needs. Such zoning changes will be adopted annually, if needed. (Also see Action H.4.1.2)

Funding Source: General Fund
Responsible Party: Planning Department
Time Frame: Annually

Policy H.1.3: Promote a broader range of housing options for executives.

- Action H.1.3.1 - Identify housing needs (percent of households seeking executive units) and desires of local area executives (housing type, unit and lot size, amenities, price range, etc.).

Funding Source: General Fund
Responsible Party: Economic Development and Planning Departments
Time Frame: Identify housing needs by ~~January 2007~~December 2009.

- Action H.1.3.2 – Modify Zoning Ordinance to require Specific Plans and large subdivisions (500+ units) to include executive housing options to meet the needs and desires identified through Action H.1.1.1.

Funding Source: General Fund
Responsible Party: Planning Department
Time Frame: Amend Zoning Code by December ~~2007~~2008.

Policy H.1.4: Ensure that an appropriate range of housing opportunities is available to accommodate both local and out-of-region executives.

- Action H.1.4.1 – Identify an area appropriate for associated executive housing, possibly located on a golf course.

Funding Source: General Fund
Responsible Party: Planning Department
Time Frame: ~~2006-2007,~~Implemented as part of the project processing and review of individual development applications. Ongoing.

Policy H.1.5: Promote higher density housing in close proximity to transit, employment, and appropriate services, such as transit-oriented development.

• Action H.1.5.1 - Coordinate with Regional Transit to provide any future incentives for living and working in same community.
Funding Source: General Fund
Responsible Party: Public Works, Housing, Planning, and Economic Department
Time Frame: The City will coordinate efforts with RT October ~~2006~~2008. Incentives will be developed by January ~~2007~~2009 and promoted as funding becomes available.

GOAL H.2 - ENCOURAGE THE IMPROVEMENT, REHABILITATION, AND REVITALIZATION/REINVESTMENT OF THE CITY'S EXISTING RESIDENTIAL NEIGHBORHOODS.

Policy H.2.1: Encourage private investment to increase property values and resale prices.

• Action H.2.1.1 – Develop design tools and/or provide design services to assist homeowners with a variety of façade improvements and additions that are integrated and timeless.
Funding Source: RDA funds/Community Development Block Grant (CDBG) or other funds (as funding becomes available to the City).
Responsible Party: Housing Department/Economic Development/Redevelopment Agency
Time Frame: ~~Develop program August 2006~~December 2008

• Action H.2.1.2 – Host community workshops and/or provide written materials regarding home improvement and maintenance tips. In addition, the City will provide information regarding the home improvement program in the form of newspaper postings, bulletins, and on the web site. To best capture the ethnic diversity of the community information will be available in the four major languages used in the community and other languages on demand.
Funding Source: ~~General Fund~~CDBG, Low/Mod fund
Responsible Party: Housing Department
Time Frame: Workshops will be held annually and written material will be developed by ~~October 2006~~December 2009 and distributed annually when funds become available.

• Action H.2.1.3 – Consider funding a tool loan program to support the borrowing/renting of tools for home and landscape improvement, repair, and maintenance.

- Funding Source:~~——~~ RDA funds, Community Development Block Grant (CDBG) or other funds (as funding becomes ~~-~~available to the City).
- Responsible Party: Housing Department
- Time Frame: Develop specific home and landscape repair program by ~~August 2006~~July 2009.

- Action H.2.1.4 – Offer incentives (e.g., density bonus, expedited process, fee reduction/waiver) to property owners and developers who exceed California Title 24 energy efficiency standards.
  - Funding Source: General Fund
  - Responsible Party: ~~Housing and~~ Planning Department/Housing
  - Time Frame: ~~Establish incentives by January 2007~~Pending.

- Action H.2.1.5 – Collaborate with SMUD to conduct community workshops and provide written and web-based information on weatherization and energy efficiency programs and promotional incentives available.
  - Funding Source: General Fund~~–~~, RDA funds, Very low -income fund
  - Responsible Party: Planning Department
  - Time Frame: Conduct joint workshops with SMUD annually and provide written and web-based information by January ~~2007.~~2009.

Policy H.2.2: Provide neighborhood revitalization in existing areas through housing rehabilitation (owner- and renter-occupied units), and infill reuse/conversion.

- Action H.2.2.1 – Develop housing rehabilitation programs to assist in the improvement of owner- and renter-occupied housing units in the City. The housing rehabilitation program shall:
  - Include a grant/loan component, when funding is available, for very low- and low-income households residing in housing units in need of rehabilitation;
  - Include a grant component, when funding is available, for very low-income, senior, and disabled households, for emergency repairs;
  - Be developed in partnership with public and private organizations, such as Rebuilding Together, SMUD, and local community groups;
  - Support a semi-annual community improvement day where residents of the community may volunteer to improve homes and neighborhoods throughout the community. These days may include painting homes and fences throughout a neighborhood, rehabilitating homes of households with severe rehabilitation or improvement needs, and/or retrofitting units to make them accessible to seniors or persons with disabilities;
  - Support an adopt-a-property program where volunteers are matched with residents in need of minor property improvements or maintenance; and
  - Include incentives, such as waiver of annual park fees or reduction of permit fees necessary for rehabilitation, to encourage upkeep and rehabilitation of housing by property owners and encourage upgrades to meet minimum energy efficiency standards.

Funding Source: Community Development Block Grant (CDBG~~)~~), Low/Mod funds or other funds (as funding becomes available to the City).

Responsible Party: Housing Department/Neighborhood Services/RDA/Economic Development

Time Frame: Develop program by ~~September 2006~~December 2009.

• Action H.2.2.2 – Continue to identify the most troubled multifamily projects (in terms of law enforcement, code enforcement, and blight conditions) and aggressively pursue the transformation or conversion of such properties into uses that move the community into a more balanced housing market and that will not result in the loss of existing affordable housing units subsidized with federal, state, or local funds.

- Funding Source: Redevelopment Tax Increment Funds, HOME Program, CDBG Program

Responsible Party: Housing Department, Redevelopment Agency, and Neighborhood Services

Time Frame: ~~The City will identity troubled properties annually~~Ongoing. Addressed through the Folsom Boulevard Specific Plan and ~~transformation or conversion of troubled projects will occur as funding becomes available.~~ the pending Economic Development Action Plan and Redevelopment 5-year Action Plan.

• Action H.2.2.3 – Facilitate the rehabilitation and reuse of current single family and two- to four-plex units, particularly rentals, through acquisition, substantial rehabilitation and upgrades, and market rate resale.

Funding Source: Redevelopment Tax Increment Funds,

HOME Program, CDBG Program

Responsible Party: Housing Department, Redevelopment Agency

Time Frame: ~~The City will identify units annually and rehabilitation and reuse of units through acquisition will occur as funding becomes available~~Ongoing.

Policy H.2.3: Strive for balance in areas of Rancho Cordova developed prior to the City's incorporation in 2003 to diversify housing type and mix, improve housing quality, and increase ownership opportunities.

• Action H.2.3.1 – In planning land uses and approving projects in areas of Rancho Cordova developed prior to the City's incorporation in

2003, attempt to establish a healthy balance of housing that is more in keeping with current Statewide averages as follows:

- Unit mix of approximately ~~67~~ percent single-family units (including detached, attached, and duplexes) and, 33 percent multifamily units (three units or more and mobile homes).
- Ownership/rental mix of approximately 57 percent ownership units and 43 percent rental units.

Projects that include units affordable to lower-income households and that are consistent with zoning regulations will not be subject to this requirement.

- Funding Source: ~~General Fund~~ Low/Mod funds, BEGIN and other available funds
- Responsible Party: Housing Department and Redevelopment Agency
- Time Frame: ~~Ongoing~~ Implemented as ~~projects are approved~~part of project processing and review of individual development applications.

- Action H.2.3.2 – Actively pursue programs to increase homeownership in areas of Rancho Cordova developed prior to the City's incorporation in 2003 to a healthy balance more consistent with the State average (currently 57 percent ownership units, 43 percent rental units). Implementation of this action will not be a basis or finding to deny projects that include units affordable to lower-income households.

  Funding Source: ~~Sacramento County HOME Consortium~~ HOME Funds, ~~CAL HOME~~CalHome, Building Equity and Growth in Neighborhoods Program (BEGIN) and any other funding source that becomes available during this planning period.
  Responsible Party: Housing Department ~~and,~~ Redevelopment Agency and Neighborhood Services
  Time Frame: ~~The City will use 2006-2007 HOME Funds, and apply for additional grants through HCD as they become available during this planning period~~Ongoing.

Policy H.2.4: Develop and implement standards applicable to all infill and additions/renovations to existing residential projects aimed at improving the personal security of residents and maintaining the units.

- Action H.2.4.1 – Continue to implement the adopted Residential Security Standards through the Design Review process.
  - Funding Source: General Fund
  - Responsible Party: Planning and Building Departments
  - Time Frame: ~~Ongoing~~Implemented as part of the project processing and review of individual development applications.

- Action H.2.4.2 - Require developers of affordable rental housing projects to submit a management and maintenance plan showing how such projects will be

managed to ensure safety of residents, a decent living environment, and maintenance of units in sound condition.

Funding Source: ~~General Fund~~Low/Mod funds, CDBG

Responsible Party: Redevelopment Agency and Housing Department, Neighborhood Services

Time Frame: Ongoing, as projects are approved through the planning process.

Cross reference: ED.6.3

- Action H.2.4.3 - Establish a program by ordinance requiring owners of rental units that are vacated for violation of housing and building codes to pay the costs of relocating displaced residents. The relocation ordinance will specify the conditions under which private relocation payments are required, the tenant eligibility requirements, the amount of relocation benefits and when these benefits are payable, and the administrative procedures for assuring compliance with the ordinance. In adopting an implementing ordinance, the City will seek to provide for private relocation assistance that does not create significant disincentives to removing blighted properties or penalize property owners for blighted conditions created by the occupants of their rental properties.

  Funding Source: ~~General Fund~~ Low/Mod funds, CDBG

  Responsible Party: Planning, Housing, and Neighborhood Services Department

  Time Frame: ~~Establish a relocation ordinance by March 2007.~~ December 2009

Policy H.2.5: Pursue potential reuse and conversion opportunities for additional housing along Folsom Boulevard.

- Action H.2.5.1 – Rehabilitate old, underutilized, blighted, and/or vacant shopping centers on Folsom Boulevard to increase mixed-use and reuse in that corridor.

  Funding Source: Redevelopment Funds, Very low-income funds, other sources as available.

  Responsible Party: Housing Department and Redevelopment Agency

  Time Frame: Mixed-use and redevelopment opportunities are currently ~~beginning~~being developed through the Folsom Boulevard Specific Plan ~~process~~ which ~~will be completed by June 2007.~~ was adopted in November, 2006. Update scheduled for adoption in 2008/2009.

- Action H.2.5.2 –Identify opportunities in the Redevelopment Area for use of redevelopment tools and tax-increment funding that will

improve the Folsom Boulevard corridor, specially targeting residential reuse of old motels along Folsom Boulevard.

- Funding Source: Redevelopment Funds
- Responsible Party: Housing Department ~~and,~~ Redevelopment Agency and Neighborhood Services
- Time Frame: Mixed-use and redevelopment opportunities are currently ~~beginning~~being developed through the Folsom Boulevard Specific Plan ~~process~~ which ~~will be completed by June 2007.~~ was adopted in November, 2006.

Policy H.2.6: Ensure that existing housing stock within the City is maintained and remains habitable in order to assist in meeting the housing needs of the community.

- Action H.2.6.1 – The City shall pursue strategies to fund conservation of habitable housing stock within the community, including a fee for code enforcement activities related to housing conservation and habitability. (Also see Action H.3.1.3)
  - Funding Source: CDBG Funds, Redevelopment Funds, and General Fund
  - Responsible Party: Redevelopment Agency, Housing and Neighborhood Services
  - Time Frame: Develop a fee for code enforcement by June ~~2007~~2009.

Policy H.2.7: Preserve housing units at risk of losing affordability status for units that are subsidized with federal, state, or local funds.

- Action H.2.7.1 - Establish a biannual monitoring program to identify assisted housing units at risk of losing their affordability subsidies or requirements.
  - Funding Source: ~~Administrative cost to the City for monitoring~~ Low/Mod fund, HOME and CDBG ~~to subsidize rental properties.~~
  - Responsible Party: Housing Department ~~and~~, Redevelopment Agency and Neighborhood Services
  - Time Frame: ~~Establish a monitoring program by January 2007~~Ongoing.

- Action H.2.7.2 – Develop an Affordable Housing Conversion Ordinance that requires, at a minimum:
  - At least one year prior to the conversion date, the owner shall provide written notification to residents of the expected date of loan pre-payment or pay-off, at which time the owner will no longer be restricted in the level of rent that can be charged. The notice will also contain an estimate of rent increases at the time that rental restrictions no longer apply. Residents moving into a housing development during this one-year period must also be notified in writing of the pending conversion prior to signing a rental agreement.
  - Property owners shall provide relocation assistance to those low-income households who are unable to afford rent increases.

The Redevelopment Agency, when formed, will solicit interested non-profit housing corporations to acquire and maintain such projects as low-income housing. The Redevelopment Agency will assist an interested non-profit housing corporation in applying for state or federal assistance for acquisition and redevelopment of properties.

Funding Source: Administrative cost to the City for monitoring, HOME and CDBG to subsidize rental properties.

Responsible Party: Housing Department, Planning and Redevelopment Agency

Time Frame: ~~Develop ordinance by May 2007~~Update in Condo Conversion Ordinance pending as part of comprehensive update to the Zoning Code in 2008.

Policy H.2.8: Encourage mobile home park maintenance and improvement, including conversion to resident ownership when appropriate.

- Action H.2.8.1: - Meet with mobile home park owners to determine their needs in providing a quality living environment in their mobile home parks.

  Funding Source: Redevelopment Funds

  Responsible Party: Housing Department and Redevelopment Agency

  Time Frame: ~~The Redevelopment Agency will set up an annual workshop that will be publicly notices at all the Mobile Home Parks to meet with residents to discuss their needs. The City will publicly notice the workshop in the four major languages used in the community and provide translation services at the workshop~~Ongoing.

- Action H.2.8.2: - Provide financial assistance for infrastructure and other park improvements when available through local, state, and federal funds to property owners who wish to improve and maintain their parks.

  Funding Source: Redevelopment Tax Increment Funds, HOME Program, CDBG Program and other subsidies as available.

  Responsible Party: Housing Department, Redevelopment Agency, Neighborhood Services and ~~Redevelopment Agency~~Building Department

  Time Frame: ~~The City will provide financial assistance as funding becomes available~~Ongoing.

- Action H.2.8.3: - If necessary to facilitate a sale to residents, the City will seek state and federal funding to assist residents in purchasing, improving, and managing their parks and/or seek the expertise of a non-profit organization with experience in mobile home park sales and conversion to resident ownership and management.

- Funding Source: Mobile Home Park Resident Ownership Program Redevelopment Tax Increment Funds, HOME Program, CDBG Program
- Responsible Party: Housing Department, Redevelopment Agency, Neighborhood Services and ~~Redevelopment Agency~~Building Department
- Time Frame: As the facilitation of a Mobile Home Park strategey become necessary the City will work with its residents and/or a nonprofit agency to assist with the application for a loan through the Mobile Home Park Residential Ownership Program.

Policy H.2.9: The City will continue to implement the Zoning Code to provide for the development of manufactured homes with permanent foundations on individual lots and in manufactured home parks in all residential zoning districts.

- Action H.2.9.1 – Provide information at the City permit counter and web site on policies and regulations for the placement of manufactured housing on permanent foundations. In addition, the City will provide information regarding the placement of manufactured housing in the form of newspaper postings, bulletins, and on the web site. To best capture the ethnic diversity of the community information will be available in the four major languages used in the community and other languages on demand.
  - Funding Source: General Fund
  - Responsible Party: Planning and Building Departments
  - Time Frame: Information regarding the placement of manufactured housing will be drafted by October ~~2006~~2009 and posted at the City's permit counter regularly.

- Action H.2.9.2 – Update the Zoning Code to include "state of the art" mobile home park maintenance provisions.
  - Funding Source: General Fund
  - Responsible Party: Planning and Building Departments
  - Time Frame: ~~Annually review the~~Will be addressed and completed as part of the comprehensive Zoning Code ~~to add any new "state of the art" mobile home park provisions~~update in 2008.

- Action H.2.9.3 – Require minimum energy efficiency standards in manufactured housing.
  - Funding Source: General Fund
  - Responsible Party: Planning and Building Departments
  - Time Frame: ~~Implementation of this action will occur when manufactured housing building permits are processed~~Implemented as part of the project processing and review of individual development applications.

~~Goal~~

GOAL H.3 - ~~Revitalize existing dilapidated multi-family properties and areas~~REVITALIZE EXISTING DILAPIDATED MULTI-FAMILY PROPERTIES AND AREAS.

Policy H.3.1: Increase accountability of landlords and require regular building improvements to maintain property in desirable condition.

- Action H.3.1.1 – Revise the Municipal Code, where appropriate, to provide higher standards for building maintenance, parking requirements, landscaping, and number of persons residing in unit and work with ~~"In Shape,"~~Neighborhood Services within the Rancho Cordova Code Enforcement Division, to enforce the standards.
  Funding Source: General Fund
  Responsible Party: Planning Department, Neighborhood Services
  Time Frame: ~~Annually review~~Will be addressed and ~~revise~~ completed as part of the ~~Municipal~~comprehensive Zoning Code ~~to ensure that the City is providing the highest standards for building maintenance, parking requirements, landscaping, and number of persons residing~~update in ~~units~~2008.

- Action H.3.1.2 – Implement a program providing incentives for conversion of troubled properties to condominiums, senior housing, or other similar use that will not result in the loss of existing affordable housing units subsidized with federal, state, or local funds.
  Funding Source: General Fund, Low/Mod fund, Very low-income fund and other subsidies as available.
  Responsible Party: Housing Department and Redevelopment Agency
  Time Frame: ~~Implement incentives for conversion~~Update to the Condo Conversion Ordinance pending as part of ~~troubled properties by June 2007~~the comprehensive update to the Zoning Code in 2008.

- Action H.3.1.3 – Support targeted inspections by a team of code enforcement, police, building inspectors, and other appropriate agencies/departments.
  Funding Source: General Fund, CDBG
  Responsible Party: Building Department, Neighborhood Services, and Police Department
  Time Frame: ~~Implementation of this program will occur in conjunctions with Action H.2.6.1 and a inspection program will be implemented by June 2007.~~Ongoing.

- Action H.3.1.4 – Coordinate with Sacramento Tree Foundation to provide shade trees for properties needing landscape improvements. City can host and advertise program for residents and property owners.
  Funding Source: General Fund
  Responsible Party: Housing Department
  Time Frame: Pending. The City will coordinate with the Sacramento Tree Foundation on an annual basis and provide program information at the City's permit counter.

Policy H.3.2: Work with interested individuals, non-profit housing corporations, and for-profit developers to acquire rental housing projects in need of rehabilitation, and transfer ownership, when necessary, to maintain the affordability of the units to low-income households.

GOAL H.4 - PROMOTE HOUSING DIVERSITY THROUGH PROVIDING A RANGE OF HIGH-QUALITY HOUSING CHOICES FOR THE COMMUNITY, INCLUDING SINGLE-FAMILY HOMES, DUPLEXES, TOWNHOMES/CONDOMINIUMS, LIVE-WORK UNITS, MIXED-USE, MULTI-FAMILY, EXECUTIVE HOUSING, AND MOBILE HOMES, THAT SERVE ALL HOUSEHOLDS, RANGING FROM THE WORKFORCE TO EXECUTIVES TO SENIORS AND OTHER SPECIAL NEEDS GROUPS.

Policy H.4.1: Ensure that neighborhoods are developed in a balanced, sustainable manner, avoiding over-concentration of affordable housing or over-sized rental complexes and providing a range of housing prices and rents. (Also see H.4.4.3)

- Action H.4.1.1 – Review other local jurisdictions' programs that spread a range of housing types throughout the jurisdiction.
  - Funding Source: General Fund
  - Responsible Party: Housing Department
  - Time Frame: ~~Annually~~Ongoing.

- Action H.4.1.2 – Promote development of affordable housing by ensuring adequate sites are available in the City (Policy H.1.2, Actions H.1.2.1 and H.1.2.2), providing resources for developers of affordable housing (Policies H.7.1 through H.7.5 and associated actions), and reviewing amendments and updates to the Zoning Ordinance, Design Guidelines, and other development standards that may increase the cost of providing affordable housing to ensure that development of affordable housing remains feasible. (Also see H.4.4.3)
  - Funding Source: General Fund, Low/Mod fund
  - Responsible Party: Planning and Housing Department
  - Time Frame: ~~Annually~~Implemented as part of project processing and review of individual development applications. Reviewed as part of the General Plan annual report and review.

- Action H.4.1.3 – Amend the Zoning Code to allow secondary dwelling units by right in single-family residential zones. The City will promote its second unit standards by including information annually in The Grapevine Independent, publishing information on the City's web site to promote this option, and submitting press releases annually to local newspapers. To best capture the ethnic diversity of the community information will be available in the four major languages used in the community and other languages on demand. (Also see Action H.7.3.1)
  - Funding Source: General Fund

Responsible Party: Planning Department
Time Frame: ~~Publish information on the City's web site by September 2006 and post information~~Will be addressed and completed as part of the comprehensive Zoning Code update in ~~the Grapevine Independent quarterly~~2008.

Policy H.4.2: Provide a range of senior housing opportunities, including senior developments with single-story homes, independent living, assisted living, skilled nursing, and shared housing, and pursue opportunities and funding to convert existing apartment complexes to senior housing facilities.

- Action H.4.2.1 – Research feasibility of converting existing multi-family rental housing to senior housing facilities, such as a congregate care or assisted living facility.
  Funding Source: General Fund
  Responsible Party: Planning, Housing, Building, and Fire Departments
  Time Frame: Evaluate the feasibility of converting units as sites are identified and funding becomes available.

- Action H.4.2.2 – Require single-family developments serving seniors to provide the majority of the homes as one-story units and multi-family developments to provide elevators.
  Funding Source: General Fund
  Responsible Party: Planning, Building, and Fire Departments
  Time Frame: Ongoing, as projects are processed through the Planning Department.

Policy H.4.3: Provide density bonuses consistent with the requirements of State law.

- Action H.4.3.1 – Amend as necessary the Zoning Ordinance to include density bonus provisions consistent with the requirements of State law. (Also see H.7.3.1)
  Funding Source: General Fund
  Responsible Party: Planning Department
  Time Frame: ~~Amend~~Will be addressed as part of the comprehensive Zoning Code ~~by December 2007~~update in 2008.

Cross reference: LU.2.8

- Action H.4.3.2 – Amend the Zoning Code to allow farmworker employee housing (12 or fewer employees) as of right in the AG-20, AG-160, UR, IR, AR-1-10 zones. (Also see H.7.3.1)
  Funding Source: General Fund
  Responsible Party: Planning Department

Time Frame: ~~Amend~~Will be addressed as part of the comprehensive Zoning Code ~~December 2007.~~ update in 2008.

Policy H.4.4: Provide housing for the special needs populations, including housing accessible for persons with disabilities~~,~~ (including veterans as a primary target group) large households, the homeless, and single-parent households.

- Action H.4.4.1 – Provide accessibility in housing for persons with disabilities by implementing state requirements and undertaking the following actions:
  - Consider incorporation of universal design standards into the Zoning Ordinance and/or citywide Design Guidelines.
  - Require housing developers to include mobility-impaired accessibility in their project designs.
  - Review regulations and procedures for City-funded or operated housing programs to ensure that they do not exclude participation by persons with disabilities.
  - Include accessibility considerations in the preparation of the City's capital improvement plan and the allocation of funding for capital improvements in support of housing and residential neighborhoods.
  - Funding Source: General Fund
  - Responsible Party: Planning ~~and~~, Building Departments and Housing
  - Time Frame: Ongoing, provide accessibility in housing for persons with disabilities as projects are processed through the Planning Department.

- Action H.4.4.2 –Provide incentives for the development of units for identified special needs groups. Incentives may include fee reductions or deferrals, reduced parking requirements, density bonus, priority permit processing, technical assistance in project processing, and accessing funding for the special needs.
  - Funding Source: General Fund, Low/Mod fund, Very low-income fund, CDBG
  - Responsible Party: Housing, Planning Department, and Redevelopment Agency
  - Time Frame: ~~Ongoing, provide incentives as projects are processed though the Planning Department.~~ Implemented as part of project processing and review of individual development applications.

- Action H.4.4.3 - In implementing affordable housing programs, such as Actions H.1.1.1, H.4.1.1, H.4.1.2, H.4.5.1, H.4.9.2, and H.7.2.1, the City will work with housing providers to ensure that special housing needs are addressed for seniors, large families, female-headed households, single-parent households with children, persons with disabilities, homeless individuals and families, and farmworker families. The City will seek to meet these special housing needs through a combination of regulatory incentives, zoning standards, new housing construction programs, housing rehabilitation, homebuyer assistance programs, and supportive services programs.

Funding Source: CDBG, Low/Mod fund, Very low-income fund, HOME, and other as funds ~~(as funding becomes~~become available~~ to the City).~~

Responsible Party: Housing ~~Department~~, Planning Departments

Time Frame: Ongoing, the City will ensure that special housing needs are addressed as funding becomes available and as projects are processed through the Planning Department.

- Action H.4.4.4 - Participate in regional coordination for homeless services and facilities. As part of this coordination, the City will continue to partner in a cooperative effort to provide homeless services/facilities as needed in Rancho Cordova to address homeless needs. The City will continue to support existing facilities and programs (including financial support when appropriate and necessary), permit homeless facilities and service providers under the City's Zoning Code, and financially contribute, as funds are available, to regional solutions to homelessness.

Funding Source: General Fund, State Emergency Shelter Program, HUD, other specialized funding

Responsible Party: Housing Department

Time Frame: Participate in regional coordination on an annual basis.

Policy H.4.5: Ensure that adequate parking is available in multi-family rental properties, condominiums, townhomes, and senior facilities.

- Action H.4.5.1 – Update parking requirements in the Zoning Code to reflect parking needs of multi-family rental properties, condominiums, townhomes, and senior facilities as exhibited by the amount of parking occurring at comparable developments existing within in the City. (Also see Action H.7.3.1 and Action H.4.4.3)

Funding Source: General Fund

Responsible Party: Planning Department

Time Frame: ~~Amend~~Will be addressed as part of the comprehensive Zoning Code ~~parking standards by December 2007.~~update in 2008 and the Folsom Corridor Specific Plan

Policy H.4.6: Ensure that housing appropriate for empty-nesters and single persons, such as townhomes or small lot, single-family homes, rather than large single-family homes, is developed.

Policy H.4.8: The City will continue to promote equal housing opportunity for all persons regardless of race, religion, sex, marital status, ancestry, ~~nation~~national origin, color, disability, familial status, source of income, or sexual orientation.

- Action H.4.8.1 – The City will direct specific fair rights inquires to the Sacramento Center for Human Rights Law and Advocacy. The City will post newsletters and brochures from the Center for Human Rights Law and Advocacy at the permit counter.

  Funding Source: General Fund
  Responsible Party: Housing Department
  Time Frame: ~~The City will post newsletters and brochure at the permit counter from the Center for Human Rights Law and Advocacy.~~ Ongoing.

Policy H.4.9: Promote improved aesthetics and amenities in residential construction.

- Action H.4.9.1 – Continue to require a richer diversity of front elevations and increased quality of housing plans through Design Review.

  Funding Source: General Fund
  Responsible Party: Planning and Housing Department
  Time Frame: ~~Ongoing~~Implemented as part of project processing and review of individual development applications.

- Action H.4.9.2 - Require that affordable housing projects be designed so that there is no discernable exterior difference in style or design between such projects and market-rate housing projects, without requiring a specific design standard that would render an affordable housing project financially infeasible. (Also see Action H.4.4.3)

  Funding Source: General Fund
  Responsible Party: Planning and Housing Department
  Time Frame: Ongoing

~~Goal~~

GOAL H.5 - ~~Substantially increase the rate of homeownership.~~SUBSTANTIALLY INCREASE THE RATE OF HOMEOWNERSHIP.

Policy H.5.1: Pursue funding and resources to develop homeownership programs such as first-time homebuyer, down payment assistance, lease-to-own, mortgage credit certificate, and police-fire-teacher programs.

- Action H 5.1.1 – The City shall ~~cooperate~~collaborate with the Sacramento County Board of Realtors, local financial institutions, non-profit organizations, and residential developers in implementing homebuyer assistance programs for low- and moderate-income households. Among the options the City will pursue are:

  A City-sponsored homebuyer assistance program funded from state and federal sources such as CDBG and HOME; and
  A City-sponsored homebuyer assistance program with participation by financial institutions, such as the Federal Home Loan Bank Board's Affordable Housing Program.

~~A City-sponsored program to promote the use of mortgage credit~~ certificates and energy efficiency mortgages.
Funding Source: CDBG, BEGIN, HOME, and other funds ~~(as funding becomes~~ available ~~to the City).~~
Responsible Party: Housing Department and Redevelopment Agency
Time Frame: ~~The City will establish a homebuyer assistance program by January 2007~~Ongoing.

Policy H.5.2: Encourage conversion of multi-family complexes to condominiums to provide new and additional homeownership opportunities.

- Action H.5.2.1 - Develop and adopt requirements for proposals requesting conversion of rental units to for-sale ownership units. Requirements and evaluation factors shall include a minimum rental vacancy rate (to be determined through an annual market-rate rental survey), maximum number of units allowed to convert annually, relocation assistance to tenants, and affordability of units. Sufficient investment will be required to ensure physical sustainability of buildings. (Implementation of this action will not result in the loss of existing affordable housing units subsidized with federal, state, or local funds.)
  Funding Source: CDBG, HOME, Redevelopment Funds
  Responsible Party: Housing Department and Redevelopment Agency
  Time Frame: ~~Adopt requirements for proposals requesting conversion of rental units to for-sale ownership units by September 2007~~Update to Condo Conversion Ordinance pending as part of comprehensive update to Zoning Code in 2008.

GOAL H.6 – PURSUE SUSTAINABLE DEVELOPMENT AND ENERGY EFFICIENCY FOR NEW RESIDENTIAL DEVELOPMENT AND EXISTING HOUSING STOCK.

Policy H.6.1: Require energy efficiency in the design and construction of housing developments through implementation of the State Energy Conservation Standards (Title 24). The long-term economic and environmental benefits of energy efficiency shall be weighed against any increased initial costs of energy saving measures. Encourage sustainable development by reducing energy use.

- Action H.6.1.1 – Incorporate Title 24 and LEED requirements into Zoning Ordinance, specific plans and develop agreements as appropriate. ~~:~~
  Funding Source: General Fund
  Responsible Party: Planning and Building Departments
  Time Frame: Amend Zoning Code by December ~~2007~~2008 and update Specific Plan and development agreements as they are processed through Planning Department.

- Action H.6.1.2 - Partner with SMUD to develop model programs for energy efficiency in new development without increasing costs to the homebuyer.
  - Funding Source: General Fund
  - Responsible Party: Planning and Building Departments
  - Time Frame: ~~Work with SMUD to develop model programs by June 2007.~~Ongoing.

- Action H.6.1.3 – In partnership with SMUD post and distribute information on currently available weatherization and energy conservation programs to residents and property owners. The City will distribute information through the City's newsletter, annual mailings in City utility billings, distribution of program information to community organizations and at municipal offices, and postings on the City's web site. To best capture the ethnic diversity of the community information will be available in the four major languages used in the community and other languages on demand.
  - Funding Source: General Fund
  - Responsible Party: Planning and Building Departments
  - Time Frame: ~~Information on weatherization and energy conservation will be annually distributed in the City's utility mailings. SMUD also maintains an electronic information kiosk in the lobby of the City's permit processing center. .~~ Ongoing.

- Action H.6.1.4 - Continue to enforce State requirements, including Title 24 of the California Code of Regulations, for energy conservation in new residential projects and encourage residential developers to employ additional energy conservation measures for the siting of buildings, landscaping, and solar access through development standards contained in the Zoning Ordinance, Building Code, and Specific Plans as appropriate.
  - Funding Source: General Fund
  - Responsible Party: Planning and Building Departments
  - Time Frame: Ongoing. Implemented as part of project processing and review of individual development applications.

- Action H.6.1.5 – Consider fee reduction, expedited permit processing, or other incentives for new construction that exceeds Title 24 energy efficiency standards by ten percent or more and/or incorporate use of renewable (non-fossil-fuel) energy.
  - Funding Source: General Fund
  - Responsible Party: Planning ~~and~~ , Building ~~Department~~and Finance Departments
  - Time Frame: Ongoing~~, as projects are processed through the Planning Department~~. Implemented as part of project processing and review of individual development applications.

Policy H.6.2: Encourage participation in SMUD's photovoltaic (solar), energy efficiency, photovoltaic, peak reduction, and other comparable programs.

Policy H.6.3: Require all new development to provide bicycle and pedestrian access, thereby facilitating the reduction of automobile air quality impacts in the area.

GOAL H.7 - PURSUE PUBLIC AND PRIVATE RESOURCES AVAILABLE TO PROMOTE DIVERSE HOUSING OPPORTUNITIES, AND PARTICULARLY TO ASSIST IN THE CREATION OF WORKFORCE HOUSING AND SPECIAL NEEDS HOUSING.

Policy H.7.1: Partner with private organizations to encourage housing investment in the City. (Also see Action H.4.1.2)

- Action H.7.1.1 – Partner with major employers in the community to develop resources. Identify incentives from major employers to encourage employees to reside in Rancho Cordova. (Also see Action H.4.1.2 and Action H.1.1.1)
  - Funding Source: General Fund
  - Responsible Party: Economic Development Department
  - Time Frame: ~~2006-2007 ongoing~~Business Retention Program and survey to be conducted in 2008.

Policy H.7.2: Pursue state and federal funding sources needed to achieve the desired range of housing choice.

- Action H.7.2.1 – Pursue available and appropriate state and federal funding sources to support efforts to meet new construction needs of very low-, low-, and moderate-income households. Appropriate sources of funding will be determined on a case-by-case basis. (See Program Timelines and Potential Funding below.) The City will collaborate with non-profit organizations and agencies such as Northern California Construction Training, Community Housing Opportunity Corporation, and the Sacramento Housing and Redevelopment Agency. Potential funding sources for this program will include the CDBG ~~and~~, HOME, CalHome, BEGIN programs, the state ~~Downtown Rebound Program (assuming funding becomes available), the state~~ Multi-Family Housing Program, California Housing Finance Agency programs (such as HELP), tax exempt bond financing, low-income housing tax credits, the Federal Home Loan Bank Affordable Housing Program, and various other HUD programs for special needs groups. (Also see Action H.4.4.3)

Funding Source: Economic Development Initiations Grant (EDI) CDBG, ~~Downtown Rebound Program,~~ HOME, CalHome, BEGIN, Multi-Family Housing program, California Housing Finance Agency), HELP Program, HUD Program Section 221(d), Section 202 (elderly), Section 811 (persons with disabilities), Federal Home Loan Bank, Tax Exempt Bonds, Low-Income Housing Tax Credits (state and federal), and Housing Tax Increment Funds, Workforce Housing Reward Program Funds

Responsible Party: Housing Department and Redevelopment Agency

Time Frame: Ongoing. The City will apply for all of the above loans and grants as Notices of Funding Available (NOFA's) are released from HCD.

- Action H.7.2.2 – Work with financial institutions serving Rancho Cordova to solicit interest in providing financing for very low-, low- and moderate-income housing as part of their responsibilities under the Federal Community Reinvestment Act (CRA). The City will seek specific lending commitments to be used in conjunction with Redevelopment Agency funds and state and federal funds. The City will work with interested lending institutions and developers to use existing CRA-funded programs through the Federal Home Loan Bank Board and the Federal Reserve Bank Board.

  Funding Source: CDBG, HOME, Redevelopment Tax Increment Funds and other funds (as funding becomes available to the City)

  Responsible Party: Housing Department and Redevelopment Agency

  Time Frame: Meet with financial institutions serving Rancho Cordova annually to determine what funding is available for lower-income households.

Policy H.7.3: Cooperate with affordable housing providers and provide regulatory and financial incentives to develop, acquire, rehabilitate, and/or manage housing affordable to very low-, low-, or moderate-income households.

- Action H.7.3.1 – The City will remove the following governmental constraints:
  - Amend the Zoning Code to allow secondary dwelling units by right in single-family residential zones. (Action H.4.1.3).
  - Amend the Zoning Code to include State Law density bonus provisions (Action H.4.3.1).
  - Update parking requirements in the Zoning Code to reflect the needs of multi-family rental properties as well as other special needs residents occurring at comparable developments existing in the City (Action H.4.5.1).
  - Amend the Zoning Code to allow farmworker employee housing (12 or fewer employees) as of right in the AG-20, AG-160, UR, IR, AR-1-10 zones (Action H.4.3.2).

  Funding Source: General Fund

  Responsible Party: Planning Department

- Time Frame: ~~Amendments to the Zoning Code will~~ Will be addressed and completed ~~by December 2007~~as part of the comprehensive Zoning Code update in 2008.

- Action H.7.3.2 – Develop incentives for the development of affordable housing that include but are not limited to the following:
  - Financial assistance (based on availability of housing funds);
  - Expedited development review;
  - Streamlined processing; and
  - Modification of development standards on a case-by-case basis.
  - Funding Source: General Fund
  - Responsible Party: Housing Department ~~and,~~ Redevelopment Agency and Planning Department
  - Time Frame: Offer incentives on a case-by-case basis as they apply to the project.

Policy H.7.4: Require non-residential development to provide for the affordable housing needs generated or contributed to by their development.

- Action H.7.4.1 – Update the existing Very Low Income Housing Trust Fund Fee (fee for non-residential development) to better address the needs and desires of City. The update to the fee program shall include the following:
  - An updated nexus study addressing both very low- and low-income housing needs generated by non-residential development, including the cost to provide a variety of lower-income housing types;
  - A fee structure based on defined types of non-residential development that are consistent with uses identified in the Zoning Code;
  - A fee component to cover administrative costs;
  - An annual inflationary adjustment;
  - Exempt uses; and
  - Allowed uses of the fee, including its use to provide pre-development, construction, and permanent financing for affordable multi-family projects, and provide a homebuyer assistance program.
  - Funding Source: General Fund
  - Responsible Party: Housing Department
  - Time Frame: Update the existing Very Low Income Housing Trust Fund Fee by June ~~2007~~2009.

Policy H.7.5: Utilize Redevelopment Area for the generation of redevelopment housing set-aside funds.

QUANTIFIED OBJECTIVES SUMMARY

Based on the policies and actions outlined above the following objectives represent a reasonable expectation of the maximum number of new housing units that will be developed, rehabilitated, or conserved, and the number of households that will be assisted over the next two years. The City should be able to facilitate the construction of 701 new units, assist with the rehabilitation of 26 units, preserve 99 units, and convert 46 market-rate rental units to affordable homeownership units between 2005 and 2007.

TABLE H-3
QUANTIFIED OBJECTIVES

Action Item	Very Low-Income	Low-Income	Moderate-Income	Total
New Construction				
Policy H.1.1.3 (Mixed-Income Housing)	~~221~~ --	~~221~~70	~~221~~500	~~663~~570
Policy H.4.1 (Sustainable Neighborhoods)	--	~~10~~--	--	~~10~~--
Policy H.5.1 (First-Time Homebuyer) [1]	--	~~4~~5	20	~~6~~25
Policy H.7.4 (VLHTF)	~~2~~10	-	-	~~2~~10
Policy H.7.5 (Housing Set-Aside Low/Mod Funds) [1]	~~10~~20	~~5~~10	~~5~~10	~~20~~40
Subtotal	~~233~~ 30	~~240~~85	~~228~~530	~~701~~645
Rehabilitation				
Policy H.2.2.1 (Rehabilitation)	~~11~~40	~~113~~50	–10	~~22~~100
Policy H.2.~~3~~2.1 (Barrier Removal)	~~2~~10	~~2~~10	--	~~4~~20
Subtotal	~~13~~50	~~13~~60	–10	~~26~~120[2]
Preservation				
H.2.7	~~9~~9	--	~~9~~9	
Subtotal	~~9~~9	--	~~9~~9	
Conversion of Existing Market-Rate Housing to Affordable and/or Homeownership				
Policy H.5.1 (First-Time Homebuyer)	--	~~10~~5	65	~~16~~10

Policy H.5.2 (Multifamily Conversion)	10	10	10	30

Action Item	Very Low-Income	Low-Income	Moderate-Income	Total
Subtotal	10	~~20~~15	~~16~~15	~~46~~40
Total	~~62~~8	~~28~~1	~~90~~9	

[1] The City will begin collecting for these two programs during this housing element cycle.
[2]Based on an estimate of the amount of CDBG funds the City could potentially receive starting July 1, 2006 through the end of the ~~3rd Housing Element~~5th CDBG cycle (June 30,~~2007~~ 2013). This number includes Housing Rehabilitation Loans and Emergency Repair Loans.

EFFORTS TO ACHIEVE CITIZEN PARTICIPATION

Rancho Cordova, a new city that incorporated as a result of the long-term efforts of its citizens, prioritizes the involvement of its residents in the development of plans aimed at improving the quality of life in the community, such as the General Plan and Housing Element.

Therefore, Rancho Cordova welcomes that Section 65583[c][6] of California Government Code requires cities and counties to make a diligent effort to achieve participation by all segments of the community in preparing a Housing Element. Compliance with that regulation is in alignment with Rancho Cordova's approach to citizen participation.

The diligent effort required by State law means that local jurisdictions must do more than issue the customary public notices and conduct standard public hearings prior to adopting a Housing Element. State law requires cities and counties to take active steps to inform, involve, and solicit input from the public, particularly low-income and minority households that might otherwise not participate in the process. Active involvement of all segments of the community may include one or more of the following:

- Outreach to community organizations serving low-income, special needs, and ~~undeserved~~underserved populations;
- Special workshops, meetings, or study sessions that include participation by these groups;
- Establishment of an advisory committee with representatives of various housing interests; and
- Public information materials translated into languages other than English if a significant percentage of the population is not English-proficient.

To meet the requirements of State law, the City of Rancho Cordova has completed the public outreach and community involvement activities described below.

PUBLIC MEETING AND HEARINGS

In preparation of the update to the Housing Element, the City initiated broad public participation to ~~help shape~~gather input on Rancho Cordova's housing policies and implementation strategies. All workshops, meetings, and surveys associated with the General Plan are listed below and information for these meetings was made available in Spanish and Russian. Meetings were well attended by residents of the city, housing advocacy representatives, non-profit housing organizations, Legal Services of Northern California, labor organizations, residential developer representatives, and the North State Building Industry Association staff.

Public Workshops and Stakeholder Meetings

- ~~June – July 2004. The General Plan Team facilitated four Visioning Workshops throughout the community to introduce the General Plan project, provide context for Building a City, and to solicit input on desires for the future of Rancho Cordova. These meetings were well attended by residents, affordable housing advocates, and the development community.~~

- ~~July 2004. Outreach meeting at the Russian Community Center with translators to introduce the project, solicit input on key issues, and distribute the General Plan Survey (translated into Russian).~~

- ~~October 2004. City staff met with the Rancho Cordova Chamber of Commerce their Affordable Housing Task Force to hear recommended housing policies.~~

- December ~~2004 thru April 2005. City staff initiated meetings with Legal Services of Northern California, Sacramento Housing Alliance, and Citizens for One Rancho Cordova Affordable for All to solicit input in the development of Housing Element.~~

~~February 14, 2006. BIA~~2007 – Stakeholder meeting to discuss the ~~Housing Element process and hear suggestions on potential housing program solutions~~proposed zoning code update.

- February ~~15, 2006; City organized a meeting of interest groups (BIA, community groups and housing advocates) to discuss potential and preferred housing program solutions with a focus on mixed income housing solutions.~~2008. – A two-day workshop session was held to discuss housing issues within the City and the Mixed Income Housing Policy (MIHP). The first part of the workshop was an educational seminar featuring keynote speakers to address the necessity and

feasibility of having housing available for all income levels. The second day of the workshop focused on the MIHP. Attendees were presented with information on the housing market in Rancho Cordova and given the opportunity to voice their concerns and discuss the MIHP among other stakeholders, City staff and elected officials.

- March 2008 – A public meeting was held to provide information on the Housing Element update process and to solicit input from the community on current housing issues and concerns. Participants were asked to complete a questionnaire, which was also made available on the City's website in English, Russian and Spanish.
- May 2008 – A stakeholder meeting of housing advocates and developers was held at City Hall to discuss the draft Housing Element and obtain feedback from the housing community.

Surveys

~~General Plan Survey.~~

- A ~~General Plan~~Housing Element Survey was prepared to better understand who lives here and why, as well as ~~the likes and dislikes of the existing community.~~to obtain input on current housing issued and concerns This survey was distributed at public workshops and made available electronically on the City's website. The survey was also translated in both Spanish and Russian.

~~General Plan Advisory Committee (GPAC) Meetings~~

- ~~January 20, 2005. Introduction to housing terms and policy options/considerations related to the General Plan Housing Element.~~
- ~~February 17, 2005. GPAC split into two teams focused on a set of elements with the primary objective of the meeting to identify of key issues that each of the General Plan Elements should solve. At this meeting, staff distributed the existing conditions report.~~
- ~~March 17, 2005. Discussion of preliminary goals and policies for Land Use, Urban Design, Housing, Natural Resources, Cultural and Historic Resources, and Open Space, Parks, and Trails Elements.~~

~~April 20, 2006. Scheduled presentation and discussion of Draft General Plan and EIR.~~

City Council Study Sessions and Meetings

- ~~July 6, 2004. Formation of the General Plan Advisory Committee (GPAC).~~
- ~~December 2004. Presentation of the Rancho Cordova Chamber of Commerce Affordable Housing Task Force.~~
- March ~~16, 2005. Joint Special Meeting with the GPAC to discuss housing issues and policy considerations.~~

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- ~~June 15, 2005. Discussion of City Council requests for additional analysis/work~~2008 – Staff conducted a publicly noticed Council presentation on the ~~General Plan.~~

- ~~July 18 and August 1, 2005. Approval of expanded General plan scope of work (e.g., Pro Forma, PLACE3S, Downtown Vision) and direction to request a six-month extension from the Office of Planning and Research Research (OPR) to adopt the City's first General Plan.~~

~~January 24, 2006. City Council~~ status and process for the Housing Element update, including information to the public on significant policy issues that will be addressed in the Housing ~~Workshop to present the~~ Element update and dates for future meetings with opportunities for the public to provide input ~~received to date on housing, specific local and regional housing needs, and housing programs being implemented throughout California~~on the Housing Element.

- ~~February 21, 2006. Public hearing to discuss and establish the framework for housing programs, particularly the City Council's approach on mixed-income housing solutions.~~

- April 2008 – Council Work Session. Staff participated in a publicly noticed Work Session with the City Council to discuss issues raised by the community in the previously held meetings, results of questionnaires, new and/or revised policies for consideration for inclusion in the Housing Element update and other issues identified through the update process.

May/June 2008 – City Council meetings

[Reserved for Summary of meetings that have been conducted in May and June.]

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Public Noticing

The public workshops were noticed in the regional and local newspapers, specifically, the Sacramento Bee and The Grapevine Independent. The following is a list of organizations that were contacted and attended public meetings during the drafting of the Housing Element.

~~•Sacramento Valley Organizing Community~~

~~•Cordova Community Council~~

~~•Citizens for One Rancho Cordova Affordable for All~~

~~•California Coalition for Rural Housing~~

~~•Sacramento County Housing Alliance~~

~~•AKT Development Corporation~~

~~•Hodgson Company~~

~~•Lennar Homes~~

~~•North State Building Industry Association~~

~~•Sacramento Central Labor Council~~

~~•Beazer Homes~~

~~•Legal Services of Northern California~~

~~•Mercy Housing~~

~~•USA Properties~~

~~•St. Anton Properties~~

~~•Rancho Cordova Chamber of Commerce~~

~~•Sacramento Self Help Housing~~

~~•Community Housing Opportunities Corporation (CHOC)~~

~~•Resources for Independent Living (RIL)~~

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~~REVIEW OF PREVIOUS ELEMENT~~

- Sacramento Valley Organizing Community • Cordova Community Council
- Citizens for One Rancho Cordova Affordable for All • California Coalition for Rural Housing • Sacramento County Housing Alliance • AKT Development Corporation • Hodgson Company • Lennar Homes
- North State Building Industry Association • Sacramento Central Labor Council
- Beazer Homes • Legal Services of Northern California
- Mercy Housing • USA Properties • St. Anton Properties • Rancho Cordova Chamber of Commerce • Sacramento Self Help Housing • Community Housing Opportunities Corporation (CHOC) • Resources for Independent Living (RIL)

REVIEW OF PREVIOUS ELEMENT

The City of Rancho Cordova incorporated on July 1, 2003 and the first Housing Element was adopted in June 2006. This is the City's first Housing Element~~, and therefore~~ review ~~of a previous element is not applicable. The City is in the process of adopting its first Consolidated Plan and Action Plan that provide policies and goals pertaining to housing.~~

Policy/Program	Objective (quantified/qualified)	Result	Evaluation	Continue/Modify/Delete
Action H.1.1.3 Action H.1.1.4 (Mixed Income Housing)	Create 221 units for very low-income households, 221 units for low-income households and 221 units for moderate income households.	20 units for low-income, 203 units for moderate income households	Somewhat successful. No new units have been entitled since	Modify. The City's Mixed Income Housing Program policy will be finalized and implemented in 2008. City Staff has been authorized to evaluate the formation of a

		have been built.	the City's Housing Element was Certified. All new development is required to satisfy the City's Mixed Income Housing Policy.	multiple-function Housing Trust.

Policy H.4.1. (Sustainable Neighborhoods)	Create 10 units for low-income households.	No units completed.	Not successful.		Continue. City will continue to pursue funding for low- and moderate-income home buyers.
Action H.5.1 (First-time Homebuyer – new construction)	Create homeownership opportunities for 4 low-income and 2 moderate income households.	No units completed. Currently in negotiations with non-profit developer to develop up to 4 units for low-income households.	Somewhat successful.		Continue. City will continue to pursue funding for low- and moderate-income home buyers.
Action H.7.4 (VLIHTF)	Utilize the Very Low Income Housing Trust Fund (VLIHTF) to create 2 units of housing of very low-income households.	No units completed. Negotiation in process for development of very low-income units on two separate sites.	Somewhat successful.		Modify. Update the City's VLIHTF fees to generate funding for very-low income housing.
Action H.7.4.5 (RDA Housing Set-Aside Funds)	Utilize the Housing Set-Aside funds to create units for 10 very low-, 5 low-, and 5 moderate income households.	No units completed. Negotiations in process for development of very low-income housing.	Somewhat successful. Source of funding becoming available in FY 08-09.		Continue. Adequate funding was not available during the planning period for development of housing. City will continue to accumulate funds which will be used for affordable housing development.
Action H.2.2 (Rehabilitation)	Provide funding for the rehabilitation of 11 units for very low- , and 11 units for low-income households.	146 units rehabilitated, including 24 units very low-income and 112 units low-income.	Successful. Exceeded expectations.		Continue. City will continue to pursue funding sources for rehabilitation of units for very low-, and low-income households.
Action H.2.2 (Barrier removal)	Provide funding for emergency repairs, including accessibility barrier removal, for 2 very low- and 2 low-income senior and disabled households.	Four units improved for elderly and/or disabled households.	Successful		Continue. Funding provided through the CDBG program.

Action H.2.7 (Preservation)	Preserve 99 rental units for very low-income households.	34 units preserved	Somewhat successful.	Continue.

Action H.5.1 (First-time Homebuyer - conversion)	Implement homebuyer assistance programs resulting in 10 units for low-, and 6 units for moderate-income households.	No units assisted	Not Successful.		Continue. City will continue to pursue funding sources to assist low- and moderate-income households purchase homes.
Action H.5.2 (Multifamily Conversion)	Conversion of rental units to for-sale ownership units, resulting in 10 units for very low-, 10 units for low-, and 10 units for moderate-income households.	No units converted.	Not successful.		Modify. The City will adopt a Condo Conversion Ordinance as part of the Zoning Code update in 2008.

Appendix

Draft Housing Element Needs Assessment

Redline Draft
~~May 27~~June 5, 2008

TABLE OF CONTENTS

Introduction

Summary

Findings.....1

Population Trends

Income and Poverty

Employment Trends

Special Needs

Housing Characteristics

Housing Costs and Affordability

Opportunities and Constraints

Housing Needs and Opportunities

Population Characteristics

Population Trends

Population by Age

Population by race and Ethnicity

Household Characteristics

Growth Projections

Household Size

Household Type

Income Characteristics

Household Income

Poverty

Employment Characteristics

Area Employment Trends

Special Housing Needs

Senior Households
Senior Housing
Disabled Persons
Single-Parent and Female-Headed Households
Agricultural Workers
Homeless Persons
Housing Characteristics
Household Tenure
Overcrowded Households
Historic Residential Construction Trends
Housing Vacancy
Age of Housing Stock
Condition of the Housing Stock
Redevelopment are Blight Assessment
Housing Costs and Overpayment
Rental Prices of Selected Home in Ranch of Cordova and Surrounding Areas
Mobile Home Parks
Overpayment
Housing Affordability by Household Income
Factors Contributing to the Future Housing Needs of Rancho Cordova
Regional Housing Needs Allocation
Future Development Potential
Available Multi-Family Sites
Available Single-Family Sites
Proposed Projects
Housing Resources and Incentives
Affordable Housing Projects in Rancho Cordova
At-Risk Housing
Cost Analysis

Resources and Incentives for Affordable Housing

Incentives for Affordable Housing Development

Housing Constraints

Governmental and Non-Governmental Constraints

Governmental Constraints

Land Use Controls

Residential Development Standards

Specific Plan and Special Planning Areas

Design Guidelines

Provision for a Variety of Housing

Site Improvements, Development Impact Fees, and Processing Fees

Second Dwelling Units

Specific Plan Areas

Development Permit and Approval Process

Code Enforcement

Available Multi-Family Sites

Available Single-Family Sites

Infrastructure Capacity

Environment

Land Cost

Construction and Labor Cost

Availability of Financing

Opportunities for Energy Conservation

Bibliography

List of Tables

Table A-1 Population Trends
Table A-2 2000 Population by Age
Table A-3 2000 Population by Race

Table A-4 City of Rancho Cordova Growth Projections
Table A-5 Household Size
Table A-6 Household Characteristics
Table A-7 Maximum Household Income Level By Household Size
Table A-8 2000 Household Income
Table A-9 2000 Income Categories
Table A-10 Poverty Thresholds
Table A-11 Poverty Rates
Table A-12 Largest Employers in the City of Rancho Cordova
Table A-13 Sacramento County Occupational Employment
Table A-14 Sacramento County Occupational Projections of Employment
Table A-15 City of Rancho Cordova Senior Population
Table A-16 City of Rancho Cordova Senior Households by Tenure
Table A-17 City of Rancho Cordova Residential Care Homes for the Elderly
Table A-18 City of Rancho Cordova Disability Type by Age
Table A-19 Residential Care Facilities
Table A-20 Large Units in Rancho Cordova
Table A-21 2000 Household Tenure
Table A-22 Housing Unit Type
Table A-23 2000 Overcrowded Households
Table A-24 Household Vacancy Status
Table A-25 Age of Housing
Table A-26 Blight Assessment Results
Table A-27 Median Housing Resale Price – Rancho Cordova
Table A-28 New Single-family Home Size and Price Statistics
Table A-29 Historic Median Sales Price of Single-family Homes in Sacramento County
Table A-30 Rental Prices for Selected Apartments in Rancho Cordova
Table A-31 Rental Prices for Single-family, Duplex and Condominium Homes
Table A-32 Mobile Home Prices in Sacramento Area
Table A-33 Mobile Home Parks in Rancho Cordova
Table A-34 Rancho Cordova Housing Expenditure Rate per Income Group
Table A-35 Affordable Renter-Occupied Housing Costs
Table A-36 Affordable Owner Occupied Housing Costs
Table A-37 Rancho Cordova Regional Housing Needs Allocation for 2006-2013
Table A-38 Vacant Multi-family Site Characteristics
Table A-39 Vacant Single-family Site Characteristics
Table A-40 Site Characteristics
Table A-41 Affordable At-Risk Housing Projects
Table A-42 General Plan Residential Land Use Designations
Table A-43 Residential Land Use Zones and Densities
Table A-44 Housing Types Permitted by Zoning District
Table A-45 Site Improvements
Table A-46 Community Facilities Fee
Table A-47 Planning Fees

Table A-48 Development Fees for a Single-family Residential Unit and 100-Unit Project
Table A-49 Development Fees for Multi-family Residential Unit and Project
Table A-50Estimate of Development Fees for a Single-family Home in the Anatolia Area
Table A-51 Estimated Application Processing Times
Table A-52 Violations of code Reported by Type
Table A-53 Vacant Land "For Sale"
Table A-54 Interest Rates for 15- and 30-Year Fixed Loans

List of Figures

Figure A-1 Rancho Cordova Redevelopment Area
Figure A-2 Vacant Multi-family Sites
Figure A-3 Approved Under Construction and Proposed Projects

INTRODUCTION

The Housing Needs Assessment analyzes population and housing characteristics, identifies special housing needs among certain population groups, evaluates housing conditions, and provides other important information to support the goals, policies, and programs that will meet the needs of current and future Rancho Cordova residents.
The data used to prepare this analysis was collected from 1990 and 2000 US Census reports, State Department of Finance and Sacramento Area Council of Governments (SACOG) publications, City documents, and various other sources. Since the 2000 Census data was not aggregated for the City of Rancho Cordova's boundaries, the 1990 and 2000 figures taken from Census data were based on a tabulation of the data that most closely matched the City's boundaries.

The Housing Needs Assessment is comprised of four sections. The first section focuses on demographic information, including population trends, ethnicity, age, household composition, income, employment, and housing characteristics. The demographic background is followed by an outline of the general characteristics of the community and an identification of those characteristics that may have significant impacts on housing needs in the community.

The second section describes the City's resources, historic development patterns, and housing opportunities. It also discusses the City's existing housing stock and potential areas for future housing development.

The third section centers on the governmental and non-governmental constraints to housing development in Rancho Cordova. The City established planning,

zoning, and building standards that guide residential development patterns and influence housing availability and affordability. There are also numerous non-governmental constraints, such as environmental and housing market conditions, that affect the location, availability, affordability, and type of housing that is constructed in Rancho Cordova. Non-governmental constraints include such factors as the availability and cost of preparing and developing land for housing, as well as the business decisions of individuals and organizations in home building, finance, real estate, and rental housing industries.

The final section of the Housing Needs Assessment covers energy conservation opportunities, which may reduce costs to homeowners and infrastructure costs to the City. A reduction in basic living costs through energy savings will allow more households to afford adequate housing.

SUMMARY FINDINGS

The following is a summary of findings from the Housing Needs Assessment Report.

Population Trends

According to PLACE3S, a model that reflects local plans, pending development applications, and local land use patterns and desires, the City of Rancho Cordova is expected to grow significantly over the next 25 years. The City is expected to experience a population increase of 64 percent between 2005 and 2010, growing from 53,378 to 89,275 residents. Between 2010 and 2030, an additional 105 percent increase is anticipated, bringing the population total to 183,362.

Income and Poverty

The 2005 median family income for Rancho Cordova is $53,600, and more than half of the households have incomes over $40,000 (Applied Development Economics' City of Rancho Cordova Economic Background Report, 2004).

According to the 2000 Census, about 16 percent of persons in Rancho Cordova had incomes below the poverty level. Residents 65 years of age or older had the lowest poverty rate in Rancho Cordova, at around six percent, while children had the highest at 24 percent.

Employment Trends

According to Applied ~~Development Economics' City of Rancho Cordova Economic Background Report (2004), over 68~~Geographic Solutions[1], in 2007 there were approximately 56,000 jobs~~,~~ within a four-mile radius of Rancho

[1] www.RanchoCordovaProspector.com

Cordova's city center. This number accounts for around ~~12~~9 percent of Sacramento County's total employment~~, are located within Rancho Cordova's city limits~~. The ~~city's~~City's most concentrated major industries are professional and business services (~~14~~18,000 jobs), financial (~~13~~9,000 jobs), wholesale and retail trade (~~11~~13,000 jobs), construction (~~9~~7,000 jobs)~~,~~ and manufacturing (~~6~~4,000 jobs). These industries represent ~~78~~91 percent of all city employment. This strong city employment base leads to a jobs-housing balance of approximately 2:1 , meaning there are two job opportunities in Rancho Cordova for every household, a benefit other communities envy.

Special Needs

Disabled households are projected to need the greatest amount of housing through 2007, requiring an additional 3,451 new housing units, or approximately 782 new units per year. Single-parent households are projected to need an additional 2,333 new housing units, an average of nearly 333 new units per year from 2000 to 2007 ("Single-parent family/household," means only one parent is present in the home. The parent may be never married, widowed, divorced, or married, spouse absent). Following closely are large family households, which will need an additional 2,218 housing units before 2008, which amounts to approximately 318 new units per year.

Housing Characteristics

According to the 2000 Census, the percentage of rental households in Rancho Cordova (52 percent) ~~is~~was slightly higher than that of owner-occupied households (48 percent). At 49 percent, single-family homes ~~comprise~~comprised the largest housing type category. Multi-family housing units in complexes of five or more units ~~account~~accounted for 26 percent of the housing stock. The recent construction boom created over 3,000 additional single-family homes. According to the City of Rancho Cordova's Geographic Information System, the vast majority of these new homes are owner-occupied, resulting in a rise in the percentage of owner-occupied housing units to 57 percent.

Approximately ~~40~~35 percent of Rancho Cordova's housing stock is over 35 years old, and ~~only 14~~25 percent has been constructed since 1990.

Housing Costs and Affordability

The median sales price for an existing home in Rancho Cordova was $~~317~~328,000 in ~~of May 2005~~December 2007, as reported by ~~the California Association of Realtors~~DataQuick Information Systems, DRA. Developers building homes within the next year plan to offer single-family units with prices starting in the low to middle $~~300~~200,000s and ranging up to the ~~high~~mid $800,000s. Townhouses in the area, most of which will have two or three bedrooms, are expected to be priced starting in the low $200,000s. The average monthly rent for apartments of

all types in Rancho Cordova ranged from $~~550~~600 for a studio to $1,~~525~~449 for a three-bedroom (~~May 2005~~January 2008).
The maximum affordable sales price for a four-person, very low-income household is $~~106,830~~103,493, while the maximum affordable sales price for a four-person low-income household is $~~171,000~~152,127. The median sales price for a three-bedroom existing home was $~~317~~328,000 in ~~May 2005~~December 2007, well above the maximum sales price affordable for very low-, low-, and moderate-income groups.

Opportunities and Constraints

In order to comply with the Sacramento Area Council of Governments' (SACOG) Regional Housing Needs Projection (RHNP) allocation targets for very low- and low-income groups, before ~~2008~~2013 the City of Rancho Cordova will need to provide an additional ~~966~~3,702 affordable housing units. In addition, the City will have to provide ~~1,845~~6,693 new housing units available to moderate- and above moderate-income households. A total of ~~2,811~~10,395 new housing units are anticipated to be needed in the City of Rancho Cordova by the end of ~~2007~~2013.

Currently, the City of Rancho Cordova has 550 acres of vacant land zoned solely for single-family development. This acreage can accommodate 3,338 new housing units. An additional ~~21.22~~150.25 acres with zoning designations that allow multifamily development can accommodate ~~385~~ 2,617 units. There are 3,477 units currently approved and an additional 28,805 units being proposed in Specific Plan Projects and Special Planning Areas, the majority of which plan to target above moderate-income households.

~~HOUSING NEEDS AND OPPORUNITIES~~

~~POPULATION CHARACTERISTICS~~

HOUSING NEEDS AND OPPORTUNITIES

POPULATION CHARACTERISTICS

Population Trends

Rancho Cordova became an incorporated city on July 1, 2003. It is the seventh community in Sacramento County to incorporate and is also California's four hundred seventy-eighth city. A part of the greater Sacramento region, Rancho Cordova lies on the Highway 50 corridor between Sacramento and Folsom, and is situated next to Mather Field and the American River.

The Rancho Cordova unincorporated area grew at a slower pace than the Sacramento region and the state, with growth of four percent during the 1990 to 2000 decade, as compared to 17 and 14 percent for Sacramento County and the state, respectively. Rancho Cordova is currently experiencing increasing population growth rates (Table A-1). Between 2000 and 2004, Sacramento County and the state saw growth rates of about ten percent and seven percent, respectively, while Rancho Cordova's population increased by seven percent. Claritas Regional Research Institute (2004) projects the City will grow by approximately eight percent between 2004 and 2009, an increase of 4,321 people.

TABLE A-1
POPULATION TRENDS

Year	Rancho Cordova	Sacramento County	California
~~1990~~1991	51,322	1,041,219	29,758,213
~~2000~~2002	53,605	1,223,499	33,871,648
~~2004~~2043	57,527	1,346,205	36,271,091
~~2009~~2094	61,848	N/A	N/A

Source: ~~1~~1990 Census, Summary File
1 presents counts and information collected from all people and housing units.
2 2000 Census, Summary File 1 presents counts and information collected from all people and housing units.
3 Claritas, Regional Research Institute, July 2004, estimate; California Department of Finance, E-5 City/County Population and Housing Estimates, 2005.
4 Claritas, Regional Research Institute, July 2004, projection.

Population by Age

The City of Rancho Cordova has a younger overall population than Sacramento County and the state as a whole. The median age for the City is 30.8 years compared to 33.8 years for Sacramento County and 33.3 years for the state. However, the percentage of children (19 years or younger) and elderly (65 years or older) in Rancho Cordova is similar to the percentages in the County and the state.

Generally, persons aged 25 to 44 are considered to be in the family-forming age group. This family-forming age group represents 32 percent of the population in the City, as compared to 31 percent of Sacramento County. The 65 and older age group accounts for ten percent of the City's total population, 11 percent of the County's population, and ten percent of the state's population. Residents of retirement age make up a significantly smaller proportion of the population than those in the family-forming age group, suggesting that Rancho Cordova has a greater draw for the working-age population and families.

Table A-2 shows the age characteristics for California, Sacramento County, and the City of Rancho Cordova from the 2000 Census.

TABLE A-2
2000 POPULATION BY AGE

Age Group	Rancho Cordova		Sacramento County		California	
	Number	Percent	Number	Percent	Number	Percent
Under 5 years	4,343	8%	88,922	7%	2,486,981	7%
5 to 9 years	4,468	8%	99,028	8%	2,725,880	8%
10 to 14	4,093	8%	95,316	8%	2,570,822	8%
15 to 19	3,779	7%	87,895	7%	2,450,880	7%
20 to 24	3,991	7%	82,218	7%	2,381,288	7%
25 to 34	8,625	16%	179,839	15%	5,229,062	15%
35 to 44	8,490	16%	199,003	16%	5,485,341	16%
45 to 54	6,175	12%	160,742	13%	4,331,635	13%
55 to 59	2,194	4%	52,353	4%	1,467,252	4%
60 to 64	2,082	4%	42,308	4%	1,146,841	3%
65 to 74	3,337	6%	71,092	6%	1,887,823	5%
75 to 84	1,638	3%	49,266	4%	1,282,178	4%
85 year and over	390	1%	15,517	1%	425,657	1%
Total	53,605	100%	1,223,499	100%	33,871,648	100%
Median Age	30.8		33.8		33.3	

Source: 2000 Census. Summary File 1 presents counts and collected from all people and housing units.

Population by Race and Ethnicity

According to the 2000 Census, the largest ethnic group in Rancho Cordova is Whites, representing 62 percent of the City's total population. Whites also represent the Sacramento County's largest ethnic group, making up 58 percent of the County's total population. Persons of Hispanic Origin make up the second largest ethnic group, 13 percent in Rancho Cordova and 15 percent in Sacramento County. African Americans make up the third largest ethnic group in the City, representing 11 percent of the Rancho Cordova's population and 10 percent of the County's population. Asians, which include people of Chinese, Filipino, Japanese, Korean, Vietnamese, and other Asian descents, are also a sizable ethnic group in the City (8 percent) and Sacramento County (11 percent). The City of Rancho Cordova, Sacramento County, and California race characteristics are shown in Table A-3.

TABLE A-3
2000 POPULATION BY RACE

Race	Rancho Cordova		Sacramento County		California	
	Number	Percent	Number	Percent	Number	Percent
White	33,063	62%	706,655	58%	15,816,790	47%
African American	5,919	11%	118,073	10%	2,181,926	6%
American Indian and Alaska Native	389	1%	9,070	1%	178,984	1%
Asian	4,326	8%	132,601	11%	3,648,860	11%
Native Hawaiian or Pacific Islander	256	<1%	6,788	1%	103,736	<1%
Other Race	139	<1%	3,406	<1%	71,681	<1%
Two or more Races	2,617	5%	51,016	4%	903,115	3%
Hispanic Origin	6,896	13%	195,890	15%	10,966,556	32%
Total	53,605	100.0%	1,223,499	100%	33,871,648	100%

Source: Census 2000. Summary File 1 presents counts and collected from all people and housing units.

HOUSEHOLD CHARACTERISTICS

Growth Projections

The 2000 Census states that there were 19,918 households in the City of Rancho Cordova, a 9 percent increase over the number of households in 1990. PLACE3S software, which attempts to account for local plans, land use patterns, and development desires, along with pending development applications, may more predict population growth more accurately than other models. Table A-4 shows the PLACE3S projections for the City of Rancho Cordova's population, housing, and housing units. According to PLACE3S, the City of Rancho Cordova will increase to 54,378 persons and 20,442 households by 2010 and then increase to 183,362 persons and 69,986 households by 2030. This is a 64 percent increase in population and a 66 percent increase in households between 2005 and 2010. Between 2010 and 2030, annual population growth will continue to grow 105 percent increase in population and an 105 percent increase in households are expected to occur.

TABLE A-4
CITY OF RANCHO CORDOVA GROWTH PROJECTIONS

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	1990[1]	2000[2]	2005[3]	2010[3]	2030[3]
Population	48,731	53,605	54,378	89,275	183,362
Households	18,156	19,918	20,442	34,023	69,986
Housing Units	19,072	21,617	22,442	36,926	75,957
Detached	9,929	10,567	11,134	17,931	36,344
Attached	9,143	11,050	11,308	18,992	39,608

1 1990 U.S. Census City of Rancho Cordova, Census Designated Place (CDP).
2 2000 U.S. Census City of Rancho Cordova.
3 City of Rancho Cordova growth projections based on PLACE3S Model.

Household Size

The average household size for Rancho Cordova is 2.68 persons per household, greater than that of Sacramento County (2.64 persons per household) but lower than that of the state (2.87 persons per household). Table A-5 shows that in Rancho Cordova the majority of households are one- and two-person households (26 and 32 percent respectively). The next largest percentage of households in Rancho Cordova was three-person households (17 percent). The City had a lower percentage of households with four to six persons (23 percent) than the County (24 percent) and the state (27 percent).

Similarly to Rancho Cordova, the most common household size for Sacramento County and California was two persons (32 percent and 30 percent, respectively). Large households, defined as those with five or more persons, comprise 13 percent (2,525 households) of Rancho Cordova's households, compared to 12 percent of County households and 16 percent of state households.

TABLE A-5
HOUSEHOLD SIZE

Household Size	Rancho Cordova		Sacramento County		California	
	Number of Households	Percentage	Number of Households	Percentage	Number of Households	Percent
1 person	5,108	26%	120,985	26%	2,708,308	24%
2 person	6,379	32%	143,307	32%	3,408,296	30%
3 person	3,383	17%	73,210	16%	1,841,968	16%
4 person	2,523	13%	61,249	14%	1,707,961	15%
5 person	1,318	7%	29,529	7%	927,539	8%
6 person	644	3%	13,465	3%	450,920	4%
7+ person	563	3%	11,857	2%	457,878	4%
Total	19,918	100%	453,602	100%	11,502,870	100%
Average Household Size	**2.68**		**2.64**		**2.87**	

Source: 2000 Census. Summary File 1 presents counts and information collected from all people and housing units.

Household Type

A family household is a household consisting of two or more people residing together, and related by birth, marriage, or adoption. A large proportion (66 percent) of households in Rancho Cordova is family households, but non-family households are a much smaller proportion (eight percent). A non-family household consists of a householder living alone (a one-person household) or

where the householder shares the home exclusively with people to whom he/she is not related. Similarly, 66 percent of households in Sacramento County and 69 percent of households in California are family households. Rancho Cordova had a higher percentage of female-headed households than either the County or the state. A summary of Rancho Cordova, Sacramento County, and California household characteristics is provided in Table A- 6.

TABLE A-6
HOUSEHOLD CHARACTERISTICS

Household Type	Rancho Cordova		Sacramento County		California	
	Number	Percent	Number	Percent	Number	Percent
Total Households	19,918	100%	453,602	100%	11,502,870	100%
Family Households	13,168	66%	210,378	66%	7,920,049	69%
Married Couple Households	8,759	44%	210,378	51%	5,877,084	46%
Female Householder, no husband present	3,288	25%	63,910	21%	1,448,510	18%
Male Householder no wife present	1,121	9%	23,308	8%	594,455	8%
Non-Family Household	1,642	8%	874,513	8%	35,021	8%
Householder living alone	5,108	26%	120,985	27%	2,708,308	24%
Householder ≥ 65 years old	3,331	17%	84,143	19%	2,162,487	19%
Households with Individuals < 18 years old	7,573	38%	169,353	37%	4,569,910	40%
Households with	3,929	20%	96,579	21%	2,570,170	20%

Individuals > 65 years old

Source: 2000 Census. Summary File 1 presents counts and information collected from all people and housing units.

INCOME CHARACTERISTICS

Household Income

Household income is one of the most significant factors affecting housing choice and opportunity. Income largely determines a household's ability to purchase or rent housing while balancing housing costs with the costs of other necessities. Income levels vary considerably among households, affecting preferences for tenure, location, and housing type. While higher-income households have more discretionary income to spend on housing, lower- and moderate-income households are limited in the range of housing they can afford. Typically, as the income of a household decreases, the incidence of housing cost burdening and overcrowding increases.

For the purpose of evaluating housing affordability, housing need, and eligibility for housing assistance, income levels are defined by guidelines adopted each year by the California State Department of Housing and Community Development (HCD). For Sacramento County, the applicable median income for a family of four in ~~2005~~2008 is ~~$64,100~~71,000. HCD does not estimate median income for cities but research indicates that the median four-person household income for Rancho Cordova is approximately $53,600 (2005) and that more than half of the households have incomes over $40,000 (Applied Development Economics' City of Rancho Cordova Economic Draft Background Report, 2004).

HCD has defined the following income categories for Sacramento County, based on the median income for a household of four persons.

- Very low-income: 31 to 50 percent of median income ($0 to $~~32,050~~35,500)
- Low-income: 51 to 80 percent of median income ($~~32,050~~35,501 to $~~51,300~~56,800)
- Moderate-income: 81 to 120 percent of median income ($~~51,301~~56,801 to $~~76,900~~71,000)
- Above moderate-income: 120 percent or more of median income ($~~76,901~~85,200 or more)

Table A-7 shows Sacramento County's maximum annual income level for each income group, adjusted for household size. This data is used to determine a household's eligibility for federal, state, or local housing assistance and to calculate the maximum affordable housing payment or rent.

TABLE A-7
MAXIMUM HOUSEHOLD INCOME LEVEL
BY HOUSEHOLD SIZE

Household Size	Maximum Income Level			
	Very Low	Low	Median	Moderate
1-Person	~~$22,450~~$24,850	~~$35,900~~$39,750	~~$44,850~~$49,700	~~$53,850~~$59,600
2-Person	~~$25,650~~$28,400	~~$41,000~~$45,450	~~$51,300~~$56,800	~~$61,500~~$68,200
3-Person	~~$28,850~~$31,950	~~$46,150~~$51,100	~~$57,700~~$63,900	~~$69,200~~$76,700
4-Person	~~$32,050~~$35,500	~~$51,300~~$56,800	~~$64,100~~$71,000	~~$76,900~~$85,200
5-Person	~~$34,600~~$38,350	~~$55,400~~$61,350	~~$69,250~~$76,700	~~$83,050~~$92,000
6-Person	$~~37~~41,200	~~$59,500~~$65,900	~~$74,350~~$82,400	~~$89,200~~$98,800
7-Person	~~$39,750~~$44,000	~~$63,600~~$70,450	~~$79,500~~$88,000	~~$95,350~~$105,600
8-Person	~~$42,300~~$46,850	~~$67,700~~$75,000	~~$84,600~~$93,700	$~~101~~112,500

Source: Department of Housing and Community Development, Division of Housing Policy Development, ~~January 2005~~*February 2008.*

Table A-8 shows the distribution of income according to the 2000 Census for the City of Rancho Cordova, Sacramento County, and California. While 30 percent of the households in the City had incomes over $50,000, 44 percent of the households in Sacramento County and 50 percent of the households in California had annual incomes exceeding $50,000. According to the 2000 Census, the median household income in the City of Rancho Cordova was $40,989, while the median family income was $43,341. In comparison, the median household income in Sacramento County was $43,819 and the median household income in California was $47,493.

TABLE A-8
2000 HOUSEHOLD INCOME

Income	2000 Percent of Total Households in Rancho Cordova	2000 Percent of Total Households in Sacramento County	2000 Percent of Total Households in California
Under $14,999	14%	14%	14%
$15,000 to $24,999	13%	12%	12%
$25,000 to $34,999	15%	13%	12%
$35,000 to $49,999	19%	17%	15%
$50,000 to $74,999	22%	20%	20%
$75,000 to $99,999	10%	11%	12%

$100,000 to $149,999	5%	9%	11%
$150,000 to $199,999	1%	2%	3%
$200,000 or more	1%	2%	4%
Median Household Income	$40,989	$43,819	$47,493
Median Family Income	$43,341	$50,717	$53,025
Median Non-Family Income	$32,634	$30,739	$32,711

Source: 2000 Census Summary File 3 presents detailed population and housing data collected from a 1-in-6 sample and weighted to represent the total population.

On average, the household incomes for Rancho Cordova are lower than household incomes for Sacramento County and the State as a whole. Table A-9 provides the percentages of California, Sacramento County and Rancho Cordova residents that are within the very low-, low-, moderate-, and above moderate-income ranges.

TABLE A-9
2000 INCOME CATEGORIES

Income Category	2000 Income Range	Rancho Cordova Percent of Households in 2000 (approximately)	Sacramento County Percent of Households in 2000 (approximately)	California Percent of Households in 2000 (approximately)[1]
Very Low-Income	$0 - $21,908	20%	20%	20%
Low-Income	$21,909 - $25,053	22%	19%	18%
Moderate-Income	$35,054 - $52,579	19%	17%	15%
Above Moderate-Income	$52,580 - +	39%	44%	50%
2000 Median Household		$40,989	$43,816	$47,493

Income Category	2000 Income Range	Rancho Cordova Percent of Households in 2000 (approximately)	Sacramento County Percent of Households in 2000 (approximately)	California Percent of Households in 2000 (approximately)[1]
Income				

Source: 2000 Census. Summary File 3 presents detailed population and housing data collected from a [illegible] sample and weighted to represent the total population.

1 Percentages may not add to 100 due to rounding. Income categories are based on counties' individual median incomes, and thus given percentages may not accurately reflect the percent of families considered to be in any one income category across the state.

Poverty

The poverty threshold is set nationally, and is based on a federally defined level of income for minimum subsistence. The dollar threshold for poverty is adjusted for household size and composition. Table A-10 provides the poverty thresholds for several types of households in 2007~~4~~. Table A-11 compares poverty rates in Rancho Cordova, Sacramento County, and California. Poverty rates and income are greatly affected by economic conditions and job availability.

According to the Census, about 14 percent of persons statewide and countywide had incomes below the poverty level, compared to 16 percent in Rancho Cordova. Residents 65 years of age or more had the lowest poverty rate in Rancho Cordova, at about six percent, less than the County and state levels of seven and eight percent, respectively. Children had the highest poverty rate, 24 percent, above the County and state levels of 18 and 19 percent, respectively.

TABLE A-10
POVERTY THRESHOLDS

Single Person 65+	$9,~~060~~944	Two Adults, One Child	~~$15,205~~$16,689
Single Person Under 65	~~$9,827~~$10,787	One Adult, Three Children	~~$19,223~~$21,100
Two Persons 65+	~~$11,418~~$12,533	Two Adults, Two Children	~~$19,157~~$21,027

Two Persons Under 65	~~$12,649~~$13,884	One Adult, Four Children	~~$22,199~~$24,366
One Adult, Two Children	~~$15,219~~$16,705	Two Adults, Three Children	~~$22,543~~$24,744

-Source: ~~2004~~2007 Census

TABLE A-11
POVERTY RATES

	Rancho Cordova	Sacramento County	California	Rancho Cordova	Sacramento County	California	Rancho Cordova	Sacramento County	California

Above Poverty Level	Below Poverty Level	Poverty Rate

	Rancho Cordova	Sacramento County	California	Rancho Cordova	Sacramento County	California	Rancho Cordova	Sacramento County	California
	Above Poverty Level			Below Poverty Level			Poverty Rate		
65 and Over	4,914	121,795	3,189,366	307	8,628	280,074	6%	7%	8%
Under 65	40,741	910,338	25,630,604	8,151	67,728	4,426,056	17%	7%	15%
Under 18	11,331	261,105	7,275,877	3,672	47,740	1,757,100	24%	18%	19%
18-64	29,410	649,233	17,928,671	4,479	93,428	2,668,619	15%	13%	13%
Female headed Households with Children	1,529	31,166	644,200	781	13,311	310,533	34%	30%	33%
Married Couple Families	4,028	100,240	2,951,346	604	10,564	318,628	13%	10%	10%
White	28,921	691,270	14,210,035	4,423	78,049	1,209,577	13%	10%	7%
African American	4,567	87,737	1,628,071	1,342	27,184	470,155	23%	24%	22%
American Indian and Alaska Native	451	10,374	237,070	211	2,749	66,635	32%	21%	22%
Asian	3,874	106,501	3,167,811	597	27,499	466,431	13%	21%	13%
Native Hawaiian or Other Pacific Islander	283	4,843	93,879	61	1,379	17,484	17%	22%	16%
Other Race	2,155	69,386	4,251,140	638	19,540	1,345,522	23%	22%	24%
Two or more Races	3,179	62,022	1,384,675	600	13,384	280,263	16%	18%	17%
Hispanic Origin	5,362	154,776	8,365,369	1,537	37,441	2,377,589	22%	19%	22%
Total	45,655	1,032,133	28,393,914	8,452	169,784	4,706,130	16%	14%	14%

Source: 2000 Census. Summary File 3 presents detailed population and housing data collected from a 1-in-6 sample and weighted to represent the total population.

EMPLOYMENT CHARACTERISTICS

Area Employment Trends

The work force in the Sacramento metropolitan area encompasses professional, technical, production, transportation, and service occupations. The region's manufacturing sector has grown steadily since the late 1970's, spurred by the expansion of high-technology industries. The major employers in Rancho Cordova and the surrounding vicinity represent a wide range of employment

sectors and generally employ from 75 to over 1,000 employees. Table A-12 identifies major employers throughout the City of Rancho Cordova. ~~Electronic Data Systems,~~ Aerojet, and ~~Cedar Valley Concrete Systems~~Vision Service Plan are the City's largest private-sector employers.

According to Applied ~~Development Economies' City~~Geographic Solutions[2], in 2007 there were approximately 56,000 jobs within a four-mile radius of Rancho ~~Cordova Economic Background Report (2004), Rancho Cordova provides over 68,000 jobs, which account~~Cordova's city center. This number accounts for around ~~12~~9 percent of Sacramento County's total employment. The City's most concentrated major industries are professional and business services (~~14~~18,000 jobs), financial (~~13~~9,000 jobs), wholesale and retail trade (~~11~~13,000 jobs), construction (97,000 jobs) and manufacturing (~~6~~4,000 jobs). These industries represent ~~78~~91 percent of all city employment. This strong city employment base leads to a jobs-housing balance of ~~3~~approximately 2:1[3], meaning there are ~~three~~two job opportunities in Rancho Cordova for every household, a benefit other communities envy.

TABLE A-12
LARGEST EMPLOYERS IN THE CITY OF RANCHO CORDOVA

[2] www.RanchoCordovaProspector.com
A jobs-housing balance under 1.5 is a sign of a bedroom, or mainly residential, community. A jobs-housing balance over 2 is a sign of a jobs-rich community.

[3] ~~A jobs-housing balance under 1.5 is a sign of a bedroom, or mainly residential, community. A jobs-housing balance over 2 is a sign of a jobs-rich community.~~

75-99 Employees

~~California Family Health, Inc.~~Brown & Caldwell ~~Woodmack Products, Inc.~~Medinitiatives

MLW Home ImprovementsC.C. Myers, Inc.	Western Contract Business & Home InteriorsMoss Adams LLP
U.S. Post OfficeIndy Mac Bank	Spec West, Inc.
100-299 Employees	
Acordia of CA Insurance Services, Inc.Ampac Fine Chemicals	Guardsmark, Inc.Nevada Republic Electric
Aerojet Fine ChemicalsAutomotive Importing Manufacturing, Inc	Home DepotPearson Schools
Automotive Importing Manufacturing, Inc.California Dept. of Social Services	Kaiser PermanenteProgressive Insurance
Beck's FurnitureCordova Recreation and Park District	Karsten HomesTarget
Bel-Air MarketsDeloitte Consulting	Maximus, Inc.Toliver Plastering
BFI WasteFireman's Fund Insurance	MarriottTri-Tool
C.C. Myers, Inc.Kaiser Permanente	McKesson CorporationUrata & Sons Cement
Casa Coloma Health CareLiberty Reverse Mortgage	Old Spaghetti FactoryVerizon Wireless
Claims ManagementMaximus, Inc.	Reserve AmericaWachovia
Cordova Recreation and Park DistrictMcKesson Corporation	School Innovations and AdvocacyWalmart
Costco WholesaleMercury Insurance	Sutter Health @ WorkWells Fargo Insurance Services
Encompass InsuranceNEC	TargetZurich Insurance
Franklin Templeton Group	
300+ Employees	
Aerojet/GenCorp	Health Net
Agilent TechnologiesBank of America	Mercy Health CareMotion Control Engineering
Catholic Health CareHealthcare West/Mercy	Motion Control EngineeringPacific Coast Building Products
Cedar Valley Concrete	Pacific Coast Building ProductsState of California
Delta Dental	Sunworld LandscapeSprint Communications
Electronic Data Systems Corp.	Volcano Therapeutics, Inc.
E*TRADE SecuritiesFranklin Templeton	Wal-Mart Stores, Inc.Vision Service Plan
Vision Service Plan	

Source: City of Rancho Cordova Chamber of Commerce and Sacramento Regional Research Institute, 2005. Economic Development Department, April 2008.

The California Employment Development Department (EDD) produces an Occupational Employment and Wage Data spreadsheet by metropolitan statistical area (MSA) yearly. In 2005, a sample of jobs and salaries was taken to help project job growth in the Sacramento County. Table A-13 lists the mean annual

wage, and the 25th and 75th percentile annual wage for the working force for each job category surveyed. Roughly 85 percent of the occupations listed below have mean annual wages in the very low- and low-income ranges, as defined in Table A-8 by the 2005 Sacramento County median income.

TABLE A-13
SACRAMENTO COUNTY OCCUPATIONAL EMPLOYMENT (2005)

Occupation	Employment Estimates	Mean Annual Wage	25th Percentile Annual Wage	75th Percentile Annual Wage
Carpenter	9,470	$45,377	$33,041	$56,211
Hotel Manager	1,260	$44,542	$31,223	$53,246
Computer Support Specialist	2,870	$45,148	$33,682	$54,350
Preschool Teacher	2,890	$23,018	$18,093	$25,492
Librarians	570	$54,861	$43,692	$65,785
Travel Agent	340	$27,850	$21,008	$34,110
Call Center Operator	880	$23,683	$19,181	$27,564
Bank Teller	4,010	$22,904	$20,558	$24,395
Receptionists and Information Clerks	6,710	$24,597	$19,819	$28,662
Postal Service Mail Carriers	2,110	$43,762	$38,147	$50,914
Automotive Service Technicians and Mechanics	4,510	$38,651	$25,383	$49,376
Security Guards	4,930	$21,389	$17,725	$23,492
Registered Nurses	13,500	$65,902	$54,791	$76,258
Emergency Medical Technicians	700	$29,288	$22,072	$36,569

Source: California Employment Development Department, 2005.

Table A-14 shows employment projections from 2001 though 2008 as related to job growth for the Sacramento Metropolitan Statistical Area (MSA). The occupations listed in the table have the greatest growth potential, according to EDD. During the next three years, Sacramento County expects new employment

to be concentrated in a variety of occupations ranging from office and administrative support to management occupations.

Based on Sacramento County's median income and the annual salaries of the jobs with the most growth potential, approximately 29 percent of these jobs will fall within the very low-income category, 50 percent in the low-income category, and 14 percent within the moderate-income category. Only seven percent are likely to pay salaries that qualify as above moderate-income.

TABLE A-14
SACRAMENTO COUNTY OCCUPATIONAL
PROJECTIONS OF EMPLOYMENT

Occupation	Estimated Employment (2001)	Projected Employment (2008)	Numeric Change	Percentage Change	Annual Salary
Office and Administrative Support	118,620	134,910	16,290	14%	$33,185
Sales and Related Occupations	55,640	67,800	12,160	22%	$33,874
Food Preparation and Serving Related Occupations	38,820	46,460	7,640	20%	$28,428
Computer and Mathematical Occupations	17,510	24,100	6,590	38%	$69,137
Education, Training, and Library Occupations	33,530	39,880	6,350	19%	$46,286
Management Occupations	31,920	38,180	6,260	20%	$90,647
Construction and Extraction Occupations	30,470	36,630	6,160	20%	$43,003
Business and Financial Operations Occupations	43,680	49,250	5,570	13%	$56,256
Production Occupations	22,870	28,070	5,200	23%	$30,230
Healthcare Practitioners and Technical Occupations	23,300	28,120	4,820	21%	$37,465
Maintenance and Repair Occupations	18,880	23,410	4,530	24%	$32,929
Building and Grounds Cleaning and Maintenance	16,570	20,760	4,190	25%	$24,127
Protective Service Occupations	19,040	23,150	4,110	22%	$41,216
Cashiers	13,810	17,020	3,210	23%	$21,747

Source: California Employment Development Department, 2005.

SPECIAL HOUSING NEEDS

Household groups with special needs include seniors, mentally and physically disabled persons, large families, female-headed households, agricultural workers, and homeless persons. Households with special housing needs often have greater difficulty finding decent and affordable housing. As a result, these households may more frequently experience cost burdening, overcrowding, and various other significant housing problems.

Senior Households

Senior households have special housing needs primarily as a result of physical disabilities or limitations, reduced incomes, and increased health care costs. Senior households may also need in-home support services, assistance with personal care and financial affairs, and networks of care to provide a wide variety of services and daily assistance. According to the 2000 Census, 5,265 persons in Rancho Cordova are 65 years and older, as shown in Table A-15, and these seniors account for 10 percent of the City's total population.

TABLE A-15
CITY OF RANCHO CORDOVA SENIOR POPULATION

Age of Seniors	Number	Percent
65 to 69 years	1,860	35%
70 to 74 years	1,477	28%
75 to 79 years	10,48	20%
80 to 84 years	590	10%
85 years and over	390	7%
Total Seniors	5,265	100.0%

Source: 2000 Census Summary File 1 presents counts and information collected from all people and housing units.

In addition, 3,929 of the households in Rancho Cordova have at least one person 65 years or older living in the household, and thus about 20 percent of all households contain a senior. Of the senior households, approximately 81 percent own their own homes and 19 percent rent homes, as shown in Table A-16.

TABLE A-16
CITY OF RANCHO CORDOVA SENIOR
HOUSEHOLDERS BY TENURE

Age	Number	Percentage
Renter Occupied		
65 to 74 years	430	68%
75 to 84 years	171	27%
85 years and over	33	5%
Total	634	19%
Owner Occupied Households		
65 to 74 years	1,657	62%
75 to 84 years	896	33%
85 years and over	144	5%
Total	2,697	81%
Total Households		
65 to 74 years	2,087	63%
75 to 84 years	1,067	32%
85 years and over	177	5%
Total Households with Senior Householder	3,331	100%

Source: 2000 Census. Summary File 1 presents counts and information collected from all people and housing units.

Senior Housing

Rancho Cordova has one major skilled nursing facility and several smaller licensed residential care homes, which provide care and assistance to elderly residents who are partially self-sufficient. Assisted living is provided mainly in smaller facilities, although Eskaton Lodge in nearby Gold River offers a total of 94 apartments or rooms to seniors with moderate impairments and Alzheimer's disease.

The assisted living costs listed below (Table A-17) are the monthly prices for a private room, where available. Shared rooms are generally around $500 less

expensive per month. The actual cost of care at many homes varies widely, and is based on the amount of care that an individual resident requires.

TABLE A-17
CITY OF RANCHO CORDOVA RESIDENTIAL
CARE HOMES FOR THE ELDERLY

Facility Name	Address	Capacity persons)	Type of Facility	Price Range
Casa Coloma Health Care Center	10410 Coloma Road	138	Skilled Nursing	$3,300 - $4,500
Cindy Cendana Care Home	10108 Monte Vallo Court	6	Assisted Living	Alta Rate
Golden Dove RCFE	3339 Glenmore Drive	6	Assisted Living	$2,000 and up
Harmony Care Home	3629 Astral Drive	6	Assisted Living	Unavailable
Marinas Manor II	9847 Lincoln Village Drive	6	Assisted Living	$2,500 and up
Rancho Cordova Care Home	10105 Casimer Court	6	Assisted Living	Unavailable
Rancho Home Care	10961 Alandale Way	6	Assisted Living	$1,800 and up
St. Francis Home Care	2686/7 Los Amigos Drive	12	Assisted Living	Unavailable
Total Residential Care Homes for the Elderly		**186**	--	--

Source: State of California Community Care Licensing Division, August 2005, and survey of residential care homes, August 2005.

Seniors needing less care than that offered by an assisted living facility may choose to live in a senior-oriented rental complex. As of May 2005, Coloma Woods was the only age-restricted complex for seniors ages 62 and older within the Rancho Cordova. Coloma Woods has 28 one-bedroom units. The project is federally-financed, and therefore the rents are 30 percent of each tenant's income, the common standard of affordability.

Disabled Persons

Disabilities, as defined by the California Government Code, include, but are not limited to, physical and mental disabilities. A "mental disability" involves any mental or psychological disorder or condition, such as mental retardation, organic brain syndrome, emotional or mental illness, or specific learning disabilities that limit a major life activity. Some mental disabilities are commonly referred to as developmental disabilities. A "physical disability" covers any physiological disease, disorder, condition, cosmetic disfigurement, or anatomical loss that affects body systems. Possible physical disabilities include those that are neurological, immunological, or musculoskeletal in nature; as well as those which involve the respiratory, cardiovascular, reproductive, genitourinary, hemic and lymphatic, or digestive, systems; and those involving the special sense organs, speech organs, skin, or endocrine. A mental or physical disability limits a major life activity, such as a physical, mental, or social activity, including working, by making the achievement of such activities difficult.

Some physical, mental, or developmental disabilities may prevent a person from working, restrict a person's mobility, or make caring for oneself difficult. Therefore, disabled persons often have special housing needs related to their potentially limited earning capacity, their need for accessible and affordable housing, and the higher health costs associated with their disabilities. Additionally, people with disabilities require a wide range of housing choices, based on the type and severity of their disability. Housing needs can range from institutional care facilities to facilities that support partial or full independence (e.g. group care homes). Supportive services such as living skills training and employment assistance may need to be integrated into the housing situation. Housing may need to be physically accessible as well, to accommodate people with physical disabilities. Examples of accessible features in housing include widened doorways and hallways, ramps, bathroom modifications (e.g. lowered countertops, grab bars, adjustable shower heads) and special sensory devices including smoke alarms and flashing lights.

The 2000 Census defines a disability as a mental, physical, or health condition that lasts over six months. There are three types of disabilities: work disability, mobility limitation, and self-care limitation. According to the 2000 Census, 4,279 persons in Rancho Cordova had a work disability (12 percent of the working age population). Furthermore, 821 persons had a self-care limitation in Rancho Cordova (2 percent of the working age population). Of the 6,761 persons with a disability ages 21 to 64 in the City, approximately 47 percent (3,180 persons) are employed. Table A-18 shows the total number of disabilities by age group. Many of these persons have more than one disability, which is why there are a higher number of disabilities than there are disabled persons. The greatest proportion of disabilities is employment disabilities, followed closely by physical disabilities. Physical and employment disabilities are often closely associated, because a person with a physical disability may be unable to work.
The City of Rancho Cordova incorporates the Federal Fair Housing Act, the California Fair Employment and Housing Act of 1964, and the Americans with

Disabilities Act (ADA) as supported in Title 24 of the California Government Code, as a part of its building requirements. These three statutes address the fair housing and building standards for persons with disabilities adhered to by the City.

TABLE A-18
CITY OF RANCHO CORDOVA DISABILITY TYPE BY AGE

Disability	Number	Percent of Disabilities by Age
Total disabilities	18,273	100.0%
Total disabilities ages 5 to 15 years	720	4%
Sensory disability	78	<1%
Physical disability	98	1%
Mental disability	425	2%
Self-care disability	119	1%
Total disabilities ages 16 to 64 years	13,145	72%
Sensory disability	899	5%
Physical disability	2,824	15%
Mental disability	1,861	10%
Self-care disability	821	4%
Go-outside-home disability	2,461	13%
Employment disability	4,279	23%
Total disabilities ages 65 years and over	4,408	24%
Sensory disability	791	4%
Physical disability	1,683	9%
Mental disability	492	3%
Self-care disability	451	2%
Go-outside-home disability	991	5%
Total Sensory disability	1,768	10%
Total Physical disability	4,605	25%
Total Mental disability	2,778	15%
Total Self-care disability	1,391	8%
Total Go-outside-home disability	3,452	19%
Total Employment disability	4,279	23%

Source: 2000 Census. Summary File 3 presents detailed population and housing data collected from a 1-in-6 sample and weighted to represent the total population.

An analysis of the City's codes and development procedures was completed to identify any constraints to the development of housing for persons with disabilities. No specific governmental constraints to the development of disabled housing were identified. This Housing Element includes programs to monitor the City's development procedures and remove constraints if any become apparent.

In order to accommodate persons with disabilities, residential care facilities for six or fewer adults or eight or fewer children are allowed in the City's residential zones by right. Residential care facilities with more than six adults or eight children are permitted in all land use zones in the City by obtaining a conditional use permit. Additionally, mobile homes used as an accessory dwelling for persons in need of care and supervision are allowed in all zoning designations with a conditional use permit. Other than the requirement of obtaining a conditional use permit, no special design or permitting standards have been established for residential care facilities. The conditional use permits do not have any special provisions required for the development of a residential care facility.

According to the State of California Care Network, the Rancho Cordova Adult Daycare Health Center located at 10086 Mills Station Drive is the only adult daycare facility servicing disabled persons within Rancho Cordova. Currently the facility is licensed for 160 persons and provides services from 7:00 am until 2:00 pm. Clients pay $65 per day for services, which in most cases is covered by MediCal.

There are several adult (non-elderly) residential care homes in Rancho Cordova, which are listed in Table A-19. Most of the homes provide room, board, and services to developmentally disabled residents, although a few homes serve residents with severe psychological problems (e.g. schizophrenia). Care homes for the ambulatory developmentally disabled are not classified as assisted living, although they provide many of the same services as assisted living facilities. Many are paid with Supplemental Security Income (SSI) Program, although some care homes are funded through Alta California Regional Center.

TABLE A-19
RESIDENTIAL CARE FACILITIES

Facility Name	Address	Capacity (persons)	Price Range
Bright Stars Guest Home	3224 Smithlee Drive	6	$877
Cendana Care Home	10104 Monte Vallo Court	6	Alta rate
Cendana's Care Home II	10233 Country Way	6	Alta rate

Facility Name	Address	Capacity (persons)	Price Range
Cindy Cendana Care Home	10108 Monte Vallo Court	6	Alta rate
Christian Care Home	10250 Pistachio Way	6	$897
Deborah Filpula Adult Home	10090 Lincoln Village Drive	6	Unavailable
Esteves & Manuel Guest Home	3400 Viking Drive	6	$877
Goldsboro Board and Care	3653 Goldsboro Court	6	Unavailable
Kimberly and Beverly's Guest Home	10100 Countryside Way	6	Unavailable
Kimberly's Residential Care Home	10514 Mills Tower Drive	12	Unavailable
Rancho House Inc.	3309 Hogarth Drive	6	Alta rate
Twin Hearts ARF	2310 McGregor Drive	6	Alta rate
Zenaida B. Pilar Care Home	9809 Heartwood Way	6	Alta rate

Source: State of California Community Care Licensing Division, August 2005, and survey of care facilities, August 2005.

Single-Parent and Female-Headed Households

Single-parent households are male- or female-headed households with children under the age of 18 living at home. Single-parent households generally have lower disposable incomes than two-parent households, meaning that their necessary expenses are a larger portion of their total incomes. Therefore, finding affordable, decent, and safe housing is often more difficult for single parent and especially female-headed households. Single parent and female-headed households may also have special needs involving the availability of daycare or childcare, health care, and other supportive services.

According to data from the 2000 Census, 3,172 households, or 13 percent of all households in Rancho Cordova, are single-parent households with children under the age of 18. Female-headed households, at about 75 percent of all single-parent households, comprise the overwhelming majority of all single-parent households. Of households headed by a female, 62 percent (2,051 households) have related children under 18 present. Additionally, there are 1,121 single-parent households in the City that are headed by a male with children under the age of 18. Of the 2,051 female-headed households with related children under 18, 34 percent (781 households) are classified as below the poverty level while only 26 percent (139 households) of male-headed household with related children under 18 are below the poverty level.

Large Family Households

Large family households are defined as households containing five or more persons. They are considered a special needs group because there is a limited

supply of adequately sized housing to accommodate their needs. Generally, as the number of household members increases, the number of bedrooms needed to accommodate the household also increases. For example, a five-person household would require three or four bedrooms, and a six-person household would usually require four bedrooms. According to the 2000 Census, 13 percent of all households in Rancho Cordova (10 percent of owner households and 15 percent of renter households) include five or more persons (2,525 households). Of the large households, 38 percent (953 households) are owners and 62 percent (1,574 households) are renters. According to the 2000 Census, 50 percent of the housing units in the area have three or more bedrooms. Approximately 76 percent of the owner-occupied housing units and 24 percent of the renter-occupied housing units had three or more bedrooms, according to the 2000 Census. This means there are approximately 7,802 owner-occupied housing units and 2,517 rental-housing units with three or more bedrooms.

Approximately 50 percent of the total housing stock in the City consists of three bedroom or larger units, but the majority of this is owner-occupied. Rental housing for large family households may be more difficult to find, but there are currently at least 12 apartment complexes with three-bedroom units and two apartment complexes with four-bedroom units suitable for larger families. In apartment complexes, there are a minimum of 312 rental units with three or more units (Table A-20).

TABLE A-20
LARGE UNITS IN RANCHO CORDOVA

Apartment Complex	3 Bedrooms	4 bedrooms	5 bedrooms	Monthly Rent
Bishops Court	123	--	--	$1,040
Cambridge Apartments	1	--	--	$1,015
Cobble Oaks	16	--	--	$1,525
Cordova Estates	Unknown	--	--	$825
El Mercado	1	--	--	$775
Fountain Crest	16	2	1	$899/$900/$950
La Loma Apartments	8	--	--	30% of income
Park Knoll	2	--	--	$800
Park Meadows	50	12	--	$688/$694
Rancho Cordova	35	--	--	$850

Apartment Complex	3 Bedrooms	4 bedrooms	5 bedrooms	Monthly Rent
Apartments				
Terra Vista Apartments	1	--	--	$850
Zinfandel Village	44	--	--	$1,040
Total	**297**	**14**	**1**	**$688 - $1,525**

Source: City of Rancho Cordova Multifamily Housing Survey, ~~2005~~2008.

Agricultural Workers

Agricultural workers earn their primary income through permanent or seasonal agricultural labor. According to the 2000 Census, 1 percent of all employed persons in Rancho Cordova work in the farming, forestry, and fishing occupation (51 persons). In comparison, 6 percent of all employed persons in Sacramento County working in the farming, forestry, and fishing occupation and 2 percent of all employed persons in California work in the farming, and fishing occupation.

The types of agricultural production in the City do not require large numbers of migrant and seasonal farm laborers and a large influx of farm labor does not occur. It is assumed that the housing need for the limited number of farmworkers in the City is met through existing housing. Farmworker housing is allowed subject to a conditional use permit in AG 20-160, UR, IR, AR 1-10, and RD1-3 zones in the City. Government Heath and Safety Code Section 17021.6 states "no conditional use permit" shall be required of employee housing that serves 12 or fewer employees in agricultural zones. The City is proposing Action 4.3.2 to amend the Zoning Code to allow for agricultural employees to comply with Health and Safety Code Section 17021.6 in the following agricultural zones: AG-20, AG-160, UR, IR, AR-1-10.

Employee housing serving six or fewer employees is considered a single-family residence and allowed in all residential zones. Any application for farmworker housing is treated in the same way as other affordable housing projects and the resources the City has to offer for affordable housing are available for the development of the project. Incentives such as expedited permitting process, streamlining, and modification of development standards are available for the production of farmworker housing.

Homeless Persons

Homeless individuals and families have the most immediate housing need of any special needs group. They also have one of the most difficult housing needs to meet, because of the diversity and complexity of the factors that led to their homelessness, and as a result of community opposition to facilities serving

homeless clients. However, California State Law requires that Housing Elements estimate the need for emergency shelter for homeless people.

The 2000 Census suggests that approximately 16 percent of Rancho Cordova's population is living below the poverty line (8,452 persons), and about 24 percent are under 18 years of age. These residents are particularly vulnerable to becoming homeless since they are likely to be overpaying for housing and struggling to make ends meet.

In May of 2005, the Rancho Cordova Police Department surveyed homeless individuals and encampments throughout the City. The results identified 56 homeless camps and 172 homeless persons residing in these camps. Due to the temporary nature of homeless encampments, it is possible that some individuals stayed in various encampments. Specific information on the origin of these individuals was not collected. Further conversations with local authorities, Rancho Cordova Neighborhood Services Department, and County homeless shelters indicate that the number of homeless persons in the County who consider Rancho Cordova their place of origin is estimated to be between 70 to 90 persons. Currently, homeless persons residing within City boundaries must travel throughout Sacramento County to receive general services, employment or employment training, and nutritional support. The only food bank located in the City, Cordova Community Food Locker at 10479 Coloma Road, provides a walk-in food service program and maintains a one- to three-day supply of emergency food.

With the possible exception of one transitional housing project, the City of Rancho Cordova has few resources for homeless persons, and has not identified any homeless shelters. The majority of shelters and services for homeless individuals and families are located in the City of Sacramento. Eight homeless service providers were asked about the number of homeless persons they served that may have been Rancho Cordova residents, but none were able to provide this information.[4] The Salvation Army indicated that they receive inquiries about services and shelters located closer to Rancho Cordova about ten times per year.

The Mather Community Campus in Rancho Cordova is a transitional housing project that provides housing, job training, and employment to individuals and families on the former Mather Field Air Force Base. Residents are referred either from emergency shelters or from residential substance abuse treatment facilities. The Mather Community Campus has permission to house up to 200 singles and 55 families. Singles are housed in studio units with a bedroom and bathroom, and they share a dining hall area for meals. The family housing contains a kitchen and bathroom, and can be converted to have anywhere from one to four bedrooms,

[4] ~~The shelters contacted included Al Ramos Homeless Ministry, River City Community Homeless, River City Homeless Project, VOA Resident Program, Salvation Army Shelter, St. John's Shelter, Francis House, and the Sacramento County Department of Human Services.~~

although the most common configuration is three-bedroom units. Currently, the Mather Community Campus houses 160 singles and 30 families with children.

Emergency shelters are permitted in General Commercial (GC) zones in the City of Rancho Cordova, provided the standards and location requirements of the Rancho Cordova Zoning Code are met. Vacant General Commercial sites that can accommodate emergency shelters are identified on the Figure A-2 Multi-family Vacant Land Map - Area 3. There are two vacant sites ranging in size from 16,000 square feet (0.38 acres) to five acres that are in close proximity to the Sacramento Regional Transit System (Light Rail) and public and commercial services located on Folsom and Sunrise Boulevard.
Transitional Housing is allowed in all agriculture and residential zones subject to issuance of a conditional use permit. Table A-38 and A-39 include a list of 571.22 acres of vacant residentially zoned land that can accommodate transitional housing.

The Zoning Code states that all emergency shelters and transitional housing shall be subject to a Development Plan Review and approval by the Planning Director prior to issuance of a building permit or occupancy permit.[5] This process ensures that emergency shelters and transitional housing shall be built within close proximities to public transit, public and private supportive services, and job skills training. All emergency shelters and transitional housing shall incorporate and/or abide by, at a minimum, the aspects described below.

1. Provide telephone(s) for use by clients.
2. On-site personnel during hours of operation when clients are present. The manager's office shall be located near the entry to the facility.
3. Provide secure areas for personal property.
4. The Planning Department shall obtain recommendations from the Sheriff's Department prior to approval of development plans.
5. Off-street parking, provided in the ratio of one space for every ten adult needs, plus an additional space designated exclusively for the manager. All parking is required to be off-street and on-site.
6. No more than 100 beds shall be provided in any single Emergency Shelter. A use permit by the City's designated authority is required to exceed the 100 bed limit.
7. Emergency facilities must either be located within one-half mile of a designated transit corridor or existing bus route, or, if a facility is not within one-half mile of transit corridor or bus route submit evidence to the Planning Department, in conjunction with Development Plan Review, that transportation will be provided between the facility and a transit corridor or bus line.
8. Shelter programs serving single adults only must be situated more than one thousand (1,000) feet from any other similar program; a public park; a

[5] ~~The applicable section of the Rancho Cordova Zoning Code is Title 3, Chapter 20, Article 4.~~

public or private K-12 school; an indoor or outdoor recreational facility primarily designed to serve persons under 18 years old; a child care facility or singe family residential zone.

Transitional shelters and social rehabilitation centers are allowed in all agricultural and residential zones subject to the issuance of a conditional use permit. Such conditions may include, but are not limited to:

1. Dedication of rights-of-way;
2. Improvements of vehicle access to the subject property to City standards;
3. Regulation of the placement of the use or building on the subject property;
4. Regulation of height, number of stories;
5. Regulation of the nature, hours of operation, extent of use; and
6. Regulation of landscaping for the protection of adjoining and nearby properties.

The shelters contacted included Al Ramos Homeless Ministry, River City Community Homeless, River City Homeless Project, VOA Resident Program, Salvation Army Shelter, St. John's Shelter, Francis House, and the Sacramento County Department of Human Services.
The applicable section of the Rancho Cordova Zoning Code is Title 3, Chapter 20, Article 4.

HOUSING CHARACTERISTICS

Household Tenure

As is shown in Table A-21 below, there are a higher percentage of ~~rental~~owner households in Rancho Cordova (~~52~~57 percent) than there are ~~owner~~renter-occupied households (~~48~~43 percent~~)~~). This is an increase in the percentage of owner occupied households of 9 percent and corresponding decrease of renter occupied households of 9 percent. The renter occupancy rate in Rancho Cordova is ~~much~~somewhat higher than in ~~both~~ Sacramento County (~~42~~39 percent) and somewhat higher than California as a whole (~~43~~42 percent).
~~Table~~

TABLE A-21

2000 ~~Household Tenure~~HOUSEHOLD TENURE

	Rancho Cordova[1]		Sacramento County[2]		California	
Occupied Housing Units	~~20,416~~24,652	100%	~~453,602~~500,292	100%	~~11,502,870~~12,151,227	100%

Owner-Occupied	~~9,860~~14,041	~~48%~~57%	~~263,819~~306,047	~~58~~61 %	~~6,546,334~~7,102,197	~~57%~~ 58%
Renter-Occupied	10,~~556~~611	~~52%~~43%	~~189,783~~194,245	~~42%~~39%	~~4,956,536~~5,049,030	~~43%~~42%

Source: ~~2000 Census. Summary File 3 presents detailed population and housing~~[1]Rancho Cordova data ~~(such as place~~source: City of ~~birth, education, employment status, income, value of housing unit, year structure built) collected from a 1-in-6 sample and weighted to represent the total population.~~Rancho Cordova, [2]Sacramento County and California: 2006 Census. Rancho Cordova data not available in the 2006 Census.

~~Single~~

According to the 2000 Census, single-family homes in the City of Rancho Cordova ~~comprise of~~comprised 49 percent of the housing stock (Table A-22). Multi-family housing units in complexes of five or more units ~~account~~accounted for 26 percent of the housing stock. By comparison, 63 percent of the housing stock in Sacramento County and 57 percent of the housing stock in California ~~is~~was single-family detached.

TABLE A-22
HOUSING UNIT TYPE

	Rancho Cordova		Sacramento County		California	
Detached Single-Family	10,567	49%	297,060	63%	6,883,493	57%
Attached Single-Family	1,863	9%	32,246	7%	931,873	8%
2 Units	551	3%	11,608	2%	327,024	2%
3-4 Units	1,513	7%	24,701	5%	697,779	6%
5 + Units	5,699	26%	93,714	20%	2,804,712	23%
Mobile Homes	1,387	6%	14,525	3%	538,423	4%
Boat, RV, van, etc.	37	<1%	960	<1%	31,245	<1%
Total Housing Units	21,617	100%	474,814	100%	12,214,549	100%

Source: 2000 Census. Summary File 3 presents detailed population and housing data (such as place of birth, education, employment status, income, value of housing unit, year structure built) collected from a 1-in-6 sample and weighted to represent the total population.

Overcrowded Households

Overcrowding occurs where there is more than one person per room (excluding bathrooms) in an occupied housing unit. Overcrowding is often the result of an inadequate supply of affordable and decent housing. Households that are unable to afford larger housing units may be forced to rent or purchase housing that is too small to meet their needs. According to the 2000 Census, five percent of households in Rancho Cordova were overcrowded and 6 percent of households were severely overcrowded. There were 2,351 households living in overcrowded situations in the City, which equates to approximately 11 percent of the households. As a comparison, five percent of households in Sacramento County were overcrowded and four percent of households were severely overcrowded in 2000. Six percent of households in California were overcrowded and nine percent of households were severely overcrowded in 2000. Table A-23 shows the level of overcrowding is highest in renter-occupied housing units.

TABLE A-23
2000 OVERCROWDED HOUSEHOLDS

Type	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
Rancho Cordova						
Overcrowded (1.01-1.50 persons per room)	251	3%	836	8%	1,087	5%
Severely Overcrowded (1.50+ persons per room)	138	1%	1,125	11%	1,263	6%
Total Overcrowded Units	389	4%	1,961	19%	2,350	11%
Total Units	9,860	--	10,556	--	20,416	--
Sacramento County						
Overcrowded (1.01-1.50 persons per room)	7,229	3%	12,832	7%	20,061	4%
Severely Overcrowded (1.50+ persons	4,687	2%	14,090	7%	18,777	4%

Type	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
per room)						
Total Overcrowded Units	11,916	5%	26,922	14%	38,838	8%
Total Units	263,811	--	189,791	--	453,602	
California						
Overcrowded (1.01-1.50 persons per room)	278,471	4%	421,839	9%	700,310	6%
Severely Overcrowded (1.50+ persons per room)	283,545	5%	764,497	15%	1,048,042	9%
Total Overcrowded Units	562,016	9%	1,186,336	24%	1,748,352	15%
Total Units	6,546,237	--	4,956,633	--	11,502,870	--

Source: 2000 Census. Summary File 3 presents detailed population and housing data (such as place of birth, educational attainment, employment status, income, value of housing unit, year structure built) collected from a 1-in-6 sample and weighted to represent the total population.

Historic Residential Construction Trends

According to the City of Rancho Cordova Building Department, a total of 713 single-family homes were permitted between the City's incorporation on July 1, 2003 and ~~January 1, 2005~~December 31, 2007. During that same period, ~~95~~317 apartment units were constructed, of which ~~20~~22 units were affordable to households with incomes below 50 percent of AMI and ~~70~~295 units were affordable to households with incomes at or below 80 AMI. According to the 2000 Census, there were 20,856 housing units in the City. As of January 1, ~~2005~~2008, the City had ~~21,664~~24,652 housing units built or permitted.

Housing Vacancy

Vacancy trends in housing are analyzed using the "vacancy rate," an indicator of housing supply and demand. For example, if the demand for housing is greater than the supply, the vacancy rate is likely low and the price of housing is increasing. According to "Raising the Roof, California Housing Development Projections and Constraints, 1997-2020," the desirable vacancy rate in a community is considered to be five percent, which accounts for normal turnover in owner-occupied and rental housing. Generally, when the vacancy rate is less than five percent, the demand for housing exceeds the supply, and both buyers and renters may see an increase in housing costs.

The 2000 Census notes that the vacancy rate for homeownership in Rancho Cordova was 2.2 percent and was 3.8 percent for rental housing. These vacancy rates would generally be considered low. Sacramento County had a 4.8 percent vacancy rate for rental housing units and a 1.4 percent homeownership vacancy rate, which are also lower than normal (2000 Census). Table A-24 shows the breakdown of vacant units in Rancho Cordova.

TABLE A-24
HOUSEHOLD VACANCY STATUS

	Rancho Cordova		Sacramento County		California	
Vacant Housing Units	932	100%	21,212	100%	711,679	100%
For rent	408	44%	9,534	45%	190,321	27%
For sale only	169	18%	3,875	18%	92,197	13%
Rented or sold, not occupied	59	6%	1,770	8%	50,846	7%
For seasonal, recreational, or occasional use	39	4%	1,621	8%	236,857	33%
For migrant workers	0	0%	32	<1%	2,205	<1%
Other vacant	257	28%	4,380	21%	139,253	20%

Source: 2000 Census. Summary File 3 presents detailed population and housing data (such as place of birth, education, employment status, income, value of housing unit, year structure built) collected from a 1-in-6 sample and weighted to represent the total population.

Age of Housing Stock

For many communities, the age and condition of housing stock provides an additional measure of housing adequacy and availability. Although the age of housing does not always indicate substandard conditions, neighborhoods with many homes over 30 years old are more likely than recently built neighborhoods to have many homes in need of maintenance, utility and amenity updates, rehabilitation, or replacement. Homes with deferred maintenance usually exhibit signs of aging, such as peeling or faded paint, cracked siding, or missing or broken shingles or shakes, suggesting a need for repair or replacement of those components in the near future. Homes in need of rehabilitation require immediate repair or replacement of components in disrepair to avoid health and safety problems. Homes in need of replacement require repair or replacement of so many components that it may be more cost-effective to demolish the home and construct a new dwelling.

Approximately ~~40~~ 35 percent of Rancho Cordova's housing stock is over 35 years old, and only ~~14~~25 percent of the City's housing has been constructed since 1990 (Table A-25). In comparison, 37 percent of Sacramento County's housing stock and 47 percent of California's housing stock is over 35 years old. The City estimates that over 25 percent of the housing units in Rancho Cordova need maintenance or rehabilitation, based on the age of the housing stock alone.

TABLE A-25
AGE OF HOUSING

	Rancho Cordova		Sacramento County		California	
Year	Number	Percent	Number	Percent	Number	Percent
1939 or earlier	106	<1%	26,890	5%	1,152,550	9%
1940-1959	3,570	16%	96,097	18%	2,834,883	22%
1960-1969	5,040	23%	73,649	14%	2,047,205	16%
1970-1979	6,726	30%	109,011	21%	2,504,157	19%
1980-1989	3,807	17%	93,217	18%	2,098,028	16%
1990-1998	2,035	9%	66,356	13%	1,386,381	11%
1999-2000	333	2%	9,594	2%	191,345	1%
2001-2004[1]	2,473	3%	49,834	9%	637,199	5%
TOTAL	**24,090[1]**	**100%**	**524,648[2]**	**100%**	**12,945,237[2]**	**100%**

Source: ~~2000~~2006 Census Summary File 3 presents detailed population and housing data (such as place of birth, education, employment status, income, value of housing unit, year structure built) collected from a 1-in-6 sample and weighted to represent the total population.
1 City of Rancho Cordova Building Department.
2 Department of Finance 2005 estimates.

Condition of the Housing Stock

Without performing a physical inspection, it may be assumed that overcrowded units, units lacking complete plumbing, and units constructed before 1940 exhibit substandard conditions. According to the 2000 Census, all of the occupied housing units in Rancho Cordova had adequate plumbing facilities and less than 1 percent were built before 1940.

Redevelopment Area Blight Assessment

The City of Rancho Cordova hired Seifel Consulting to define a Redevelopment Area within the City. To assist in the process, Pacific Municipal Consultants (PMC) was hired to survey the "housing" portion of the proposed redevelopment area with the goal of determining which areas are in need and are eligible for redevelopment assistance. The housing conditions survey was conducted in areas of the City with known concentrations of housing exhibiting a need for immediate maintenance. The surveyed area is noted on the Rancho Cordova Study Area Map (Figure A-1). The housing conditions survey was conducted for all single-family homes, duplexes, multi-family apartment complexes, and mobile home parks that were located within the project area.

In evaluating individual homes, surveyors noted concerns with the structure, roofing, siding, windows/doors/shutters, and any other relevant systems. Examples of other relevant systems include faulty wiring, external piping/plumbing, and a lack of air conditioning. The four ratings that were used to describe the condition of housing units and the extent of rehabilitation needed are as follows:

- 4: Very good to excellent conditions;
- 3: Generally good conditions, some deficiencies;
- 2: Extensive physical deficiencies; and
- 1: Very extensive physical deficiencies.

Each rating is associated with a set of general statements on the condition of various aspects of the house and property. Some of the criteria for each rating level are listed below, but not all of the statements must apply for a house to earn a particular rating.

Rating 4: Very good to excellent conditions

- Foundation is sound, intact, and complete. Vent screens are in place. No substantial damage or wear is visible.
- All structural elements; including exterior walls, porches, overhead porch and shade structures, carports and other attached structures, and fences; are sound and in a good state of repair.
- Roofing and associated elements are in good repair. Little or no maintenance or repair is required.
- Siding is in good shape, needs no repair, and needs little or no paint.
- Windows and doors are intact and in good repair. There is little or no damage.
- Landscaping is reasonably maintained.

Rating 3: Generally good conditions, some deficiencies

- Foundation requires some repairs, but is generally intact. Screens may be damaged. Stem walls or block foundations may show minor damage.

- Structural elements show some wear and require minor repairs, but are basically sound.
- Some roof shingles are missing. Gutters are slightly skewed. Minor repairs are required, but roof is generally sound.
- Stucco shows minor cracks. Siding has minor surface damage, but is intact. Repainting is needed.
- Windows and doors show some damage. Some screens are damaged or missing.
- Landscaping needs minor or major restoration. Some plants are dead. There are dead patches in lawn.

Rating 2: Extensive physical deficiencies

- Foundation is either partially missing or is in such condition that substantial portions must be replaced. Foundation may demonstrate sagging at floor line.
- Structural elements show extensive wear, including porches with minor sagging, fences that are leaning, structure members (major wood elements) that show some cracking, and railings or stairs that are damaged.
- Roof needs to be replaced. Roof structure is intact. Chimney requires minor to moderate repairs. Gutter sections are detached or significantly skewed. Downspouts are missing.
- Siding or stucco needs moderate repair, patching, and paint.
- Window frames require some repair. Multiple panes are broken.
- Landscaping requires substantial restoration. Some debris is accumulating in yard. Overgrown vegetation is creating minor hazards.

Rating 1: Very extensive physical deficiencies

- No foundation is present or foundation is in advanced state of disrepair and needs to be completely replaced.
- There are major structural issues. Structural elements show major flaws such as leaning, or load-bearing elements show signs of cracking and wear that could result in structure failure. Fence sections are failing or are down. Conditions constitute a hazard to the public and/or residents.

Of the 10,926 housing units that were surveyed, 44 percent (4,770 units) were multi-family, 39 percent (4,252 units) were single-family detached, 14 percent (1,560 units) were duplexes, and three percent (344 units) were mobile homes. The results in Table A-26 indicate that approximately 42 percent (4,617 units) of the units surveyed exhibit extensive deficiencies and three percent need to be completely replaced. Out of 4,770 multi-family units, 64 percent (3,051 units) display extensive deficiencies and 4 percent (192 units) need to be replaced.

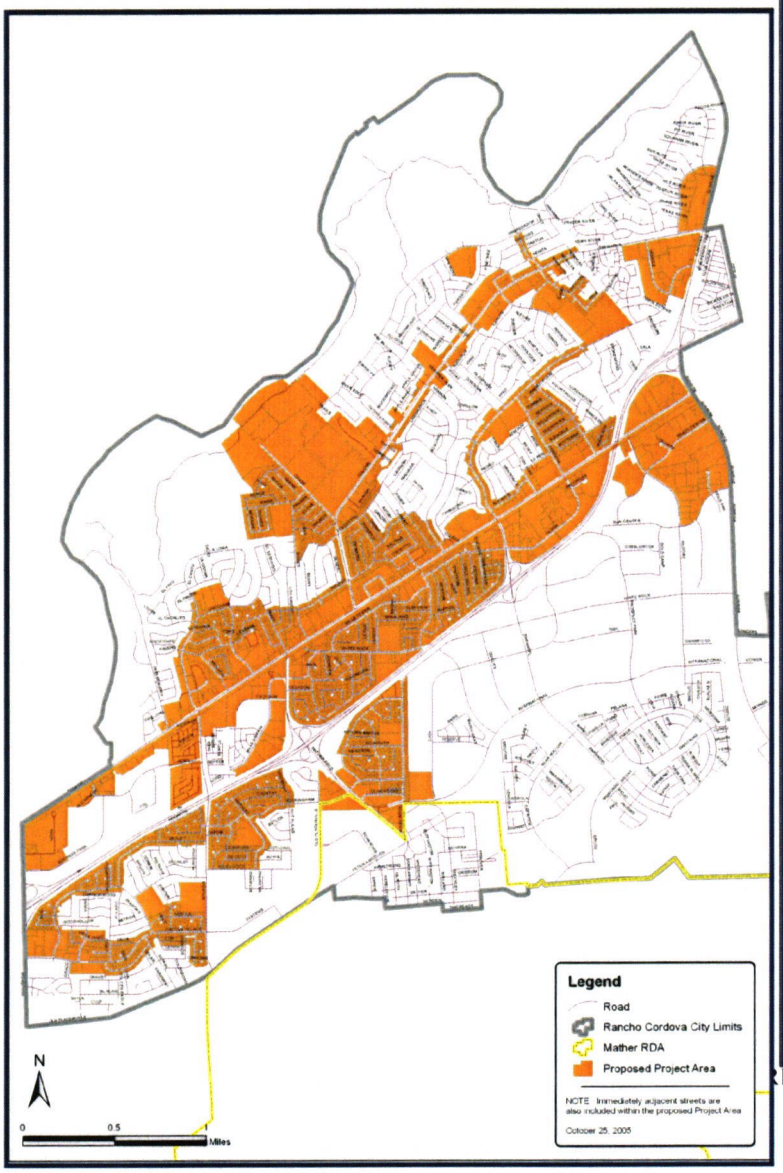
TABLE A-26
BLIGHT ASSESSMENT RESULTS

Rating	Units	Percentage
Detached Single-Family	**4,252**	**39% of total units**
Very good to excellent condition (Rating 4)	105	2%
Generally good condition, some deficiencies (Rating 3)	3,308	78%
Extensive physical deficiencies (Rating 2)	826	19%
Very extensive physical deficiencies (Rating 1)	13	<1%
Duplexes	**1,560**	**14% of total units**
Very good to excellent condition (Rating 4)	6	<1%
Generally good condition, some deficiencies (Rating 3)	923	59%
Extensive physical deficiencies (Rating 2)	625	40%
Very extensive physical deficiencies (Rating 1)	6	<1%
Multi-family	**4,770**	**44% of total units**
Very good to excellent condition (Rating 4)	4	<1%
Generally good condition, some deficiencies (Rating 3)	1,523	32%
Extensive physical deficiencies (Rating 2)	3,051	64%
Very extensive physical deficiencies (Rating 1)	192	4%
Mobile Homes	**344**	**3% of total units**
Very good to excellent condition (Rating 4)	0	0%
Generally good condition, some deficiencies (Rating 3)	151	44%
Extensive physical deficiencies (Rating 2)	115	1%
Very extensive physical deficiencies (Rating 1)	78	23%

Rating	Units	Percentage
Total	**10,926**	**100%**

Source: City of Rancho Cordova, 2005. Blight Assessment Survey Results.

FIGURE A-1
PROPOSED RANCHO CORDOVA REDEVELOPMENT PROJECT AREA



Housing Costs and Overpayment

For-Sale Housing Cost

The residential real estate market hads ~~recently~~ enjoyed an increase in prices resulting from low mortgage rates, decreasing home sales inventory, and a steadily growing labor market through 2005. ~~.~~ In 2006, the real estate market began experiencing a decline with ~~T~~the median sales price for a home in Rancho Cordova ~~was~~ dropping from $~~317~~325,000 in ~~May 2005~~December 2007, as reported by ~~the California Association of Realtors~~DataQuick Information Systems, DRA~~.~~, to $281,000 by January 2008. This follows the current trend of ~~increasing~~ decreasing sales prices in the Sacramento area real estate market. Table A-27 provides a breakdown of the units sold in Rancho Cordova over the past two years, according to information published in the *Sacramento Bee*.

TABLE A-27
MEDIAN HOUSING RESALE PRICE – RANCHO CORDOVA

Bedrooms	Units Sold ~~May 2003~~June 2006 through ~~May 2005~~January 2008	City Range	Average	Median	% of Total

Bedrooms	Units Sold ~~May 2003~~June 2006 through ~~May 2005~~January 2008	City Range	Average	Median	% of Total
Single-Family Homes (Resale)					
1	~~1~~0	~~$259,000 –~~	~~$259,000 –~~	~~$259,000 –~~	~~<1%~~0%
2	~~77~~47	~~$129,000 – $420,000~~$155,300 - $425,000	~~$208,668~~$234,287	~~$205,000~~$223,550	3.7%
3	~~743~~631	~~$22,000 – $489,000~~$31,500 - $698,500	~~$243,781~~$310,539	~~$248,250~~$281,000	~~65%~~49.8%
4	~~280~~453	~~$25,500 – $685,000~~$52,804 - $814,000	~~$281,500~~$374,541	~~$281,500~~$320,440	~~25%~~35.7%
5+	~~41~~137	$~~33~~45,000 - $~~435,000~~834,531	~~$293,707~~$478,681	~~$292,500~~$322,000	~~3%~~10.8 %
Total	1,~~142~~268	--	--	--	100%
Condominiums (Resale)					
1	--	--	--	--	
2	~~82~~39	$~~65~~1,000 - $~~250~~240,000	~~$150,719~~$149,343	~~$146,500~~$139,643	~~60%~~ 51%
3	~~52~~37	$~~145~~120,000 - $~~268~~265,000	~~$197,604~~$214,009	$~~195~~215,000	~~38%~~49%
4	~~3~~0	~~$150,000 – $225,000 –~~	~~$175,666 –~~	~~$152,000 –~~	~~2%~~0%
Total	~~137~~76	--	--	--	100%

Source: Sacramento Bee, ~~2005~~2008, Homes Sold, ~~May~~March.

Developers building homes in Rancho Cordova in the next few years plan to offer single-family homes ranging from 1,427 to 5,600 square feet. Prices will start in the low to middle $300,000s and may reach the high $800,000s. Townhouses in the area, which will feature two or three bedrooms and between 1,200 and 1,600 square feet, will have prices starting in the low $200,000s. Table A-28 includes a summary of developer's floor plans and price ranges for subdivisions in the early stages of development in Rancho Cordova.

TABLE A-28
NEW SINGLE-FAMILY HOME SIZE AND PRICE STATISTICS

Bedrooms/Bathrooms	Floor Plans	Sq. Ft. Range	Price Range	Sq. Ft. Median	Median Price

3/2	~~12~~15	~~1,327-~~ ~~2,042~~1,387-3,095	$~~359~~289,990-~~446,990~~462,950	~~1,610~~2,081	~~$380,970~~$340,900

3/3	~~21~~	~~2,276-~~ ~~2,362~~3,075	$~~427,990-~~ ~~431~~372,990	N/A	N/A
4/2	~~76~~	~~1,595-~~ ~~2,711~~2,184- 3,130	~~$382,950-~~ ~~550,990~~$309,990- 491,990	2,~~201~~358	~~$402,990~~$355,900
4/3	~~1610~~	~~1,834-~~ ~~4,265~~2,113- 3,942	~~$397,950-~~ ~~699,490~~$354,999- 542,990	2,~~605~~878	~~470~~449,990
5/3	3	~~2,783-~~ ~~4,050~~2,821- 3,937	~~$510,950-~~ ~~748,490~~$429,990- 511,990	3,~~100~~070	~~$677,490~~$509,990
~~5/4~~6/3	~~41~~	3,~~165-~~ ~~4,150~~374	$~~547~~469,990- ~~800,490~~	~~4,103~~N/A	~~$675,720~~N/A
~~6/5~~	~~2~~	~~4,900-5,600~~	~~$822,490-873,490~~	~~N/A~~	~~N/A~~

Source: Sacramento Bee listings and developer websites, ~~*June 2005*~~*April 2008.*

As shown in Table A-29, median housing prices for Sacramento County have not continuously increased over the past ten years. However, in comparison to previous years, home prices increased significantly over the past three years.

TABLE A-29
HISTORIC MEDIAN SALES PRICE FOR SINGLE-FAMILY HOMES IN SACRAMENTO COUNTY

Year	Median Sales Price	Percentage Change from Previous Year
2007	$342,700	-8.5%
2006	$374,500	7%
2005[1]	$350,000	12.9%
2004	$305,000	20.7%
2003	$242,000	16.9%
2002[2]	$201,000	12.9%
2001	$174,950	16.5%
2000	$146,000	11.0%
1999	$130,000	5.0%
1998	$123,500	0.8%
1997	$122,500	3.7%
1996	$118,000	-2.5%
1995	$121,000	-6.6%
1994	$129,000	-1.9%

Year	Median Sales Price	Percentage Change from Previous Year
1993	$131,500	-0.4%
1992	$132,000	

Source: Sacramento Association of Realtors, ~~2005~~2008.
1 Data based on January 2005 to April 2005 period.
2 Data on West Sacramento began to be included with that of Sacramento County, possibly lowering the median price.

Rental Housing Cost

A survey of apartment complexes in Rancho Cordova carried out ~~between~~ in April ~~and July~~ of ~~2005~~2007, the monthly rent for apartments in Rancho Cordova ranged from $500 for a studio unit to $1,525 for a three-bedroom unit. The current price ranges and median rents for apartments of varying sizes are shown in Table A-30. The unit and rent information reflects only apartment complexes, which could be contacted during the survey timeframe.

TABLE A-30
RENTAL PRICES FOR SELECTED APARTMENTS IN RANCHO CORDOVA

	Studio	1 Bedroom	2 Bedroom	3+ Bedroom
Total Units	52	2,309	2,730	249
Rental Range	$500-~~595~~625	$450-925	$650-1,125	$~~775~~800-1,525
Median Rent	$550	$~~665~~650	$~~765~~750	$~~875~~1015

Source: Rancho Cordova Multifamily Housing Database, ~~2005~~2007.

Rental Prices for Selected Homes in Rancho Cordova and Surrounding Areas
~~A June 2005~~
An April 2008 survey of single-family homes, duplexes, and condominiums for rent in Rancho Cordova ~~and its planning area~~ reveals a wide range of rents (Table A-31). The survey, ~~which~~ covered listings in the Sacramento Bee and on popular websites (e.g. Craigslist)~~, showed that rents appear to be generally more affordable in Rancho Cordova than in the planning area~~.

TABLE A-31

-	Rancho Cordova			Planning Area	
-	2 Bedroom	3 Bedroom	4 Bedroom	3 Bedroom	4 Bedroom
Units Surveyed	10	17	5	3	2
Rental Range	$600-1,200	$800-1,595	$1,450-2,000	$1,150-1,550	$1,500-1,950
Median Rent	$838	$1,100	$1,900	$1,450	$1,725

RENTAL PRICES FOR SINGLE-FAMILY, DUPLEX, AND CONDOMINIUM HOMES

	Rancho Cordova			
	2 Bedroom	3 Bedroom	4 Bedroom	5+ Bedroom
Units Surveyed	10	17	8	6
Rental Range	$795-1,175	$880-1,650	$1,199-1,950	$1,750-3,000
Median Rent	$850	$1,350	$1,600	$2,500

Source: Sacramento Bee and Craig's List June 2005April 2008.

Mobile Home Parks

Mobile homes are often a source of affordable housing in communities where stick-built homes are beyond the price range of low- and moderate-income households. In the Sacramento area, there are currently many mobile homes for sale, and they vary considerably in price, quality, and age. Table A-32 shows prices for new and used mobile homes. Very inexpensive mobile homes are generally those built before 1980, some of which may have structural problems. Newer mobile home models can be quite large, with more than 2,500 square feet and four bedrooms. Amenity upgrades similar to those found in new wood-built homes are offered by many mobile home dealers, and interiors are now comparable in appearance to those of homes in new subdivisions. Although mobile homes have often been stigmatized for their poor construction and lack of appreciation, all new mobile homes now must meet or exceed construction standards set by the US Department of Housing and Urban Development and mobile home owners have seen their equity grow.

TABLE A-32
MOBILE HOME PRICES IN THE SACRAMENTO AREA

	Used			New		
	2 BR	3 BR	4 BR	2 BR	3 BR	4 BR

Price Range	~~$12,700~~11,000- $150,000	~~$34~~19,000- $215,000	~~$72,500-~~ ~~$100,500~~$45,000- $235,000	~~$40,380~~38,000- $142,000	~~$55,718~~52,000- 280,000	~~$95~~85,000- $300,000
Median	~~$53~~50,000	~~$86~~82,500	$83,~~450~~050	~~$57,177~~$56,000	~~$79,971~~$78,00	~~$140~~130,000

Source: Sacramento Bee classifieds, Property Managers and ~~manufacturer and resale websites, June 2005.~~www.mhvillage.com, April 2008.

Mobile home owners generally rent a lot in a mobile home park, and pay separately for their utilities. New mobile home buyers usually choose a park in which to locate their home, while most purchasers of used mobile homes leave their home in the park where it was originally located. Rancho Cordova has nine mobile home parks with around 1,400 units (Table A-33). The extremely low vacancy rates in these parks indicate that there is likely substantial demand for additional lots. Most of the lot rents, paired with a mortgage and utility costs, would put homes out of reach for very-low income families, but are affordable to low- and moderate-income households.

TABLE A-33
MOBILE HOME PARKS IN RANCHO CORDOVA

Name	Address	Units/ Lots	Vacant Lots	Rent	Utilities	Utilities Included[1]
Aspen Grove Mobile Home Community	10299 McCracken Drive	22				
Bradshaw Mobile Home Park	3501 Bradshaw Road	140	2	$500	$0.00	W/S/G
Briarwood Mobile Home Park	2950 Routier Road	105	~~0~~6	$~~453~~520	~~$49.00~~	~~W/S/G~~
Centennial Estates	9885 Mills Station Road	183	~~0~~18	$475	~~$37.09~~	W~~/S/G, storm drain~~
Colonial Estates	10026 Horn Road	144	~~0~~6	$~~510~~540	~~$48.93~~$55.00	~~W/S/G~~
Cordova Mobilehome Estate	10035 Mills Station Road	177	0	$475	$39.51	~~S/G~~
Mobile Country Club[2]	2473 Sunrise Boulevard	~~480~~479	~~0~~1	$~~410-475~~525	$4.20	~~W/S/G, storm drain~~
Park Royale Mobile Village	2910 Routier Road	95				

Twilight RV and Mobile Home Park	61 Rocket Circle	~~54~~60	0	$~~340~~417	~~$90.00~~	W/S/G~~; gas; electric~~
Total	**9 properties**	**1,~~400~~405**	**~~2~~33**			

Source: California Department of Housing and Community Development and property managers, ~~June 2005~~April 2008.

1 W/S/G is the abbreviation for water/sewer/garbage.

2 This park is restricted to persons 55 years of age or older.

Overpayment

Overpayment compares the total cost of shelter with a household's ability to pay for that shelter. Shelter cost is defined as the monthly cost of owning or renting a home, including the mortgage or rent, property taxes, insurance, and utilities. Specifically, overpayment is defined as a monthly shelter cost in excess of 30 percent of a household's income.

According to the 2000 Census, and as shown in Table A-34, 33 percent of the occupied housing units in Rancho Cordova are overpaying for shelter. About 28 percent of the owner households and 37 percent of the renter households in the City are overpaying for housing. Approximately 62 percent of the owner households earning between $20,000 and $35,000 annually were in overpayment situations in 2000, likely indicating increased difficulty in obtaining entry-level single-family housing. Compared to Sacramento County (33 percent), a similar percentage of Rancho Cordova residents are overpaying, but the state as whole has a higher percentage of residents overpaying (38 percent).

TABLE A-34
RANCHO CORDOVA HOUSING EXPENDITURE RATE
PER INCOME GROUP

Income	Housing Type				Total
	Owner		Renter		
	30%	35%	30%	35%	
Rancho Cordova					
Less than $10,000	0%	72%	2%	77%	78%

Income	Housing Type				Total
	Owner		Renter		
	30%	35%	30%	35%	
$10,000 to $19,999	7%	51%	10%	76%	80%
$20,000 to $34,999	15%	47%	18%	28%	51%
$35,000 to $49,999	18%	23%	4%	2%	21%
$50,000 to $74,999	10%	2%	0%	0%	8%
$75,000 and over	1%	1%	0%	0%	1%
Percent of Total Households	**28%**		**37%**		**33%**
Sacramento					
Less than $10,000	4%	70%	3%	75%	77%
$10,000 to $19,999	6%	54%	9%	75%	77%
$20,000 to $34,999	9%	47%	17%	27%	49%
$35,000 to $49,999	14%	26%	7%	4%	27%
$50,000 to $74,999	10%	10%	1%	1%	14%
$75,000 and over	6%	4%	0%	0%	3%
Percent of Total Households	**27%**		**41%**		**33%**
California					
Less than $10,000	3%	67%	3%	70%	72%
$10,000 to $19,999	6%	57%	8%	76%	78%
$20,000 to $34,999	7%	48%	17%	37%	54%
$35,000 to $49,999	11%	35%	10%	12%	34%
$50,000 to $74,999	13%	20%	5%	4%	32%
$75,000 and over	15%	18%	3%	1%	9%
Percent of Total Households	**31%**		**48%**		**38%**

Source: 2000 Census Summary File 3 presents detailed population and housing data (such as place of birth, education, employment status, income, value of housing unit, year structure built) collected from a 1-in-6 sample and weighted to represent the total population.

Housing Affordability by Household Income

Tables A-35 and A-36 show the maximum rents and sales prices, respectively, that are affordable to very low-, low-, moderate-, and above moderate-income households.

Affordability is based on a household spending 30 percent or less of their total household income for shelter. In the tables below, affordability is calculated using the maximum household income levels established by the Department of Housing and Community Development and previously shown in Table A-12.

The median sales price for single-family homes in Rancho Cordova peaked in 2006. Prices have declined in 2007 and during second quarter of 2008. ~~I continues to increase. I~~n April 2008~~May 2005~~, the median single-family three-bedroom new home sales price in the City was $340,900~~17,000~~. and the median sales price for an existing three-bedroom home was $281,000 (between May 2006 and January 2008). The maximum affordable sales price for a four-person, very low-income household is $~~106,830~~111,200. The maximum affordable sales price for a four-person household low-income household is $~~171~~166,000~~, while, the median sales price for a three-bedroom home was $248,250 (between May 2003 and May 2005).~~ Therefore, the median sales price for single-family homes in Rancho Cordova is currently well above the maximum sales price affordable to very low-, low- and moderate-income groups.

TABLE A-35
AFFORDABLE RENTER-OCCUPIED HOUSING COSTS

Income Group	~~Household Rent Levels~~Maximum Affordable Rents 1-Person	2-Person	3-Person	4-Person
Very Low				
Monthly Rent	$~~644~~538	$~~725~~627	$~~850~~669	$~~930~~758
Monthly Income	~~$1,871~~$2,071	$2,~~138~~367	$2,~~404~~663	$2,~~671~~958
Low				
Monthly Rent	$~~981~~911	$1,~~108~~053	$1,~~283~~148	$1,~~412~~291
Monthly Income	~~$2,992~~$3,313	$3,~~417~~788	~~$3,845~~$4,258	$4,~~275~~733
Moderate				
Monthly Rent	$1,~~429~~407	$1,~~621~~622	$1,~~859~~789	~~$1,590~~$2,001
Monthly Income	$4,~~488~~967	$5,~~125~~683	~~$5,767~~$6,392	~~$6,408~~$7,100
Above Moderate				
Monthly Rent	> $1,~~429~~407	> $1,~~621~~622	> $1,~~859~~789	> $~~1,590~~2,001
Monthly Income	> $4,~~488~~967	> $5,~~125~~683	> $~~5,767~~6,392	> $~~6,408~~7,100

Source: ~~2005~~2008 Income Limits, Department of Housing and Community Development, ~~January 2002~~

Note: Affordable housing costs for renter occupied households assume that 30 percent of gross household income, inclusive of a utility allowance, is applied

toward rent. Assumed utility allowance for a 1- and 2- person household~~s~~ is $83/month. Assumed utility allowance for a 3- and 4-person household~~s~~ is $129/month.

TABLE A-36
AFFORDABLE OWNER OCCUPIED HOUSING COSTS

Income Group	Household Sales Price 1-Person	2-Person	3-Person	4-Person
Very Low				
Max Sales Price	~~$74,790~~$60,800	~~$85,500~~$77,600	~~$96,120~~$94,500	~~$106,830~~$111,200
Annual Income	~~$22,450~~$24,850	~~$25,650~~$28,400	~~$28,850~~$31,950	~~$32,050~~$35,500
Low				
Max Sales Price	~~$119,610~~$85,300	~~$136,710~~$112,300	~~$153,810~~$139,100	~~$171,000~~$166,000
Annual Income	~~$35,900~~$39,750	~~$41,000~~$45,450	~~$46,150~~$51,100	~~$51,300~~$56,800
Moderate				
Max Sales Price	~~$179,550~~$97,500	~~$205,020~~$138,400	~~$230,760~~$178,600	~~$256,410~~$219,000
Annual Income	~~$53,850~~$59,600	~~$61,500~~$68,200	~~$69,200~~$76,700	~~$76,900~~$85,200
Above Moderate				
Max Sales Price	~~>$179,550>~~$97,500	~~> $205,020>~~ $138,400	~~>$230,760>~~$178,600	~~> $256,410>~~ $219,000
Annual Income	> ~~$53,850~~59,600	> ~~$61,500~~68,200	> ~~$69,200~~76,700	> ~~$76,900~~85,200

Source: ~~2005~~2008 Income Limits, Department of Housing and Community Development, January 2002; http://nt.mortgage101.com
Note: Affordable housing sales prices are based on the following assumed variables: ~~10~~ 3 percent down payment, 30 year fixed rate mortgage at 6.0 percent annual interest rate. Assignment of 30% of gross household income to housing costs - to cover principal, interest, property taxes and assessments, ~~,~~ homeowner's insurance and private mortgage insurance.

FACTORS CONTRIBUTING TO THE FUTURE HOUSING NEEDS OF RANCHO CORDOVA

The City of Rancho Cordova is expected to experience a population percentage increase of ~~64~~80 percent between 2005 and 2010 and an additional ~~10~~582 percent increase between 2010 and ~~2030~~2035 (PLACE3S). Job projections for Rancho Cordova also show increases through 2010. Between 2005 and 2010, the City will need an additional 4,275 jobs to keep pace with its growing population, which is an increase of nine percent over the current total. Additionally, the City will need another 19,868 jobs between 2010 and 2030, a 39 percent increase over the 2005 increase (PLACE3S).

The City of Rancho Cordova had an annual average unemployment rate of 5.4 percent in June 2005, which was higher than Sacramento County's annual average unemployment rate of 4.9 percent. The City of Rancho Cordova had the same unemployment average as California. Annual average unemployment rates are based on the Economic Development Department's (EDD) 2005 Sub County Areas annual average.

The population of household groups with special needs (i.e., female headed households, seniors) will continue to increase through 2007. Disabled households are projected to need the greatest amount of housing through 2007; there will be 3,451 disabled households added during the 2000 to 2007 time period. Single-parent households are projected to grow by 333 households per year from 2000 to 2007, and large family households will likely show a similar increase (318 households per year).
Single-family home prices in Sacramento County have steadily increased over the past five years and showed a sharp increase of approximately 20.7 percent between 2003 and 2004. As a consequence of higher home prices and growth in the service sector (which has the lowest median income ranges of the workforce sector), the need to plan for affordable housing in Rancho Cordova will remain important through 2007.

The City has adequate infrastructure and can provide public services to all vacant land and available sites for multi-family and single-family developments. All potential single-family sites within the City are free of governmental and non-governmental constraints and have adequate infrastructure available for development.

Regional Housing Needs Allocation

A Regional Housing Needs Plan (RHNP) is mandated by the State of California (Government Code, Section 65584), and it requires regions to address expected housing issues and needs, which are based on future growth projections for the area. The RHNP is developed by the Sacramento Area Council of Governments

(SACOG), and allocates to cities and counties their "fair share" of the region's projected housing needs. A fair share of housing units is calculated for each of four income groups based on a jurisdiction's current share of housing for different income levels, and on the jurisdiction's amount of available vacant land. Fair share needs are allocated over the five-year planning period for every jurisdiction's Housing Element. The RHNP, which covers a span of 7.5 years, also identifies and quantifies the existing housing needs for each jurisdiction. SACOG's current RHNP schedule is from January 1, ~~2000~~2006 through July 1, ~~2007~~2013.

The intent of the RHNP is to ensure that local jurisdictions address not only the needs of their immediate areas but also fill the housing needs for the entire region. Additionally, a major goal of the RHNP is to ensure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population. The RHNP jurisdictional allocations are made to guarantee that adequate sites and zoning are provided to address existing and anticipated housing demands during the planning period and that market forces are not inhibited in addressing the housing needs for all populations within a particular community.

Table A-37 provides the Regional Housing Needs Allocation (RHNA) target for the planning period ~~2000~~2006 through ~~2007~~2013 (also referred to as "basic construction needs") for each of the four household income groups for the City of Rancho Cordova.

TABLE A-37
RANCHO CORDOVA REGIONAL HOUSING NEEDS ALLOCATION FOR 2006-2013

Income Group	Existing (2000)	Projected ~~(2007)~~(2013)	New Units Needed	
	#	#	#	%
Very Low	5,~~366~~406	~~5,925~~ 7,513	~~559~~2,107	20.3%
Low	4,~~090~~085	~~4,497~~ 5,680	~~407~~1,595	~~14%~~15.3%
Moderate	4,~~349~~491	~~4,855~~ 6,482	~~506~~1,991	~~18%~~19.2%
Above Moderate	6,~~737~~340	~~8,076~~ 11,042	~~1,339~~4,702	~~48%~~45.2%
TOTAL	**20,~~542~~322**	**~~23,353~~30,717**	**~~2,811~~10,395**	**100%**

Source: SACOG Regional Housing Needs Plan~~: City of Rancho Cordova~~

Based on the above projections the City of Rancho Cordova will need to provide an additional ~~966~~3,702 affordable housing units or ~~34~~36.6 percent of all new housing units to people in the very low- to low-income groups in order to comply with SACOG's RHNP allocation targets for these income levels. In addition, the

City will have to provide ~~1,845~~6,693 housing units available to moderate and above-moderate income households. A total of ~~2,811~~10,395 new housing units are anticipated to be needed by SACOG for the City of Rancho Cordova by ~~2007~~2013. Since ~~incorporation 2,473~~January 2006, 1,227 residential dwellings have been constructed or are currently under construction in the City. Of these, ~~20~~no units were affordable to very-low income ~~households and 70 units were affordable to~~ or low-income households and 203 were affordable to moderate-income households.

There are 3,477 units that are currently approved and there are 28,805 units that are currently being proposed in Specific Plan Projects and Special Planning Areas. ~~As a result of the building production since 2000 and currently approved projects, the City should meet and surpass their RHNA by 2007.~~

FUTURE DEVELOPMENT POTENTIAL

The City of Rancho Cordova currently has 571 acres of vacant land zoned solely for residential development and ~~68.18~~150.25 acres with zoning designations that allow for multi-family development. There are an additional 4,169 acres not currently zoned residential located within the City, potentially allowing for 28,805 units to be built within these areas. There are 12,196 units proposed to be zoned for low density or single-family residential (3.5 to 6.1 units per acres), 11,488 zoned for medium density (6.1 to 10.8 units per acre), and 4,772 units zoned for high density residential (13.2 to 30 units per acres).

This section provides the inventory of vacant land that is available in the City of Rancho Cordova for both multi- and single-family residential development. Tables A-38 and A-39 provide the parcel number, size of parcel, and current zoning designation of each site.

Available Multi-Family Sites

The City of Rancho Cordova currently has approximately ~~21.22~~48.74 acres of vacant land that are currently zoned to accommodate multi-family development. These vacant sites are located adjacent to existing residential developments, indicating that infrastructure is available, and the sites do not have other known constraints to development. The total number of multi-family units that could be developed, based on the maximum number of units allowed by each zoning designation, is ~~385~~ 797 units. Sites with residential densities of at least 20 units per acre are anticipated to accommodate housing units affordable to low-income households. The details for each multi-family vacant site are provided in Table A-38.

Sites with multiple use designations, such as commercial/multi-family and office/multi-family, are considered appropriate sites to accommodate future multi-family uses. Multi-family development is allowed on sites with Limited Commercial (LC), Shopping Commercial (SC), and Business Professional (BP) zoning based on the same standards and approval process as multi-family development in the RD-20 and RD-40 zone. RD-20 standards apply to LC and SC, while RD-40 standards apply to BP.. Therefore, the City considers these sites both appropriate and adequate for multi-family development. There are currently ~~66.18~~101.51 acres with these zoning designations (Table A-38). ~~As of October 1, 2005, the City had produced 90 housing units affordable to very low- and low-income households using tax increment funds and will still need to accommodate an additional 1,157 very low-, low- and moderate-income housing units by 2007 to meet their regional housing needs allocation.~~ The total number of multi-family units that could be developed on available sites is ~~1,653~~1,820, based on a holding capacity of 80 percent of the maximum number of units allowed by each zoning designation therefore, the City will have sufficient amount of land zones to meet its regional housing needs allocation through ~~2007~~2013. In addition, Figure A-2 Vacant Multi-family Sites and Area Maps ~~1-5~~**[to be inserted]** identify the sites listed in the vacant land inventory.

TABLE A-38
VACANT MULTI-FAMILY SITE CHARACTERISTICS

~~*Source: City of Rancho Cordova 2005.*~~
~~*Note: All the vacant sites listed above are based on currently vacant subdivided lots.*~~

~~*1 - A holding capacity of 80 percent of the maximum units allowed by zoning designation was used to determine the total number of units allowed. Currently projects are being built at 90 percent and higher.*~~

~~*2 - An assumption was made that one mixed use multi-family project could be accomodated per site and would take up approximately 20 percent of the total site with an 80 percent maximum units holding capacity.*~~

~~*3 - Future home of the Sundance Mather East, a 128-units housing project.*~~

~~*4 - Future home of Trinity Gardens, a 20-unit apartment complex.*~~

~~*5 - Future homes of Terra Loma, an 11-unit single-family housing project.*~~

APN	Parcel Size	Zoning	GP Designation	Allowable Density	Capacity	Infrastructure Capacity	On-site Constraints

Multifamily designated sites							

076-0213-009	1.41	RD-30	HDR		33			
Subtotal								
Villages of Zinfandel Special Planning Area								
072-2360-004	19.5	RD-20	MDR		348			
Subtotal								
Folsom Boulevard Special Planning Area								
075-0033-017	.51	RMU			5			
075-0450-005	7.82	RMU			78			
075-0450-005	6.63	RMU-TOD			132			
Subtotal								
Sunridge Planning Area								
067-0430-037	2.76	RD-20			44			
067-0430-039	10.11	RD-20			162			
Subtotal	12.87							
Villages of Zinfandel Special Planning Area								
072-2360-006	42.8(8)2	BP	OMU		256			
072-2360-016	30.9(6)2	BP	OMU		192			
072-2360-016								
072-2360-023								
072-2360-024								
072-2360-025								
072-2360-026								
072-2360-027								
072-2360-028								
072-2360-029								
072-2360-030								
072-0370-100	21.0(4)2	BP	OMU		128			
Subtotal								
Mather East								
067-0030-040	11.82	LC	CMU		128			
067-0030-038	13.65	LC	CMU		218			
067-0030-039	2.42	LC	CMU		38			
067-0030-051	6.25	LC	CMU		100			
067-0030-052	4.75	LC	CMU		76			
Subtotal	38.89							
Countryside/Lincoln Village Planning Area								
077-0200-022	.53	LC	CS/LVPA		8			
068-0030-050	1.88	SC	CS/LVPA		30			
068-0030-049	.4	SC	CS/LVPA		6			

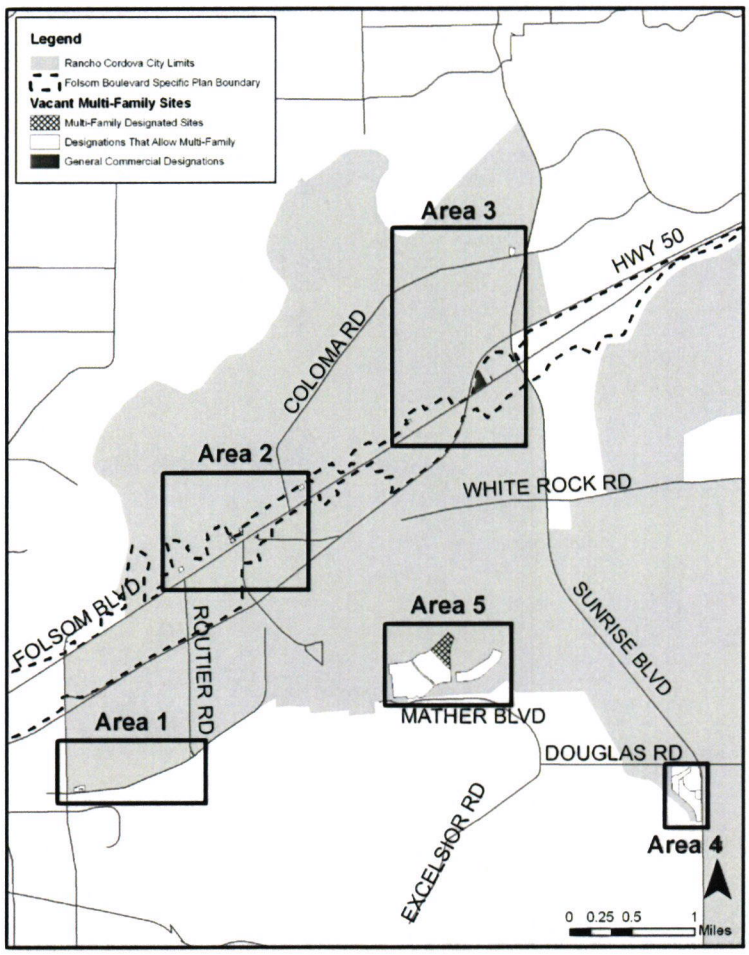
TABLE A-39
NON-VACANT MULTI-FAMILY SITE CHARACTERISTICS

XVI APPENDIX A
HOUSING NEEDS ASSESSMENT

To further demonstrate that multi-family housing can be accommodated in commercial zones that allow for residential development the following projects are being processed through the Planning Department.

- Sundance- Mather East Project. This 128 unit (10 units per acre) housing project consisting of 104 detached, zero lot line single-family homes and 14 halfplexes is located on an 11.9-acre LC (Limited Commercial) site. As of June 2006 the developer will be pulling improvements plans and the project will be under construction later this year.
- Trinity Gardens. This 20-unit infill (10 units per acre) apartment project (all 3-bedroom units) is being developed on a 2.1 acre SC (Shopping Commercial) designated site. The entitlements on this project are going to public hearing June 2006 and the project will be constructed in 2007.
- Capital Village. This 827-unit project on approximately 34 acres ranging in densities from 7-17 units per acre was recently rezoned from MP (Office Park Industrial) to Capital Village Special Planning Area. The first phase of residential units will be completed in November 2006. Planning staff processed the application for this project in 6 months, which consisted of a rezone, development of a master planned community and included complex environmental issues.
- Terra Loma. This 11-unit (20 units per acre) zero lot line single-family home project was rezoned from a GC (General Commercial) to RD-20. This project is being developed on .83 acre site and the application has been approved.

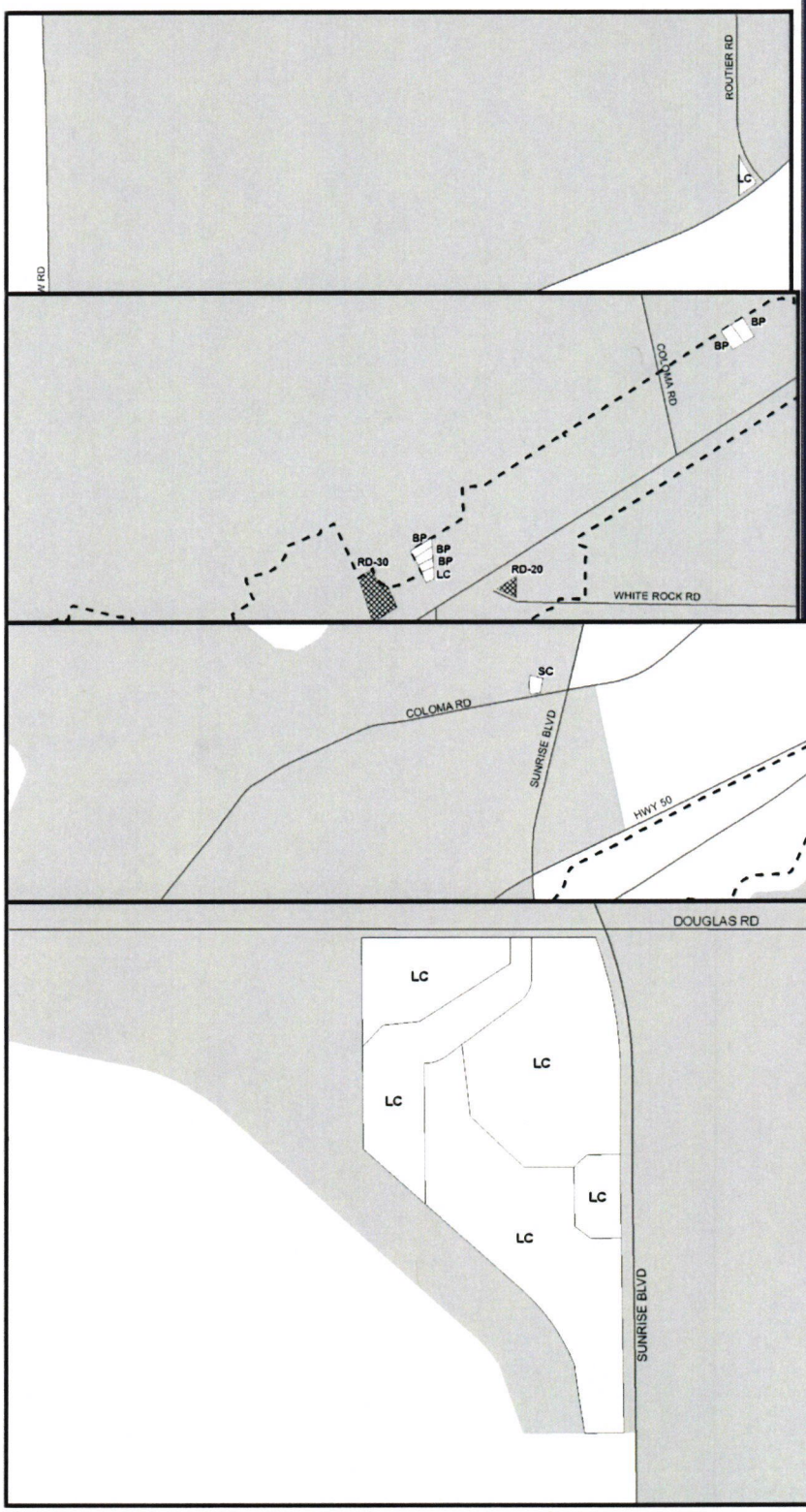
FIGURE A-2
~~Vacant Multi-Family Sites~~



City of Rancho Cordova
Planning Department

Figure A-2
Vacant Multi-Family Sites

~~Figure A-2 (Area 1)~~



XVI APPENDIX A
HOUSING NEEDS ASSESSMENT

VACANT MULTI-FAMILY SITES

RESERVED FOR MAPS

Available Single-Family Sites

Table A-39 provides the characteristics of areas available for the development of single-family homes. There is potential for 3,338 single-family dwelling units on 550 vacant acres in the City. As of October 1, 2005, the City had exceeded its regional housing needs allocation of above moderate-income units by 1,134 single-family housing units.

TABLE A-39
VACANT SINGLE-FAMILY SITE CHARACTERISTICS

Project	Zoning	Acres	Units Capacity
Single-Family Sites			
Anatolia I			
	RD-5	40	202
	RD-7	12	47
	RD-10	13.1	118
Subtotal		**65.1**	**367**
Anatolia II			
	RD-4	35	140
	RD-5	20	100
	RD-10	9	99
Subtotal		**64**	**339**
Anatolia III			
	RD-4	45.3	163
	RD-5	31.1	140
Subtotal		**76.7**	**303**
Sunridge Park			
	RD-4	22	82
	RD-5	128	736
	RD-7	18.4	115
Subtotal		**168.4**	**933**
Ellenwood Condominiums			
	RD-10	3.0	28
Subtotal		**3.0**	**28**
Ellenwood Estates			
	RD-5	1.2	6

Project	Zoning	Acres	Units Capacity
Subtotal		**1.2**	**6**
North Douglas			
	RD-5	61.2	229
	RD-7	15.0	75
	RD-10	7.9	62
Subtotal		**84.1**	**366**
Villages of Zinfandel (Alexander Collection)			
	RD-10	5	50
Subtotal		**5**	**50**
Mather East			
	LC	11.9	129
Subtotal		**11.9**	**129**
Capital Village			
	RD-8	18.9	151
	RD-10	4.2	43
	RD-11	19.2	213
	RD-12	3.1	38
	RD-13	8.0	101
	RD-15	14.9	229
	RD-17	2.5	42
Subtotal		**70.8**	**817**
Total		**550.25**	[redacted]
Future Planning Areas			
Heritage Falls Specific Plan Area			
	22.3	RD-10	132
Subtotal	**22.3**		**132**
Sun Ridge			
Vista Del Sol			
	33.1	RD-10	324
Douglas 103			
	17.8	RD-10	213
Subtotal	**50.9**		**537**

Project	Zoning	Acres	Units Capacity
Totals	92.7		[redacted]
~~Project~~	~~Zoning~~	~~Acres~~	~~Units Capacity~~
~~Single-Family Sites~~			
~~Anatolia I~~			
	~~RD-5~~	~~40~~	~~202~~
	~~RD-7~~	~~12~~	~~47~~
	~~RD-10~~	~~13.1~~	~~118~~
~~Subtotal~~		~~65.1~~	~~367~~
~~Anatolia II~~			
	~~RD-4~~	~~35~~	~~140~~
	~~RD-5~~	~~20~~	~~100~~
	~~RD-10~~	~~9~~	~~99~~
~~Subtotal~~		~~64~~	~~339~~
~~Anatolia III~~			
	~~RD-4~~	~~45.3~~	~~163~~
	~~RD-5~~	~~31.1~~	~~140~~
~~Subtotal~~		~~76.7~~	~~303~~
~~Sunridge Park~~			
	~~RD-4~~	~~22~~	~~82~~
	~~RD-5~~	~~128~~	~~736~~
	~~RD-7~~	~~18.4~~	~~115~~
~~Subtotal~~		~~168.4~~	~~933~~
~~Ellenwood Condominiums~~			
	~~RD-10~~	~~3.0~~	~~28~~
~~Subtotal~~		~~3.0~~	~~28~~
~~Ellenwood Estates~~			
	~~RD-5~~	~~1.2~~	~~6~~
~~Subtotal~~		~~1.2~~	~~6~~
~~North Douglas~~			
	~~RD-5~~	~~61.2~~	~~229~~
	~~RD-7~~	~~15.0~~	~~75~~
	~~RD-10~~	~~7.9~~	~~62~~
~~Subtotal~~		~~84.1~~	~~366~~
~~Villages of Zinfandel (Alexander Collection)~~			

Project	Zoning	Acres	Units Capacity
	RD-10	5	50
Subtotal		5	50
Mather East			
	LC	11.9	129
Subtotal		11.9	129
Capital Village			
	RD-8	18.9	151
	RD-10	4.2	43
	RD-11	19.2	213
	RD-12	3.1	38
	RD-13	8.0	101
	RD-15	14.9	229
	RD-17	2.5	42
Subtotal		70.8	817
Total		550.25	3,338
Future Planning Areas			
Heritage Falls Specific Plan Area			
	22.3	RD-10	132
Subtotal	22.3		132
Sun Ridge			
Vista Del Sol			
	33.1	RD-10	324
Douglas 103			
	17.8	RD-10	213
Subtotal	50.9		537
Totals	92.7		1,017

Source: City of Rancho Cordova 2005.
Note: All the vacant sites listed above are based on currently vacant subdivided lots.

The majority of housing development occurring in the City involves the construction of detached single-family homes and is primarily occurring in specific plan and special planning areas. The information listed below provides a

description of each of the proposed projects, the product types, the density ranges, the number of available acres, and the potential number of units that will be developed in each plan. The Rio Del Oro Specific Plan and the Suncreek Specific Plan comprise the majority of planned new housing development in the City. Table A-40 and Figure A-3 *Approved, Under Construction, and Proposed Projects* provide information for each project current as of June 2006. The estimated construction ~~schedules of these planned communities varies~~schedule of these planned communities varies. ~~with some of the start dates anticipated for 2007 and therefore, the City is not relying on any of these sites to accommodate the City's regional housing needs allocation through 2007.~~

There are 4,168 acres of vacant land that can accommodate future residential development in the proposed projects. The density of these projects ranges from 3.5 units per acre for single-family homes up to 30 units per acre for multi-family projects. There is potential for 28,805 units to be built within the city. There are 12,393 units proposed to be zoned for low density or single-family residential (3.5 to 6.1 units per acres), 11,285 zoned for medium density (6.1 to 10.8 units per acre), and 4,772 units zoned for high density residential (13.2 to 30 units per acres).

Proposed Projects

Rio del Oro Specific Plan

The proposed Rio del Oro Specific Plan encompasses a very large area located east of Sunrise Boulevard between White Rock Road and Douglas Road. Currently, the area is mostly undeveloped with dredger tailings, and some notable environmental issues may shape future development. As proposed, the Rio del Oro project area would contain approximately 11,600 residential units at a variety of densities, with several village centers, a local town center, and two regional commercial sites. Approximately one third of the land area would be retained as natural wetland preserve and improved open space. A network of major roadways, connector streets, and local streets integrate into the City's planned roadway system and create walkable neighborhoods. The proposed project also includes both office and light industrial uses, primarily within the Mather Field Noise Contours. Construction will begin on limited areas of the site in ~~2007~~2009 and build-out is expected fifteen years later, around ~~2021~~2024.

Suncreek Specific Plan

The proposed Suncreek Specific Plan is near Sunrise Boulevard and Douglas Road. Proximity to Sunrise Boulevard and Grant Line Road make the area ideal for public transit. Current proposals include several residential neighborhoods, with some office and commercial development. Mixed-use commercial, recreational parks, trails, and schools are also planned. Presently, the project is in

the land-use planning phase. The Suncreek Specific Plan will require environmental review. Groundbreaking is likely to take place in late 2007.

The Preserve at Sunridge Specific Plan

The Preserve at Sunridge is in the Suncreek/Preserve Planning Area, but will be developed separately from the rest of the planning area. Formerly used for agriculture, The Preserve is close to several major roads. The Preserve at Sunridge is proposed to be primarily residential, but will incorporate open space and commercial uses, as well as preserve some wetlands on the site. The project is ~~in~~approved by the ~~environmental stage with construction anticipated~~city, however is pending redesign due to ~~begin in 2007. The Preserve will likely take approximately seven years to complete, achieving build-out around 2014~~litigation.

Sunridge East

~~The~~
Sunridge East ~~project~~ is four projects within the Sunridge Specific Plan, located on approximately 620 acres and comprises approximately 364 acres of residential, 3.6 acres of CMU, 23.8 acres of commercial, 53 acres of park, 12.2 acres of school, and 155.3 acres of wetland preserve. Development of the proposed projects would result in the creation of 2,627 dwelling units. The proposed projects also include improvements along Douglas Road from the intersection of Douglas Road and Americanos east to the intersection of Douglas Road and Grant Line Road. Improvements in these road right-of-ways would include water lines, sewer lines, gas lines, and dry utilities.

Montelena (located within the Sunridge Specific Plan)

The ~~proposed~~ approved Montelena project is in the Sunridge Specific Plan Area~~, which was approved by the Sacramento County Board of Supervisors in September 2002~~. The project site is generally bounded by the Jaeger Road to the east, the Anatolia I subdivision to the west, Douglas Road to the north, and the Anatolia II subdivision to the south. The Montelena project comprises 251.9 acres and proposes the construction of 869 dwelling units. Although the area will be primarily residential, plans also include a community park area, detention basin, fire station and wetland preserve. ~~At present, Montelena is several months from obtaining tentative map approval. The mitigated negative declaration has been circulated and a Development Agreement is anticipated to be completed in 2007.~~ Estimates on construction timeframe are unavailable.

Westborough Specific Plan

The Westborough Planning Area is proposed between Highway 50 and White Rock Road in the northeast corner of Rancho Cordova. As envisioned, Westborough will be developed as several residential neighborhoods complete

with schools, parks, open space areas, commercial and mixed use areas. The development will have a Regional Town Center and two Village Centers will serve the needs of five or six neighborhoods. Proximity to Highway 50, a new interchange, a new roadway known as the Highway 50 reliever, and a new light rail station are anticipated to serve the transportation needs of residents, as well as make the area appropriate for higher densities. The Westborough project is in the early stages of project approval and timing is uncertain. Construction may begin in early 2010 and could take five years or more to build-out.

Anatolia IV (located within the Sunridge Specific Plan Area)

This ~~proposed~~ project ~~includes a rezone to change RD-10 to Park Open Space, a Special Development Permit to vary from lot area minimums and setbacks, along with a Tentative Subdivision Map to create~~is approved by the City, creating 203 single family lots, a 2.6 acre park, and four landscape corridor lots. There is no tentative build-out date for this project.

Villages of Zinfandel – Stone Creek Condominiums

The project proposes 288 multi-family residential units in the Medium Density Residential area of the Villages of Zinfandel Special Planning Area on approximately 17.08 acres. The project provides a central recreation clubhouse and pool, along with common activity areas and a tot lot surrounding the clubhouse. Internal walkways link the buildings through the common landscape areas, which connect to the green belt corridor that links the project to other residential, commercial and business land uses. Several direct safe paths of travel for children are provided to the future elementary school site to the west and the project is directly across Spoto Drive from the 23-acre community park. This project, if approved, could achieve build-out within 3 years.

SunRidge ~~Park~~ Lot J

The Lot J project is located on an approximately 81.1 acre parcel and would include a Tentative Subdivision Map to create 342 residential lots, one park site, and three landscape corridor lots.

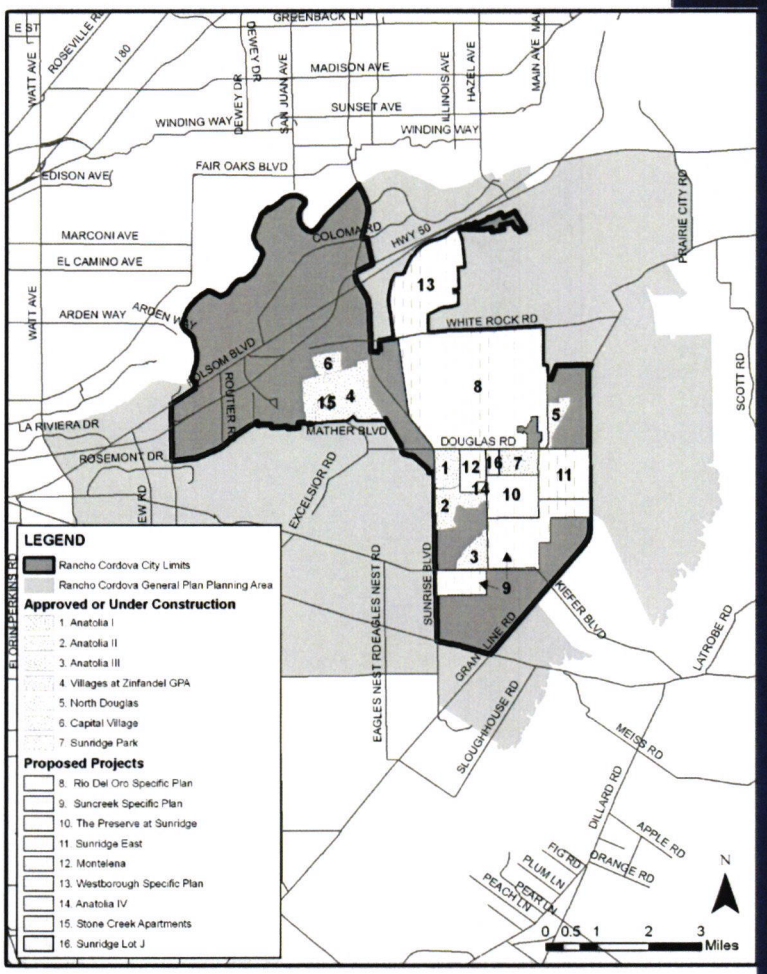
~~Table A-40~~
~~Site Characteristics~~

	Density Range (per net acre)			Mixed-Use	Acres	Total Potential Units	Project Status
	Low	Medium	High				
Proposed Projects							
Rio Del Oro Specific Plan	7,985 (5 units per acre)	1,896 (8 units per acre)	1,720 (20 units per acre)	--	1,920	11,601 units	Construction will begin on limited areas of the site in ~~2008~~2009 and build-out is expected fifteen years later, around ~~2021.~~2024.
Suncreek Specific Plan	1,687 (6.1 units per acre)	2,254 (9.1 units per acre)	1,163 (13.2 units per acre)	355	613.05	5,104 units	Project is in the land use-planning phase and will require CEQA analysis.
The Preserve at Sunridge		2,703 (9.6 units per acre)	288 (30 units per acre)	--	290.4	2,991 units	~~Project will receive Tentative Maps June .2007 and construction will begin in late 2007 with an anticipated completion date for 2011. .~~The project is approved by the City, however is pending redesign due to litigation.
Sunridge East	353 (5 units per acre)	640/1,421 (7/10 units per acre)	213 (213 units per acre)	--	393.6	2,627 units	Project is approved ~~and construction will begin 2007-2008.~~ No tentative build out date.
Montelena	103	599/172	--	--	144.0	874 units	Project ~~is tentative~~

	Density Range (per net acre)			Mixed-Use	Acres	Total Potential Units	Project Status
	Low	Medium	High				
	(4.2 units per acre)	(5.9/9.8 units per acre)					~~map~~ has been ~~approval and~~approved. Estimates on construction ~~will begin 2007~~timeframe are unavailable.
Westborough Specific Plan	1,700 (3.5 units per acre)	1,600 (10.2 units per acre)	1,100 (22.4 units per acre)	--	684.5	4,400 units	Project is in the early stages of project approval and timing is uncertain. Construction may begin in early 2010 and could take five years or more to build-out.
Anatolia IV		203		--	25	203 units	Approved by the City. No tentative build-out date for this project.
Villages of Zinfandel – Stone Creek	--	--	288	--	17	288 units	Build-out estimated within 3 years.
Sunridge Park Lot J	362	--	--	--	81.1	362 units	Project has been approved and construction will begin 2007-2008.
Total	12,393	11,285	4,772	355	4,168.65	28,805	--

~~*Source: City of Rancho Cordova, August 2005.*~~

FIGURE A-3
APPROVED UNDER CONSTRUCTION AN PROPOSED PROJECTS

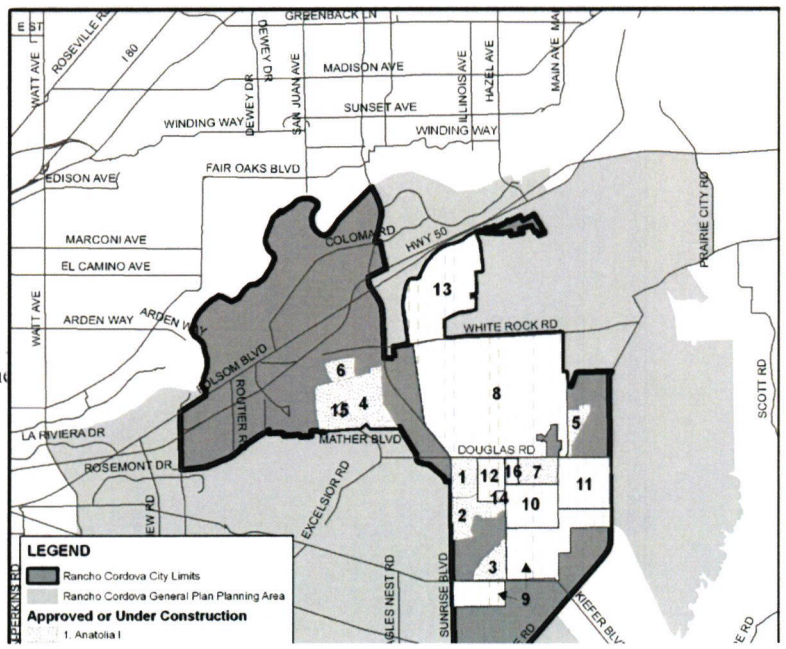


City of Rancho Cordova
Planning Department

Figure A-3
Approved, Under Construction, and Proposed Projects

Source: City of Rancho Cordova, March 2008.

FIGURE A-3
APPROVED UNDER CONSTRUCTION AND PROPOSED PROJECTS



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Redlin

HOUSING RESOURCES AND INCENTIVES

Affordable Housing Projects in Rancho Cordova

There are ten affordable housing developments located in Rancho Cordova with a total of 747 low- and very low-income units, which account for approximately three percent of the total housing stock. The address, number of affordable units by bedroom size and income level, and source of financing for each affordable development is provided in Table A-41.

TABLE A-41
AFFORDABLE AND AT-RISK HOUSING PROJECTS

Name	Address	Bedrooms	Affordable Units	Rents	Income Level	Financing

Chesapeake	3600 Data	1 bedroom	63	$598	Very Low	Housing Choice

Name	Address	Bedrooms	Affordable Units	Rents	Income Level	Financing
		2 bedroom	117	$672	Very Low	
		1 bedroom	3	$508	Very Low	
		1 bedroom	13	$657	Low	
		2 bedroom	7	$602	Very Low	
Fountain Crest	2719 Mills Park Drive	2 bedroom	30	$783	Low	Housing Choice Voucher
		3 bedroom	4	$688	Very Low	
		3 bedroom	11	$888	Low	
		4 bedroom	2	$897	Low	
		5 bedroom	1	$950	Low	
Park Meadows Apartments (formerly Cordova Meadows)	2314 Sierra Madre Court	1 bedroom	19	$508	Very Low	Tax Credits
		2 bedroom	102	$602	Very Low	
		3 bedroom	50	$688	Very Low	
		4 bedroom	12	$694	Very Low	
Rancho Cordova Apartments	10685 Coloma Road	1 bedroom	3	$641	Very Low	Tax Credits
		1 bedroom	9	$673	Low	
		2 bedroom	10	$721	Very Low	
		2 bedroom	34	$801	Low	
		3 bedroom	7	$801	Very Low	
		3 bedroom	32	$918	Low	
McGregor Commons	2464 McGregor Drive	1 bedroom	24	N/A	Very Low	Private (Retirement Housing Foundation)
		2 bedroom	3	N/A	Very Low	
La Loma Apartments[1]	2088 West La Loma Drive	1 bedroom	6	$709	Very Low	California Housing Finance Agency
		2 bedroom	20	$799	Very Low	
		3 bedroom	4	$898	Very Low	
At-Risk Units						
Coloma Woods[2]	2300 Heather Glen Lane	1 bedroom	28		N/A/ N/A	221(d)(4); Housing Choice Voucher
Mills Tower Apartments[3]	10499 Mills Tower Drive	2 bedroom	9	$665		221(d)(4); Housing Choice Voucher
		3 bedroom		$775		

Sunrise	11020	1 bedroom	45	$641	Low;	236(j)(1);

Name	Address	Bedrooms	Affordable Units	Rents	Income Level	Financing
		2 bedroom	54	$775		
Total	10 properties	--	747	--	--	

Source: SHRA, 2002, and California Housing Partnership Corporation, June 2005.

1 Expiration Date 5/21/2020
2 Expiration Date 12/31/2002, the owner is annually renewing the project.
3 Expiration Date 1/13/2006
4 Expiration Date 6/30/1999, the owner is annually renewing the project.

At-Risk Housing

The Housing Element Law in the California Government Code (Section 65583) requires jurisdictions to include a study of all low-income housing units which may at some future time become unaffordable upon the expiration of affordability restrictions. There are three general cases that create the opportunity for the conversion of affordable units to market-rate, including:

- Prepayment of HUD mortgages Section 221(d)(3), Section 202, and Section 236;
- Opt-outs and expirations of project-based Section 8 contracts; and
- Other cases.

A prepayment of HUD mortgages Section 221(d)(3) involves a privately-owned project with HUD providing either below market interest rate loans or market rate loans with subsidy to the tenants. In a Section 236 complex, HUD provides assistance to the owner to reduce the costs of tenants by paying most of the interest on a market-rate mortgage. Additional rental subsidy may be provided to the tenant. With Section 202, HUD provides a direct loan to non-profit organizations for project development and rental subsidy for low-income tenants. All Section 202 handicapped units (Section 202 H.C.) are designed for physically handicapped, mentally disabled, and chronically mentally ill residents.

In a Section 8 contract for new construction or substantial rehabilitation, HUD provides a subsidy to the owner for the difference between tenant's ability to pay and the contract rent. The likelihood for opt-outs increases when the market rents exceed the contract rents.

Other cases that create the opportunity for the conversion of affordable housing include the expiration of low-income use periods of various financing sources, such as Low Income Housing Tax Credit (LIHTC);

bond financing; density bonuses; CHFA, CDBG, and HOME funds; and redevelopment

funds.

As shown in Table A-41, three of the federal assisted multifamily housing complexes in Rancho Cordova are at risk of losing their affordability restrictions during the Housing Element planning period.

Cost Analysis

The cost of maintaining the assisted units is estimated to be significantly less than that required to replace the units through new construction. Conserving assisted units generally requires subsidizing the difference between market-rate and assisted rents.
The cost of acquiring an apartment complex on the market for use as assisted housing ranges from $~~80~~67,000 per dwelling unit to over $~~90~~86,000 per dwelling unit (sales data of comparable rental housing taken from loopnet.com and www.sacbee.com, ~~August 2005~~April 2008). Based on this information, the acquisition cost of an individual 28- to 95-unit multi-family rental complex in the City of Rancho Cordova would range from $~~2.4~~1.9 to $8.~~02~~ million dollars. The cost to acquire all 136 of the rental units at risk is estimated to be between $~~10.5~~9.1 and $~~12.2~~11.7 million.

Since land prices and land availability are generally the limiting factors to development of low-income housing, it is estimated that subsidizing rents to preserve assisted housing is both more feasible and more economical than constructing new units.

RESOURCES AND INCENTIVES FOR AFFORDABLE HOUSING

Efforts by the City to assist in the development, rehabilitation, and preservation of affordable housing would utilize organizational and financial types of resources. The following programs include local, state, and federal housing programs that are valuable resources in assisting in the development of affordable housing, preserving "at-risk" housing, and for housing rehabilitation.

Program Name	Description	Eligible Activities
Federal Programs		
Community Development Block Grant (CDBG) Program	The Department of Housing and Urban Development awards Community Development Block Grants annually to entitlement jurisdictions and States for general activities, including housing, and economic development activities. HUD also offers various other programs that can be utilized by the City, non-profit, and for-profit agencies for the preservation of low-income housing units such as Section 202 and Section 108 loan guarantees. The annual appropriation for CDBG is split between states and local jurisdictions called "entitlement communities". The City of Rancho Cordova was granted entitlement status in January 2005 and will begin funding cycle in July 2006.	**Acquisition** **Rehabilitation** **Homebuyer Assistance** **Economic Development Assistance** **Homeless Assistance** **Public Services** **Infrastructure Replacement**
HOME Investment Partnerships Program	The Home Investment Partnerships Program (HOME) was created under the Cranston Gonzalez National Affordable Housing Act enacted in November 1990. HOME funds are awarded annually as formula grants to participating jurisdictions. HUD establishes Home Investment Trust Funds for each grantee, providing a line of credit that the jurisdiction may draw upon as needed. The program's flexibility allows States and local governments to use HOME funds for grants, direct loans, loan guarantees or other forms of credit enhancement, or rental assistance or security deposits. Rancho Cordova receives HOME funds as an agreement city to the Urban County (Cities of Citrus Heights, Elk Grove, Folsom, Rancho Cordova, and Sacramento and Sacramento County) administered by Sacramento Housing and Redevelopment Agency (SHRA).	**Acquisition** **Rehabilitation** **Homebuyer Assistance** **Rental Assistance**
Housing Choice Voucher (HCV) Rental Assistance	The Housing Choice Voucher Program provides rental assistance payments to owners of market-rate properties on behalf of very low-income tenants.	**Rental Assistance**

Section 811	The Section 811 program provides grants to non-profit developers of supportive housing for disabled persons. The grants may be used to construct or rehabilitate group homes, independent living facilities, and intermediate care facilities. The grants may also have a rental assistance component.	**Acquisition** **Rehabilitation** **New Construction** **Rental Assistance**

Program Name	Description	Eligible Activities
Section 203(k)	The Section 203(k) program provides fixed-rate, low-interest loans to organizations wishing to acquire and rehabilitate property.	**Land Acquisition** **Rehabilitation** **Refinancing of existing debt**
Low Income Housing Tax Credits (LIHTC)	In 1986, Congress created the federal low income housing tax credit to encourage private investment in the acquisition, rehab and construction of low-income rental housing. Because high housing costs in California make it difficult, even with federal credits, to produce affordable rental housing, the California Legislature created a state low-income housing tax credit program to supplement the federal credit. The state credit is essentially identical to the federal credit, the Tax Credit Allocation Committee allocates both and state credits are only available to projects receiving federal credits. 20 percent of federal credits are reserved for rural areas, and 10 percent for non-profit sponsors. To compete for the credit, rental housing developments have to reserve units at affordable rents to households at or below 46 percent of area median income. The targeted units must be reserved for the target population for 55 years.	**New Construction**
Mortgage Credit Certificate Program	The Mortgage Credit Certificate Program offers income tax credits to first-time homebuyers. The County distributes the credits.	**Homebuyer Assistance**
Supportive Housing Program (SHP)	The Supportive Housing Program offers grants to agencies who offer supportive housing and services to the homeless.	**Transitional Housing** **Housing for Disabled Persons** **Supportive Housing** **Support Services**

Community Reinvestment Act	The Community Reinvestment Act (CRA), enacted by Congress in 1977 is ~~intended to encourage depository~~ institutions to help meet the credit needs of the communities in which they operate, including low- and moderate-income neighborhoods, consistent with safe and sound banking operations. The CRA requires that each insured depository institution's record in helping meet the credit needs of its entire community be evaluated periodically. That record is taken into account in considering an institution's application for deposit facilities, including mergers and acquisitions.

Program Name	Description	Eligible Activities
State Programs		
Emergency Shelter Program	The Emergency Shelter Program awards grants to non-profits for the provision of shelter support services	**Support Services**
Multi-Family Housing Program (MHP)	The Multi-Family Housing Program provides loans for new construction, rehabilitation, and preservation of affordable rental housing. Payments on the loans are deferred for a specified period of time.	**New Construction** **Rehabilitation** **Preservation**
California Housing Finance Agency (CHFA) Rental Housing Programs	The California Housing Finance Agency (Cal HFA) offers permanent financing for acquisition and rehabilitation to for-profit, non-profit, and public agency developers seeking to preserve "at-risk" housing units. In addition, Cal HFA offers low interest predevelopment loans to non-profit sponsors through its acquisition/rehabilitation program.	**New Construction** **Rehabilitation** **Acquisition**
California Housing Finance Agency (CHFA) Home Mortgage Purchase Program	CalHFA sells bonds to raise funds for providing below market-rate loans to qualifying first-time homebuyers.	**Homebuyer Assistance**
Supportive Housing/Minors Leaving Foster Care	This program provides funds for housing and services for persons who need support services to live independently (e.g. disabled, mentally ill).	**Supportive Housing** **Foster Care**
CalHOME	CalHOME provides grants to local governments and non-profit agencies for homebuyer assistance, rehabilitation, and new construction. The agency also finances acquisition, rehabilitation, and replacement of manufactured homes.	**Homebuyer Assistance** **Rehabilitation** **New Construction**
California Self-Help Housing Program	The California Self-Help Housing Program provides grants for the administration of mutual self-help housing projects.	**Homebuyer Assistance** **New Construction** **Administrative Costs**
Emergency Housing and Assistance Program	Provides grants to support emergency housing.	**Shelters** **Transitional housing**
CalHFA Programs		
Affordable Housing Partnership Program	Provides lower interest rate CalHFA loans to homebuyers who receive local secondary financing.	**Homebuyer Assistance**

Self-Help Builder Assistance Program	Provides lower interest rate CalHFA loans to owner-builders who participate in mutual self-help housing projects. Also provides site acquisition, development financing, and construction financing for self-help projects.	**Homebuyer Assistance** **Site Acquisition** **Site Development** **Home Construction**

Program Name	Description	Eligible Activities
California Housing Assistance Program	Provides 3% silent second loans in conjunction with 97% CalHFA first loans to give eligible homebuyers 100% financing.	**Homebuyer Assistance**
Extra Credit Teacher Program	Provides $7,500 silent second loan with forgivable interest in conjunction with lower interest rate CalHFA first loans to assist eligible teachers in buying homes.	**Homebuyer assistance**
Housing Enabled by Local Partnerships	Provides 3% interest rate loans, with repayment terms up to 10 years, to local government entities for locally determined affordable housing priorities.	**Wide range of eligible activities**
Low Income Housing Tax Credits	Provides state tax credits for rental housing programs.	**New Construction Rehabilitation**
Urban Predevelopment Loan Program	The California Department of Housing and Community Development (HCD) administers the Urban Predevelopment Loan Program, which provides funds to pay the initial costs of preserving existing affordable housing developments for their existing tenants. Priority is given to applications with matching financing from local redevelopment agencies or federal programs.	
Multifamily Housing Program	HCD also conducts the acquisition and rehabilitation component of the Multifamily Housing Program to acquire and rehabilitate existing affordable rental housing. Priority is given to projects currently subject to regulatory restrictions that may be terminated. Assistance is provided through low interest construction and permanent loans. Eligible applicants include local government agencies, private non-profit organization, and for-profit organizations.	**Rental Acquisition Rental Rehabilitation**
Local Program and Private Sources		
Redevelopment Set-Aside Funds	State law requires that 20 percent of Redevelopment Agency finds be set aside for a wide range of affordable housing activities governed by State law. The City of Rancho Cordova is currently in the process of establishing a redevelopment project area and will begin collecting funds next year (2006).	**New Construction Rehabilitation Acquisition**

Very Low Income Housing Trust Fund	The City of Rancho Cordova has a Very Low Income Housing Trust Fund (VLIHTF) (originally adopted under the County) which provides a linkage between the demand for very-low income housing and the development of commercial, office, industrial, and other non-residential uses that create lower-paying employment opportunities that generate a demand for very-low income housing. Non-residential developments in Rancho Cordova are required to pay into the VLIHTF on a square footage basis at building permit. The Housing Fee is in effect at the time the building permit is to be issued. The fees are as follows: Office $.97 per square foot Hotel $.92 per square foot R&D $.82 per square foot Commercial $.77 per square foot Manufacturing $.61 per square foot	**New Construction**

Program Name	Description	Eligible Activities
Public Housing Authority Rental Subsidy	The local PHA is operated by SHRA, which manages housing and community development activities including conventional or low rent public housing, and Housing Choice Voucher (Section 8 certificate). The conventional housing program involves housing developments that are managed and maintained by the SHRA. The Housing Choice Vouchers program involves a tenant-based rental subsidy administered by the agency. Qualified families are selected and certified from a waiting list. A qualified family can utilize the vouchers at any decent, sanitary, and safe housing unit (single-family or multifamily). The tenant's portion of the rent is based on 30 percent of the adjusted family gross income. SHRA subsidizes the difference between the tenant's portion and the contract rent. However, Fair Market Rents (FMR) restricts the actual contract rent as determined by the Department of Housing and Urban Development (HUD). The Section 8 voucher program is similar to the certificate program, except the tenant's housing contract rent is not restricted by FMR.	**Tenant-based Rental Assistance**
Federal Home Loan Bank System	The Federal Home Loan Bank System facilitates Affordable Housing Programs (AHP), which subsidize the interest rates for affordable housing. The San Francisco Federal Home Loan Bank District provides local service within California. Interest rate subsidies under the AHP can be used to finance the purchase, construction, and/or rehabilitation of rental housing. Very low-income households must occupy at least 20 percent of the units for the useful life of the housing or the mortgage term.	**Acquisition** **New Construction** **Rehabilitation**
Tax Exempt Housing Revenue Bond	The City can support low-income housing by issuing housing mortgage revenue bonds requiring the developer to lease a fixed percentage of the units to low-income families at specific rental rates.	**New Construction** **Rehabilitation** **Acquisition**
Federal National Mortgage Association (Fannie Mae)	Fannie Mae offers a variety of mortgages, including traditional fixed-rate, low-down payment for underserved low-income areas, and mortgages, which fund the purchase and rehabilitation of a home.	**Homebuyer Assistance** **Rehabilitation**

California Community Reinvestment Corporation	Non-profit mortgage banking consortium designed to provide long-term debt financing for affordable multi-family rental housing. Non-profit and for-profit developers contact member banks.	**New Construction** ~~**Rehabilitation**~~ **Acquisition**

Program Name	Description	Eligible Activities
Freddie Mac Home Works	Provides first and second mortgages that include a rehabilitation loan. The City provides gap financing for the rehabilitation component.	**Homebuyer Assistance Rehabilitation**

Incentives for Affordable Housing Development

In addition to the affordable housing resources listed above, the City anticipates offering incentives to promote the development of housing affordable to very low- and low-income households. Such incentives as the City may offer to encourage the development of affordable housing will include, but not limited to:

- Financial assistance (based on availability of federal, state, local foundations, and private housing funds);
- Expedited development review;
- Streamlined development application processing; and
- Modification of development requirements such as reduced parking standards for seniors, assisted care, and special needs housing on a case-by-case basis.

Housing Element Action H.1.1.3

[PENDING REVISED MIHP LANGUAGE]

In addition to the incentives listed above the City is proposing Housing Element Action H.1.1.3. This action will create a broad range of options available throughout the City that will result in the production of housing available to all income levels and will result in the production of at least ten percent of housing in new neighborhoods being affordable to moderate- and lower-income households. This is referred to as the "mixed-income" program.

The specific requirements for the mixed-income housing program and the incentives to be offered ~~will be~~have been developed through ~~a~~ stakeholder ~~group~~groups consisting of nonprofit and for-profit homebuilders, housing and special needs advocates, residents and landlords, decision markers, and other interested parties. ~~The stakeholder meeting processes will begin no later than October 2006, as identified under the Goals, Policies, and Programs section of this Housing Element.~~

Means of Compliance

The stakeholder ~~group will evaluate~~ groups have evaluated the possible options to meeting this requirement that allow the most flexibility and financial feasibility for the development of affordable housing in the City.

Implementation of this program provides opportunities for developing affordable housing

in the community and will not act as a constraint to the development of housing. Options ~~that will be evaluated~~ may include all of the following:

- On-site Construction;
- Off-Site Construction;
- In-lieu Fee;
- Dedication of Land;
- Construct duplexes on corner lots;
- Rehabilitation of existing housing; and
- Other programs that meet the intent of the City's mixed-income housing provisions.

Possible incentives that may be included are the following:

- Financial assistance (based on availability of federal, state, local foundations, and private housing funds);
- Expedited development review;
- Streamlined development application processing;
- Modification of development requirements, such as reduced parking standards for seniors, assisted care, and special needs housing on a case-by-case basis; and
- Other incentives that meet the intent of the City's mixed-income housing provision identified via the city sponsored stakeholder meetings. ~~In addition, the stakeholder group will determine affordability terms, possible restrictions on "For Sale" units, rental units, and overall enforcement of this program.~~

HOUSING CONSTRAINTS

GOVERNMENTAL AND NON-GOVERNMENTAL CONSTRAINTS

Various interrelated factors may constrain the ability of the private and public sectors to provide adequate housing that meets the housing needs for all economic sectors of the community. These constraints can be divided into two categories: governmental and non-governmental. Governmental constraints consist of land use controls, development standards, processing fees, development impact fees, code enforcement, site improvement costs, development permit and approval processing, and provision for a variety of housing. Non-governmental constraints include land availability, environment issues, vacancy rates, land cost, construction costs, and availability of financing.

GOVERNMENTAL CONSTRAINTS

Land Use Controls

The Rancho Cordova General Plan establishes policies that guide all new development.

including any residential development. These polices, along with zoning regulations, control the amount and distribution of land allocated for different land uses in the City. The land use designations established by the General Plan that allow single-family and multi-family residential development are provided in Table A-42.

TABLE A-42
GENERAL PLAN RESIDENTIAL LAND USE DESIGNATIONS

Residential Land Uses		
Designations	**Dwelling Units Per Gross Acre**	**Notes**
Rural Residential (RR)	0.1 - 0.5	Designates areas near the edge of the City in a more natural setting where larger ranchette-style homes on two- to ten-acre lots are predominant. May include limited farming and agriculture.
Estate Residential (ER)	0.51 – 2.0	Generally characterized by larger "executive" homes on generous lots ranging in size from one-half acre to two acres in size. Appropriate for urban to rural transition areas, significant natural areas, and integrated into neighborhoods with a variety of housing types.
Low Density Residential (LDR)	2.1+ - 6.0	Predominately single-family detached homes in traditional neighborhoods. Representative densities are consistent with the majority of the older housing stock in Rancho Cordova.
Residential Land Uses		
Designations	**Dwelling Units Per Gross Acre**	**Notes**
Medium Density Residential (MDR)	6.1+ - 18.0	Generally characterized by small lot single-family detached or single-family attached (i.e. condominium/townhome-type) development. The wide variety of site development patterns and architectural styles that represent this density range is often referred to as "Village Residential".
High Density Residential (HDR)	18.1+ - 40.0	Predominantly apartments, condominiums, or clustered single-family units, generally in multi-story configurations. Parking is typically provided in traditional surface lots, but parking structures may be used at high densities.
Commercial and Mixed Land Uses		

Designations	Dwelling Units Per Gross Acre	Notes

Residential Mixed Use	6.1 – 40.0	Multifamily is allowed at a minimum density of 6.1 units per acres and a maximum density of 40 units per gross acre.
Commercial Mixed Use	2.1 – 18.0	Multifamily is allowed at a minimum density of 2.1 units per acres and a maximum density of 18 units per gross acre.
Office Mixed Use	2.1 – 18.0	Multifamily is allowed at a minimum density of 2.1 units per acres and a maximum density of 18 units per gross acre.
Village Center Mixed Use	6.1 – 18 .0	Multifamily is allowed at a minimum density of 6.1 units per acres and a maximum density of 18 units per gross acre.
Town Center Mixed Use	6.1 – 18 .0	Multifamily is allowed at a minimum density of 6.1 units per acres and a maximum density of 18 units per gross acre.
Transit-Oriented/Town Center Mixed Use	18.1 – 80.0	Multifamily is allowed at a minimum density of 18.1 units per acres and a maximum density of 80 units per gross acre.
Regional Town Center	6.1 – 40.0	Multifamily is allowed at a minimum density of 6.1 units per acres and a maximum density of 40 units per gross acre.

Agriculture		
Designation	Minimum Parcel Size (Gross Acres)	Notes
Rural Agriculture	10 – 100	Rural areas where some agricultural uses may occur, but where residential homes on lots of 10 to 100 acres are the predominant land use.
General Agriculture	100+	Areas set aside for commercial agricultural production. Minimum parcel size is 100 acres to ensure economic viability for farming operations.

Other Designations	
Designation	Notes
Planning Areas	Planning Areas are subject to the preparation of more detailed comprehensive plans.
Folsom Boulevard Planning Area (FBPA)	The Folsom Boulevard Planning Area will serve as the high-intensity development center of the City. The tallest buildings with residential densities near 80 units per acre will be developed here in a mixed-use setting (overall average density assumed is 20 units per acre).
Rio Del Oro Planning Area	The Rio del Oro Planning Area would contain a mix of low-, medium-, and high-density residential units with an average density of approximately 6 to 8 units per acre. Residential areas would be developed as an interconnected series of walkable neighborhoods served by Neighborhood Center and Village

Centers.

Suncreek/Preserve Planning Area	The Suncreek/Preserve Planning Area is within the approved Sunrise Douglas Community Plan area. Based on previous approval and current development requests, land uses in the Suncreek/Preserve Planning Area could result in the development of approximately 1,200 acres of single-family and multi-family residential areas, accompanied by 450 acres of supporting commercial, office, and mixed uses.
Countryside/Lincoln Village Planning Area	This Planning Area is almost entirely developed and includes primarily residential development. Existing residential development contains a high concentration of low- and moderate-income households with limited east-west connectivity.

Note: This table provides a summary of land use designations described in additional detail in the Land Use Element and is not intended to establish land uses.

Residential Development Standards

The City of Rancho Cordova zoning code is the guiding document for residential development policies. The policies establish and control the type, location, and density of residential development in Rancho Cordova. The zoning regulations serve to protect and promote the health, safety, and general welfare of the community residents and also implement the goals and policies of the general plan. The specific residential land use zones used in Rancho Cordova and the respective maximum densities are shown in Table A-43.

In addition to zoning and minimum lot sizes, the City of Rancho Cordova further controls residential development through development standards. Table A-43 details the development standards that are applied to residential development in the City. The City's parking requirements for residential projects vary by the housing type. Table A-46 also provides the parking requirements for residential developments. Single-family residential units are required to have two off-street spaces per unit. The number of parking spaces required for multi-family residential units ranges from 1.5 off-street spaces for one-bedroom units to two spaces for units with two or more bedrooms. An additional 0.6 parking spaces per unit are required to accommodate guests in multi-family residential projects. Residential lots with a habitable accessory structure must provide two off-street spaces for each dwelling unit. The zoning code allows the required off-street parking spaces to be provided in a garage, under a carport, on an open dust-free surface, or any combination of these.

Building setbacks, maximum height limits, and open space requirements are also compulsory for all housing developments in the City. The requirements are minimal and none of these requirements are considered to constrain development, as evidenced by the amount of housing

development occurring in the City, and are used to ensure an aesthetically pleasing

project that allows for recreational uses and open space areas.

TABLE A-43
RESIDENTIAL LAND USE ZONES AND DENSITIES

Type of Use	Zoning Classification	Maximum Number of Units Per Acre	Minimum Lot Area (Sq. Ft.)	Minimum Lot Width
Single-family	RD-1	1	1 acre	75
Single-family	RD-2	2	20,000	75
Single-family	RD-3	3	10,000	65
Single-family	RD-4	4	8,500	65
Single-family	RD-5	5	5,200 (interior lot) 6,200 (corner lot)	52 62
Duplex	RD-7	7	8,500	80
Single-family			4,000 (interior lot) 5,200 (corner lot)	40 52
Duplex			6,200 (interior lot) 8,500 (corner lot)	62 80
Single-family	RD-10	10	4,000 (interior lot)	40
	RD-15	15	5,200 (corner lot)	52
Duplex	RD-20	20	6,200 (interior lot)	62
	RD-25	25	7,200 (corner lot)	72
Multi-family	RD-30	30	5,200 (interior lot)	52
	RD-40	40	6,200 (corner lot)	62
Minimum Front Yard Setback	20 ft.			
Minimum Rear Yard Setback	Lots equal to, or more than 125 ft. in depth – 25 ft. Lots less than 25 ft. in depth – 20% of the average depth In no event shall rear yard setbacks be less than 10 ft. for one-story buildings and 15 ft. for two-story buildings Main building may project into rear yard, if equal area is provided within buildable portion of lot.			

Minimum Side Yard Setback	One-story building – 5 ft. Two-story building – 7.5 ft. Three story buildings –25 ft. Zero lot line allowed with provisions Corner lots, a side of at least 12.5 ft.

Type of Use	Zoning Classification	Maximum Number of Units Per Acre	Minimum Lot Area (Sq. Ft.)	Minimum Lot Width
Maximum Height of Buildings	40 ft or three story			
Minimum Distance Between Buildings	10 ft. for roofed structures			
Minimum Open Space Requirement	Minimum 25 percent of site One-story building – 5ft. of yard Two-story buildings – 7.5 ft. of yard Three-story buildings – 12.5 ft. of yard			
Off Street Parking Requirements	Single-family/Duplex: Not less than two spaces Spaces may be in a garage or carport of dust free surface Minimum 9 ft. in width and 19 ft. in length Multifamily: 1.5 spaces per one-bedroom unit All other units –two spaces per unit (may be reduced to 1.5 spaces per unit based on projected demand, provision of open parking, shared parking, and other considerations) 0.6 spaces per unit for guests At least 9 ft. in width and 19 ft. in length 0.5 spaces per senior units plus 0.3 spaces per units for overflow parking			
Standard Street Width	40 ft. street, minor residential 4 ft. sidewalks, used for less than 99 residential units 50 ft. street primarily residential 4 ft. sidewalks, for 99-399 residential units 56 ft. street collector 4 ft. sidewalks, >400 residential units 60 ft. street collector, 6 ft. sidewalks, multifamily developments of >400 units			
Curbs and Gutters	For single-family residential subdivisions, roll curb required For multifamily developments vertical curb required			

Note: Specific plan areas and SPA's may incorporate different development standards

Specific Plan and Special Planning Areas

Rancho Cordova has Specific Plan (SP) and Special Planning Areas (SPA) that are each distinguished by their location and unique development characteristics. Once adopted, SPs and SPAs replace the zoning of the property with zoning unique to the project area. While SPs rely on the existing development standards in the zoning ordinance, SPAs may establish development standards for minimum lot area, building setbacks, lot width and depth, and building height that differ slightly from citywide

development standards. Specifically, SPAs are designed to protect certain resources of

the City from incompatible land uses, and to preserve areas with unique social, architectural, or environmental characteristics not otherwise adequately protected by regular zoning. In general, the intent of an SPA is to allow flexibility in development standards and existing zoning. Developers are encouraged to vary housing designs and densities in these areas, including such types as mixed use commercial/residential developments and carriage houses. Developers are required to maintain minimum densities based on the established zoning for the area. In many cases, SPs and SPAs allow unique uses and development standards for the planning area. These unique zoning provisions may increase flexibility for subsequent development within the planning area. All SPs and SPAs must be consistent with the City's General Plan. The SPAs and SPs are not considered to hamper housing development and, in reality, may promote housing development through the easing of some standards.

Overall, the Rancho Cordova residential development standards do not constrain the development of new housing or affordable housing. Significant constraints to the development of affordable housing are generally non-governmental, including high land and construction costs, lack gap financing for affordable projects, and a variety of other market factors.

Design Guidelines

The City of Rancho Cordova recently adopted Design Guidelines apply to all new development within the City and may apply to modifications within existing developments. The Design Guidelines do not pose a constraint on the development of housing in the City of Rancho Cordova but represent the City's guiding policies with respect to the quality of design expected for all projects within the City. Experience with projects funded by the Low Income Housing Tax Credit demonstrate that well designed multi-family low- and very low-income apartment complexes contribute to community acceptance and improved living conditions for the residents of such rental housing. These Guidelines are intended to:

- Create an integrated community framework;
- Promote a mix of uses, both at the street level and within individual structures, that capture the essence of the community and contribute to the health and vitality of the City;
- Respect the existing uses and environment while maximizing opportunities for smart, vibrant development that shapes a new identity for the City; and
- Encourage pedestrian-oriented development that is successful and attractive to residents and visitors.

The initial designated Approving Authority for Design Review in Rancho Cordova shall

be the City Council. The City Council will review and approve, conditionally approve, or deny Design Review applications using the guiding principles and design concepts described in the Design Guidelines.

The Design Guidelines allow flexible alternative standards for streets, bikeways, open space, parks, and streetscape design. They encourage many pedestrian-oriented design aspects, including sidewalks separated from the street by landscaping, landscape medians, tree preservation within the right-of-way, traffic circles, curb extensions to slow traffic, and other approved traffic calming devices. To promote the incorporation of separated sidewalks, minimum front and street side yard setbacks may be modified. Street systems are required to be designed to improve traffic circulation in and through the site.
Parks and open space should be consistent with current open space plans adopted by the City. Specific location of parks and open space are to be determined by the Planning Department and City Council in conjunction with Area Plans or subdivision map review.
Bikeways are required throughout each project and may be incorporated into the street design or as separate bike/pedestrian pathways.
Streetscape design includes landscaping, lighting, and the use of street furniture to make the street more inviting to the pedestrian.

The City's Design Guidelines would have minimal financial impact on the development of housing and promote sustainable housing by encouraging quality of design and pedestrian friendly neighborhoods. No specific materials or building techniques are required in the Design Guidelines and a multitude of designs are acceptable to the City.

The City encourages neighborhood design patterns to utilize a mix of densities and lot sizes to create a diversity of housing products.

By adopting special standards that allow for flexibility in design and an increase in density, the Design Guidelines promote the development of housing affordable to lower-income households. The following standards have been incorporated into the Design Guidelines to increase densities and promote affordability:

- On corner lots, the minimum lots sizes and widths in the underlying zoning district shall apply to combined lots for duplexes and half-plexes;
- Minimum building setbacks in the RD-7 zoning districts have been reduced to 18 feet for the front yard and the rear yard setback was reduced to 10 feet for one-story structures and 15 feet for two-story structures; and
- Minimum lot sizes and widths have been eliminated in the RD-10 and RD-15 zoning districts to allow for greater densities and design flexibility.

Provision for a Variety of Housing

The Housing Element must identify adequate sites that are available for the development of housing types for all economic segments of the population. Housing types include single-family residential housing, multi-family residential housing, residential accessory dwelling units, mobile homes, duplexes and half-plexes, and residential care homes. Table A-44 shows the housing types permitted in the various residential zoning districts of Rancho Cordova.

TABLE A-44
HOUSING TYPES PERMITTED BY ZONING DISTRICT

Housing Type	Agricultural Residential Zoning Districts			
	AR-10	AR-5	AR-2	AR-1
Single-family dwelling	P	P	P	P
Mobilehome	S	S	S	S
Residential Care Home	C	C	C	C
Residential accessory dwelling	C	C	C	C

	Single-family Residential Zoning Districts						
	RD-1	RD-2	RD-3	RD-4	RD-5	RD-7	RD-10
Single-family dwelling	P	P	P	P	P	P	P
Duplex and halfplex				S	S	S	S
Apartments							C
Condominiums	C	C	C	C	C	C	C
Townhouses	C	C	C	C	C	C	C
Mobilehomes	S	S	S	S	S	S	S
Residential care home	C	C	C	C	C	C	C

	Single-family Residential Zoning Districts						
	RD-1	RD-2	RD-3	RD-4	RD-5	RD-7	RD-10
Residential accessory dwelling	C	C	C	C	C	C	C

	Multiple Family Zoning Districts		
	RD-15/20	RD-25/30	RD-40
Single-family dwelling	P	P	P

Duplex and halfplex	S	S	S

Apartments	1	1	1
Condominiums	C	C	C
Townhouses	S	S	S
Mobilehomes	S	S	S
Residential care home	C	C	C
Residential accessory dwelling	C	C	C

	Mobile Home Zoning District RM-2
Single-family dwelling	P
Duplex and halfplex	C
Mobilehomes	P
Residential care home	C
Residential accessory dwelling	P
Special Needs	
Emergency shelters	Allowed in GC zone with use permit
Farmworker[2]	Allowed in AG 20-160, UR, IR, AR 1-10 and RD1-3 zones subject to issuance of a conditional use permit.
Transitional/ Social rehabilitation Shelters	Allowed in all agriculture and residential zones subject to issuance of a conditional use permit.

P = Permitted use
S = Permitted use subject to special conditions
C = Permitted use subject to the issuance of a conditional use permit

1 Subject to development plan review by Planning Director. Projects of 80-150 units are subject to development plan review by Planning Commission. Projects of more than 150 units are subject to development plan review by the City Council.

2 The City is proposing Action 4.3.2 Amend the Zoning Code to allow farmworker employee housing (12 or fewer employees) as of right in the AG-20, AG-160, UR, IR, AR-1-10 zones.

Site Improvements, Development Impact Fees, and Processing Fees

Costs associated with site improvements are often a significant part of the total cost of new residential development. Site improvement costs are usually charged for the provision of sanitary sewer and water service, necessary transportation improvements, as well as to provide any other necessary infrastructure or services to the project. In addition, the City may require payment for various off-site improvements as a part of project mitigation measures (e.g. payment for an off-site traffic signal).

Developers of new residential projects are also required to construct all on-site streets,

sidewalks, curbs, gutters, and any necessary additions to affected off-site arterials.

Generally, new residential streets shall comply with the City's street standards as outlined in Title 22 of the Municipal Code and as adopted in the current improvement standards. A minor residential street is required to have a right-of-way of 40 feet, with pavement width being 32 feet and two sidewalks each four feet (Table A-45). Minor residential streets are used when serving fewer than 100 single-family residential units. Primary residential streets are required to have a 50-foot right-of-way, including the pavement width of 42 feet, and may serve up to 400 single-family and duplex units. These standards are considered necessary in order to sustain and improve the quality of life in the City of Rancho Cordova. However, alternative designs to improve the aesthetics, pedestrian experience, or circulation are encouraged with the condition that minimum pavement width for both public and private streets shall be consistent with the City's adopted residential street standards. Examples of alternative designs may include sidewalks separated from the back of curb by a landscape planter strip, landscape medians, traffic circles, and other approved traffic calming devices.

TABLE A-45
SITE IMPROVEMENTS

Type	Service	Street width	Sidewalk width	Total
Minor Residential	Up to 99 single-family	32	4	40
Primary Residential	100 to 399 single-family and duplexes	42	4	50
Collector Street	400 or more residential units	48	4	56
Collector Street	Multifamily, Industrial, Commercial	48	6	60
Arterial Street	N/A	72	6	84

Source: City of Rancho Cordova Improvement Standards

planning review and permit processing, which include plan checks and inspection fees. A more detailed discussion of the development permit and approval processing is provided in the next section.

A variety of development impact fees are often assessed on new residential projects that include City controlled fees (e.g. development application fees, building permit fees) and non-City controlled fees (e.g. school impact fees, utility connection fees). Other components of total project costs are the utility service connection fees (e.g. sewer and water connection fees).

The various planning review and processing fees, development impact fees, and utility service connection fees collectively can add significantly to the cost of new housing. The City of Rancho Cordova has adopted citywide impact fees for all developments including those of single-family and multi-family projects. A breakdown of the community facility fee for single-family and multi-family projects is shown in Table A-46. Table A-47 provides a listing of planning fees charged by the City of Rancho Cordova. The breakdown of the total fee for a 100-unit single-family residential development, as well as the per-unit fee, is provided in Table A-48. Development fees, including building, planning, and impact fees, for a 1,600 square foot home are estimated to be $49,140 (Table A-48). Table A-49 provides development fees per multi-family unit and for a multi-family project. The estimated development fees for a 900 square foot multi-family unit are $41,648 (Table A-49).

TABLE A-46
COMMUNITY FACILITIES FEE

	Single-family Residential (per Unit)	Multifamily Residential (per Unit)
City Hall	$562	$439
Police	$738	$577
Community Center	$679	$530
Corp. Yard	$202	$158
Library	$527	$412
Museum	$230	$180
Parking Structure	$236	$184

Administrative	$119	$93

Total	**$3,293**	**$2,573**

Source: City of Rancho Cordova 2005 Residential Fee Schedule

TABLE A-47
PLANNING FEES

Application Type	Approving Body[1]	Deposit[2]
General Plan Amendment		
Residential to Commercial/Industrial	CC	$16,429
Agricultural to Urban		$2,669
		$4,614
Community Plan Amendment	CC	$11,588
Rezone	CC	$13,747
Specific Plan Initiation	CC	$4,376
Zoning Ordinance Amendment	CC	$8,497
Development Plan Review	PC	$5,397
	CC	$6,668
Development Agreement	CC	$8,472
Conditional Use Permit	PC	~~$5,397~~
	CC	~~$6,668~~$7,194
		$9,180
Special Development Permit	PC	$6,800
	CC	$8,330
Tentative Parcel Map	PC	~~$6,189~~
	CC	~~$7,141~~$8,650
		$9,964
Tentative Subdivision Map	PC	$6,189
(1 to 25 lots)	CC	$7,141
Additional fee for (26 to 100 lots)		$957
Additional fee for each over 100		$591
Variance	PC	$4,158
	CC	$5,694
Boundary Line Adjustment	PD	$1,007

1 Abbreviations: CC - City Council, PC - Planning Commission, PD - Planning Director

2 Fees are the actual costs of processing the application, except for Boundary Line Adjustment. For large projects, costs are likely to be higher.

TABLE A-48
DEVELOPMENT FEES FOR A SINGLE-FAMILY RESIDENTIAL UNIT AND 100-UNIT PROJECT

	Unit[1]	100-Unit Project
Planning Application / Plan Check Fees		
Building Permit Fee	$3,290	$329,000
Plan Review Fee	$1,316	$131,600
Zone Check Fee	$171	$17,108
Impact Fees		
General Plan Cost Recovery Fee	$211	$21,056
Capital Fire Facilities Fee	$656	$65,600
Community Facilities Fee	$2,573	$257,300
Roadway and Transit Fee		
Zones 2 and 2B	$3,426	
Zones 3, 3C, and 3S	$4,653	$465,324
Drainage Fee		
Zone 11A	$12,664	$1,266,400
Zone 11B	$8,874	
Schools		
Folsom Cordova Unified Fee	$6,640	$664,000
Elk Grove Unified Fee	$6,912	
Sacramento City Unified Fee	$3,584	
Utility Connection Charges		
Water Connection	$7,687	$768,700

	Unit[1]	100-Unit Project
County Sanitation District 1	$2,780	$277,950
Regional District	$6,500	$650,000
TOTAL	**$49,140**	**$4,914,038**

1Units are assumed to be 1,600 square feet on 0.25 acre, valued at $320,000, and built in new subdivisions. Infill development may be somewhat less expensive.

TABLE A-49
DEVELOPMENT FEES FOR MULTI-FAMILY RESIDENTIAL UNIT AND PROJECT

	Unit[1]	100-Unit Project
Planning Application / Plan Check Fees		
Building Permit Fee	$2,590	$259,000
Plan Review Fee	$1,036	$103,600
Zone Check Fee	$135	$13,468
Impact Fees		
General Plan Cost Recovery Fee	$145	$14,476
Capital Fire Facilities Fee	$369	$36,900
Community Facilities Fee	$2,573	$257,300
Roadway and Transit Fee		
Zone 2	$2,654	
Zone 2B	$1,973	
Zone 3	$3,674	$367,400
Zones 3C and 3S	$2,947	
Drainage Fee[2]		
Zone 11A	$16,146	$1,614,600
Zone 11B	$10,890	
Schools		
Folsom Cordova Unified Fee	$3,735	$373,500
Elk Grove Unified Fee	$3,888	
Sacramento City Unified Fee	$2,016	
Utility Connection Charges		

Water Connection	$5,815	$581,500

	Unit[1]	100-Unit Project
Sewer Connection		
County Sanitation District 1	$556	$55,590
Regional District	$4,875	$487,500
TOTAL	**$41,648**	**$4,164,834**

[1] *Units are assumed to be 900 square feet on 0.05 acre, valued at $220,000, and built in a previously undeveloped area. Infill development may be somewhat less expensive.*

[2] *Multifamily drainage fees range from $15,156 to 16,146 in Zone 11A and from $10,206 to 10,890 in Zone 11B, depending on the zoning. The highest ranges are used here.*

Second Dwelling Units

Second dwellings units are a viable option for providing affordable units in some communities. However, in Rancho Cordova, little interest has been expressed in constructing such units, and therefore the costs are not easily estimated. No second units have been constructed since the City's incorporation, and the amount of undeveloped land existing indicates that affordable housing need may be met through other means.

The City is currently allowing ~~assessor~~ accessory dwelling units by right in single-family residential zones in compliance with Government Code Section 65852.2. However, the City's Zoning Code requires a conditional use permit for the development of accessory units. The City is proposing Action H.4.1.3 to amend the Zoning Code to allow accessory dwelling units by right in single-family residential zones.

Specific Plan Areas

There are Specific Plan areas within the City of Rancho Cordova (i.e., Sunridge, Villages at Zinfandel) that address land distribution, open space availability, infrastructure, and financing mechanisms for portions of the community. Development costs differ between Specific Plan areas and are dependent upon the cost of infrastructure, public services, and other associated improvement requirements. Table A-50 shows the estimated development costs for single-family home within a Specific Plan area. The estimated development fees including planning, building, and impact fees per unit for a 1,600 square single-family home in the Sunridge Specific Plan area are $65,632. Development fees for proposed Specific Plans, such as Rio del Oro and Suncreek Specific Plan, will be based on infrastructure financing plans that will be developed as the Specific Plans go through the entitlement process.

TABLE A-50

ESTIMATE OF DEVELOPMENT FEES FOR A SINGLE-FAMILY HOME IN THE ANATOLIA

Fees	Fee per Unit[1]
Planning Application / Plan Check Fees	
Building Permit Fee	$3,290
Plan Review Fee	$1,316
Zone Check Fee	$171
Impact Fees	
General Plan Cost Recovery Fee	$211
Capital Fire Facilities Fee	$656
Community Facilities Fee[2]	$2,776
Roadways[2]	$9,592
Transit Shuttle[2]	$64
Roadway and Transit Fee[2]	$4,667
Supplemental Offsite Water[2]	$464
Interim Sewer[2]	$534
Park[2]	$3,249
Library[2]	$524
Fee Program Updates[2]	$67
Administration[2]	$402
Park Renovation[2]	$742
Drainage Fee	
Zone 11A	$12,664
Zone 11B	$8,874
Schools	
Folsom Cordova Unified Fee	$6,640
Elk Grove Unified Fee	$6,912
Sacramento City Unified Fee	$3,584

Fees	Fee per Unit[1]
Water Connection	$7,687
Water Connection Permit[2]	$592
Sewer Connection	
Inspection[2]	$45
County Sanitation District	$2,780
Regional District	$6,500
TOTAL	$65,632

Note: Cost will vary by Specific Plan Area.

1 Assumptions are same as those in Table A-51. Units are assumed to be 1,600 square feet on 0.25 acre, valued at $320,000, and built in new subdivisions.

2 Costs are different from or in addition to costs for developing outside of a Specific Plan area.

Development Permit and Approval Process

Applications for development projects are submitted to the City's Planning Department. The application process varies depending on the type of entitlement that is being requested. In most cases, the planning application process requires a public hearing before the Planning Commission. In case of Design Review for multi-family or commercial projects, a public hearing will be required before both the Planning Commission and the City Council. The permitting process in Rancho Cordova does not create any unnecessary delays or increases to the cost of housing. In addition City staff accelerates the application process by allowing concurrent review of the following entitlements:

- tentative map reviews;
- design review;
- special development permits;
- rezones, and
- development agreements.

The steps in the approval process for housing developments differ with the type and conditions of the development. Single-family subdivisions that do not require any change to the zoning are submitted to the Planning Department, reviewed by staff for their conformance to the Design Guidelines, and presented at a public hearing before the Planning Commission for approval.

Multi-family projects are processed in the same manner, but are subject to design review not only by the Planning Commission but also by the City

Council. Specific Plans, rezoning requests, subdivisions, and variances require staff

Planning Commission, and City Council review for approval. Multi-family development in commercial and business zones requires the same procedure as in residential zones. As previously stated, City staff allows concurrent review of entitlements to process multi-family projects in a timely manner and the City's Design Review process has minimal financial impact on the development of housing and promotes sustainable development by encouraging quality of design and pedestrian friendly neighborhoods.

Many other factors, such as public sentiment, may also affect the determination of approval of a project. The time frame for processing an application in the City of Rancho Cordova is no longer than that of the majority of jurisdictions in the region, and may be considerably shorter. A complete listing of the lengths of estimated application-processing times are given in Table A-51.

TABLE A-51
ESTIMATED APPLICATION PROCESSING TIMES

Applications	Time Frame
One-Story Single-Family Building Permit	17 days
Residential Design Review	45 - 60 days
Two-Story Single-Family Building Permit	17 days
Residential Design Review	45 - 60 days
Variances, Use Permits, Etc.	75 - 120 days
Tentative Maps	4 months (after env. study is complete)
Commercial and Multi-Family Design Review	60 - 75 days
Projects with Environmental Review[1]	
Negative Declaration	Less than 90 days
Environmental Impact Report	Approximately 1-year
Rezoning	4 - 6 months
General Plan Amendment	4 - 6 months
Boundary Line Adjustment	10 days
Parcel Map	3 months
Subdivision Map (Project)	3 - 6 months

Conditional Use Permit	75 - 120 days

1 _____Estimates are given for time after the City receives the application. Projects with environmental review generally take around one year in total.

[Reserved for discussion on the Mixed Income Housing Policy as it relates to constraints]

Code Enforcement
Code Enforcement

The City of Rancho Cordova Code Enforcement Division enforces a broad range of Federal, State and Municipal, codes and standards designed to maintain a healthy, safe and clean environment and preserve the quality of life standards that residents and businesses enjoy in our community. These codes include: 2007 California Building Code, 2007 California Plumbing Code, 2007 California Mechanical Code, 2007 California Electrical Code, 1997 Uniform Code for the Abatement of Dangerous Buildings, 2000 Uniform Swimming Pool Spa and Hot Tub Code, and all appendices thereof, and the Americans with Disabilities Act (ADA) included as a part of CCR, Title 24. The City has not adopted local amendments to these codes. Enforcement of development and building standards does not constrain the production or improvement of housing in the City. The presence of an active code enforcement effort serves to maintain the condition of the City's housing stock.

Code Enforcement services for the City are provided by the Neighborhood Services Division, developed in 2007, who's goal is to promote and maintain a safe and desirable living and working environment for residential and commercial communities within the City.. Code Enforcement is 52 percent proactive, meaning that slightly more than half of the identified code violations are discovered by Code Enforcement officers, while the remainder of violations are reported by concerned citizens. The Code Enforcement program has been very successful in working with residents and landlords to remedy code violations, and the majority of violations are solved before legal action becomes necessary.

Code Enforcement continues to consider innovative ways to provide service to a diverse population, and currently publishes brochures on tenants' rights in three languages. Additionally in 2007, The City of Rancho Cordova adoped its Rental Inspection Program to provide education on rental housing standards, and proactively ensure that all rental housing in the city meets the minimum standards of California State Housing Law. Under the rental inspection program owners of rental properties are required to register with the City to assure accurate contact information is maintained at all times. Rental Property owners are also required to have business licencess with the city to assure dwellings are monitored and maintained to minimal health and safety standards.

The Rental Inspection program concentrates primarily on rental units, however the State housing codes applies to both renter and owner occupied housing units and although code violations are less often reported by home owners, Code Enforcement officials proactively identify all substandard housing to assure compliance and improvement within communities.

Code enforcement has been receiving steadily increasing numbers of calls in recent years. However, this is attributable mainly to increased awareness of the services which code enforcement provides. In fact, the Human Rights and Fair Housing Commission often refers residents to the Rancho Cordova code enforcement. In 2007 in Rancho Cordova, repairs were the most frequently received complaint according to the Commission, while habitability issues also ranked highly. The most commonly reported code violations are general code violations (e.g. junk and rubbish, inoperable vehicles, lawn parking),and substandard housing issues (e.g Interior deterioration, pest infestation and water intrusion. Table A-52 shows the number and type of complaints received since mid-2003.

TABLE A-52
VIOLATIONS OF CODE REPORTED BY TYPE

2003[1] 2004 2005[1] 2006 2007

Water Intrusion/mold	29	42	25	32	45

Illegal occupancy/second dwelling	9	2	0	3	24

Structural problems	3	7	8	6	42

Deterioration (interior)	7	12	2	2	131

Pest infestation	4	11	3	6	71

Utilities	2	12	8	7	70

Other	9	16	10	11	3,288

Complaint Total[2]	48	74	45	42	3,671

1 2003 data from mid-year, 2005 data through mid-June.
2 Sum of violation types may differ from total due to multiple violations stemming from a single complaint.
3 2007 data from January 1 2007 through December 31, 2007. Comcate Reporting.

Trends described by code enforcement officers include an increase in vacant homes due to the current instability of the housing market and an increased activity in private investment. With decreased home prices and increased fuel prices in the region and Rancho Cordova's reputation improving, many first time buyers, investors and long time residents utilizing the current market to improve there housing situation or renovate their properties, including apartment complexes. Still, a chief code enforcement officer estimated that around 3,000 (or 30 percent) of existing rental units need major rehabilitation to repair structural damage or other serious problems.

~~The City of Rancho Cordova, in accordance with State housing law, establishes certain minimum requirements for residential construction. Rancho Cordova administers codes and code enforcement under the 2001 California Uniform Building Code, 2001 California Uniform Plumbing Code, 2001 California Uniform Mechanical Code, 2001 California Electrical Code, 2001 California Building Standards Administrative Code, 2001 California Referenced Standards Code, 2001 California Code for Building Conservation, 2001 California Historical Building Code, 1997 Uniform Code for the Abatement of Dangerous Buildings, 1997 Uniform Housing Code, 2000 Uniform Swimming Pool Spa and Hot Tub Code, and all appendices thereof, and the Americans with Disabilities Act (ADA) included as a part of CCR, Title 24. The City has not adopted local amendments to these codes. Enforcement of development and building standards does not constrain the production or improvement of housing in the City. The presence of an active code enforcement effort serves to maintain the condition of the City's housing stock.~~
~~Code enforcement services for the City are provided by the IN-SHAPE Code Compliance Program, which has a goal of providing a healthy and safe environment for those who live in the City. IN-SHAPE is 75 percent proactive, meaning that most of the identified code violations are discovered by code enforcement officers rather than reported by a resident. The IN-SHAPE program has been very successful in working with residents and landlords to remedy code violations, and the majority of violations are solved before legal action becomes necessary.~~
~~Code enforcement continues to consider innovative ways to provide service to a diverse population, and currently publishes brochures on tenants' rights in three languages. Future possibilities for code enforcement include offering financial incentives to low-income~~

~~homeowners who want to repair their properties and requiring landlords to have business~~

~~licenses. Licensing landlords would allow code enforcement officers to regulate their properties, ensuring at least minimal health and safety standards for all residents.~~

~~The City's code enforcement concentrates primarily on rental units, as code violations are less often reported by homeowners and it is generally difficult for code enforcement officers to gain entry to owner-occupied properties. It is likely, however, that many owner-occupied units have problems similar to those found in rental units.~~

~~Code enforcement has been receiving steadily increasing numbers of calls in recent years. However, this is attributable mainly to increased awareness of the services which code enforcement provides. In fact, the Human Rights and Fair Housing Commission often refers residents to the Rancho Cordova code enforcement. In 2004 in Rancho Cordova, repairs were the most frequently received complaint according to the Commission, while habitability issues also ranked highly. The most commonly reported code violations are water intrusion (e.g. leaky roofs, overflowing toilets), mold, and general deterioration of interior. Table A-52 shows the number and type of complaints received since mid-2003.~~

TABLE A-52
~~VIOLATIONS OF CODE REPORTED BY TYPE~~

	~~2003[1]~~	~~2004~~	~~2005[1]~~
~~Water Intrusion~~	~~16~~	~~29~~	~~19~~
~~Mold~~	~~13~~	~~13~~	~~6~~
~~Illegal occupancy/second dwelling~~	~~9~~	~~2~~	~~0~~
~~Structural problems~~	~~3~~	~~7~~	~~8~~
~~Deterioration (interior)~~	~~7~~	~~12~~	~~9~~
~~Pest infestation~~	~~4~~	~~11~~	~~3~~
~~Utilities~~	~~2~~	~~12~~	~~8~~
~~Other~~	~~9~~	~~16~~	~~10~~
~~**Complaint Total[2]**~~	~~**48**~~	~~**74**~~	~~**45**~~

~~*1 2003 data from mid-year, 2005 data through mid-June.*~~

~~*2Sum of violation types may differ from total due to multiple violations stemming from a single complaint.*~~

~~Trends described by code enforcement officers include growth in the number of housing units and an increase in private investment. With increased home prices in the region and Rancho Cordova's reputation improving, many owners are choosing to repair or renovate their properties, including apartment complexes. Still, a chief code enforcement officer estimated that around 3,000 (or 30 percent) of existing rental units~~

~~need major rehabilitation to repair structural damage or other serious problems.~~

Available Multi-Family Sites

The City of Rancho Cordova currently has approximately ~~21.22~~48.74 acres of vacant land zoned for multi-family developments. The acreage would have capacity for ~~385~~ 797 multi-family units based on an average of the density range and considering site constraints. In addition, there are ~~66.18~~101.51 acres of vacant land zoned for LC, SC, and BP that allow multifamily uses. The total number of multifamily units that could be developed on these available sites is 1,~~268,~~820, based on an 80 percent holding capacity of maximum units allowed by each zoning designation.

[Reserved for discussion on the FBSP TOD overlay zones which includes 88.85 acres of non-vacant land with development potential for 1,777 units.]

The total number of units that can be accommodated on these sites is ~~1,653~~4,713 units and the RHNA for very low- and low-income units is 966 units; therefore, the City will likely surpass its requirement. These multi-family sites are located adjacent to existing residential developments, a fact which indicates the availability of infrastructure. All other potential multi-family sites are within proposed Specific Plan areas and have not yet been designated for multi-family use.

Available Single-Family Sites

The majority of housing development occurring in the City involves the construction of detached single-family homes. Table A-41 provided the characteristics of the available areas for the development of single-family homes. The City has 550 acres of vacant land available for single-family development. The majority of vacant land in the City is zoned RD-4, 5, 7, and 10 and can accommodate an additional 3,338 single-family homes. There are also an additional 6,869 proposed units on 820 acres (not currently zoned residential) that are still in the early stages of development. The City's RHNA requirement for above moderate-income households has been met, and the City is close to achieving its moderate-income goal. After counting the development projects since incorporation, the City will only have to accommodate 281 moderate-income housing units.

Infrastructure Capacity

Water Supply and Infrastructure

Buildout of the General Plan is estimated to happen around the year 2030 with the addition of 53,480 housing units. The General Plan EIR has

determined that buildout of the General Plan will require additional treatment, capacity,

storage capacity, and other conveyance facilities to meet the project water demands. In addition, new development under the General Plan will not proceed without verification and determination that adequate water supply and adequate water supply infrastructure exists, and not contribute to service area shortfalls. ~~The City's current water system has the capacity to implement the City's regional allocation of 2,811 new housing units.~~

Wastewater Treatment

The Sacramento Regional Water Treatment Plan (SRWTP) currently has permitted capacity of 181 mgd for Average Dry Weather Flows (ADWF) and 400 mgd of Average Wet Weather Flows (AWWF). Currently Sacramento Regional County Sanitation District (SRCSD) is in the process of expanding the SRWTP to accommodate 250 ADWF and maintaining the 400 mgd for AWWF. The ADWF at the SRWTP is expected to be 218 mgd in the year 2020, approximately 32 mdg under capacity with proposed expansion improvements in place. These expansions are projected to accommodate all projected regional growth through the year 2020.

Environment

Rancho Cordova incorporates various environmental qualities that require protection and therefore constrain residential development. The most notable environmental constraint is the presence of floodplains. Areas located near the American River are prone to floods. There are no significant portions of the City located in the 100-year floodplain. The City is relatively flat and does not incorporate any significant geologic features like hills or ridges.

Land Cost

The cost of raw, developable land creates a direct impact on the cost for a new home and is considered a non-governmental constraint. A higher cost of land raises the price of a new home. Therefore, developers sometimes seek to obtain City approvals for the largest number of lots allowable on a parcel of land.

Table A-53 shows vacant land for sale and properties with development potential in surrounding communities as of April 2008~~June 2005~~. There were no sites listed in the City of Rancho Cordova at the time. Depending on the size and location of the parcel, the vacant single-family residential parcels located in areas surrounding Rancho Cordova range from $~~60~~50,000 to $~~260~~194,000, while parcels zoned for multi-family use are listed for $~~23,414~~29,000 to $~~64~~58,000 per unit.

TABLE A-53
VACANT LAND "FOR SALE"[1]

Type	Lot Size/Total Units[1]	Location	Price	Price/ Unit

Residential - SF	~~0.13/1~~.98/4	~~Sacramento (95824)~~Fair Oaks (95628)	~~$60,000~~$774,999	~~$60,000~~$193,750

Residential - SF	~~0.73/5~~.46/2	~~Sacramento (95829)~~Carmichael (95608	$~~459~~359,000	~~$91,800~~$179,500

Residential - SF	~~0.12/1~~2.14/14	~~Sacramento (95817)~~Antelope (95843)	$~~100~~2,030,000	**$~~100~~145,000**

Residential - SF	~~0.12/1~~3.18/9	~~Sacramento (95817)~~Citrus Heights (95610)	$1~~00~~,450,000	$~~100~~161,000

Residential - SF	~~20/9~~1.47/7	~~Citrus Heights (95610)~~Fair Oaks (95608)	$~~990~~1,185,000	~~$110,000~~$169,285

Residential - SF	~~1.17/6~~2.2/9	~~Carmichael (95608)~~Elk Grove (95624)	$~~865~~585,000	~~$144,167~~$65,000

Residential - SF	1.~~00/4~~25/15	~~Sacramento (95821)~~Elk Grove (95758	~~$650,000~~$749,95 0	~~$162,500~~$49,99 6

Residential - SF	~~0.15/1~~2.04/12	~~Sacramento (95827)~~Elk Grove (95624)	~~$199,999~~$1,250,000	~~$199,999~~$104,166

Residential - SF	~~0.24/1~~2.1/11	Sacramento (~~95820)~~95838)	$~~200~~575,000	~~$200,000~~$52,272

Residential - SF	~~0.25/1~~1.0/3	~~Carmichael (95608)~~Fair Oaks (95628)	$~~260~~550,000	~~$260,000~~$183,333

Residential ~~– MF – SF~~	~~0.99/29~~.8/4	~~Gold River (95670)~~Citrus Heights (95621)	$~~679~~480,000	~~$23,414~~$120,000

Residential - MF	~~0.6/18~~1.93/19	~~Sacramento (95821)~~Carmichael (99508)	$~~469~~1,098,000	~~$26,056~~$57,782

Residential - MF	~~0.27/8~~1.75/17	~~Sacramento (95821)~~Carmichael(95608)	$~~225~~775,000	~~$28,125~~$45,588

Residential - MF	~~0.65/13~~.82/12	~~Sacramento (95821)~~Carmichael (95628)	~~$370,000~~$699,950	~~$28,462~~858,329

Residential - MF	~~0.45/8~~91/18	Sacramento (~~95820~~)95841)	$~~429~~525,000	~~$53,625~~$29,166

Residential - MF	~~5.25/25~~49/6	Sacramento (~~95828~~)95841)	$~~1,600~~280,000	~~$64,000~~$46,666

1 The maximum number of units allowed by the zoning code was used when seller offered no information on possible development.

Construction and Labor Costs

Many factors affect the cost of building a house, including the type of construction, materials, site conditions, finishing details, amenities, and structural configuration. According to a local developer, construction costs and labor costs for a wood-framed, 2,000 square foot single-family house are about $100 a square foot excluding land and $140 per square foot including land. The cost of raw land is estimated to be $100,000 per unit. Once a vacant parcel is purchased, the contractor has to make certain site improvements to prepare for building on the property. Such improvements include connections to existing utility systems, rough grading, plus installation of water and sewer lines. The estimated costs for these types of improvements are $40,000 per unit. Permitting and impact fees are estimated to be about $50,000 per unit (see Table 1-51).

In addition materials and labor for the construction of the unit are estimated to be $130,000. Developers are pricing this size unit starting at approximately $350,000.

An Internet source of construction cost data (www.building-cost.net), provided by the Craftsman Book Company estimates the per square foot cost of a single-story home in the Rancho Cordova area to be approximately $86 per square foot. This cost estimate is based on a 2,000 square foot house of good-quality construction including a two-car garage and small porch. The total construction costs are estimated at $171,230, excluding land costs.

If labor or material costs increased substantially, the cost of construction in Rancho Cordova could rise to a level that impacts the price of new construction and rehabilitation. Therefore, increased construction costs have the potential to constrain new housing construction and rehabilitation of existing housing.

Availability of Financing

The cost of borrowing money to finance the construction of housing or to purchase a house affects the amount of affordably priced housing in Rancho Cordova. Fluctuating interest rates can eliminate many potential homebuyers from the housing market or render a housing project that

could have been developed at lower interest rates infeasible. When interest rates declined,

sales increase. The reverse has been true when interest rates increase. Over the past decade, there has been a dramatic growth in alternative mortgage products, including graduated mortgages and variable or adjustable rate mortgages (ARMs). These types of loans allow homeowners to take advantage of lower initial interest rates and to qualify for larger home loans.

Nevertheless, the fixed interest rate mortgage remains the preferred type of loan, especially during periods of low, stable interest rates. Most governmental programs that seek to increase homeownership among low- and moderate-income households rely on loan products that provide fixed interest rates below prevailing market rates, either for the principal loan or for a second loan that provides part of the down payment for home purchase. Many programs offer deferred second loans to facilitate homeownership. Table A-54 shows interest rates for a 15- and 30-year fixed loan in the Rancho Cordova area. Interest rates change on a daily basis.

TABLE A-54
INTEREST RATES FOR 15- AND 30- YEAR FIXED LOANS

15-Year Loan		30-Year Fixed Loan	
Interest Rates	Points	Interest Rates	Points
5.~~250~~125	~~1.17~~0.5	5.~~250~~5	~~1.43~~0.5

Based on an average loan amount of $359,650.
Rates for ~~August 5, 2005.~~April, 2008. Rates are subject to change on a daily basis.

OPPORTUNITIES FOR ENERGY CONSERVATION

Energy-related costs could directly impact the affordability of housing in Rancho Cordova, particularly with California in the midst of an energy crisis. Title 24 of the California Administrative Code sets forth mandatory energy standards for new development and requires the adoption of an "energy budget." Subsequently, the housing industry must meet these standards and the City is responsible for enforcing the energy conservation regulations. Alternatives that are available to the housing industry to meet the energy standards include:

- A passive solar approach that requires suitable solar orientation, appropriate levels of thermal mass, south facing windows, and moderate insulation levels;

- Higher levels of insulation than what was previously required, but not requiring

thermal mass or window orientation requirements; and
- Active solar water heating in exchange for less stringent insulation and/or glazing requirements.

SMUD provides electricity to the Sacramento metropolitan area. The utility companies serving Rancho Cordova, including SMUD and PG&E, offer various programs to promote the efficient use of energy and assist lower-income customers.

SMUD has a free shade tree program where homes with eastern, western, or southern exposure that heats up during the day could receive free trees from SMUD. In addition,

SMUD provides rebates and financing assistance for the replacement and installation of energy efficient equipment and materials. Examples of the programs and rebates include the installation of central air conditioning, installation of Energy Star sun reflecting coating, duct improvements, installation of insulation, and installation of a solar water heater.
PG&E provides natural gas to consumers in Rancho Cordova and provides a variety of energy conservation services for residents. In addition, PG&E offers energy assistance programs for lower-income households to help them conserve energy and control utility costs. These programs include the California Alternate Rates for Energy (CARE) and the Relief for Energy Assistance through Community Help (REACH).

The CARE program provides a 15 percent monthly discount on gas and electric rates to households with qualified incomes, certain non-profit organizations, homeless shelters, hospices, and other qualified non-profit group living facilities.

The REACH program provides one-time energy assistance to customers who have no other way to pay their energy bill. The intent of REACH is to assist low-income households, particularly the elderly, disabled, sick, working poor, and the unemployed, who experience hardships and are unable to for their necessary energy needs.

In addition, the State Department of Health and Human Services funds the Home Energy Assistance Program (HEAP). HEAP provides financial assistance to eligible low-income persons to offset the costs of heating and cooling their housing unit.

State Law requires that "...the general plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies..." The purpose of requiring internal consistency is to avoid

policy conflict and provide a clear policy guide for the future maintenance, improvement

and development of housing within the City.

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MEMORANDUM

DATE: June 16, 2008

TO: Honorable Mayor and Council Members

FROM: Adam U. Lindgren, City Attorney
Jose M. Sanchez, Deputy City Attorney
Ruben Meeks, Chief of Police

SUBJECT: **AN ORDINANCE REPEALING CHAPTER 4.30, "PAWNBROKERS, SECONDHAND DEALERS AND JUNK DEALERS," AND ADDING A NEW CHAPTER 4.30, "PAWNBROKERS, SECONDHAND DEALERS, JUNK DEALERS AND SCRAP METAL RECYCLERS," ESTABLISHING ADDITIONAL REGULATIONS ON JUNK DEALERS AND SCRAP METAL RECYCLERS**

RECOMMENDATION

Adopt Ordinance 16-2008.

RESULT OF RECOMMENDED ACTION

Adoption of this Ordinance will assist the Rancho Cordova Police Department's current efforts in fighting the current wave of scrap metal theft. This Ordinance will increase reporting requirements for Scrap Metal Recyclers and hold such businesses liable for buying and/or not reporting attempted sales of stolen scrap metal.

BACKGROUND

The rising price of metals and the increased demand for copper, aluminum, and other non-ferrous metals are fueling a wave of scrap metal theft. Without stricter regulations, the theft of metal from City streets, parks, businesses, schools, utilities, commercial buildings and residences will continue to increase, causing substantial damage and costs to victims.

The City of Rancho Cordova and the Sacramento region have experienced the effects of scrap metal theft first-hand. In October of last year, the Rancho Cordova Police Department arrested two men accused of stealing approximately $10,000 worth of copper from Aerojet's Rancho Cordova facility. The copper theft resulted in $150,000 in damage to the facility.

In April of this year, it was reported by the Sacramento City Unified School District that thieves had vandalized school air conditioners for the purposes of obtaining scrap metal. Thieves targeted HVAC units, prying apart the units and stripping it of metal. Repairs to this vandalism have cost the School District upward of $20,000 in the last year.

In June it was reported that community organization signs were disappearing from the "Welcome to the City of Rancho Cordova" sign on Sunrise Boulevard. Signs from Rancho Cordova Rotary Club, Kiwanis Club and others were reported missing and/or stolen. Authorities believe that these signs were stolen for the purposes of selling them as scrap metal. Staff has also indicated that scrap metal theft has also been a problem at the Bradshaw Inn, the Anatolia subdivisions and the Grande Apartments.

Existing Law

Existing law requires scrap metal recyclers to keep written records of all their sales and purchases. Existing law requires these records to include, among other things, the place and date of each sale or purchase of junk, a description of the item of junk, and the personal and vehicle information of the person purchasing or transporting the junk (California Businesses and Professions Code Sections 21600 through 21609).

These businesses are also required to allow periodic inspections of their premises and produce their records of sales and purchase transactions for inspections by the sheriff or Police Department.

The City currently has a chapter in its Municipal Code dealing with pawnbrokers, secondhand dealers and junk dealers. This Ordinance will replace that chapter by adding scrap metal recyclers to the Chapter's title and making clear that scrap metal recyclers are including as a junk dealer. The Ordinance will make clear that the special business license requirement, currently imposed by Chapter 4.30 of the Municipal Code, also applies to scrap metal recyclers. This requirement submits dealers to a background check, additional fees, stricter requirements, and increases the possibility of revocation if conditions are violated.

News articles related to scrap metal theft are attached as **Attachment 2**.

At the request of the City Council, the City Attorney's office has prepared the proposed ordinance to help deter scrap metal theft. The purpose of the ordinance is to reduce markets for the sale of stolen materials and punish scrap metal recyclers who purchase and/or fail to report stolen metals.

Outreach

The City Attorney's office and the Police Department have met with the City's two scrap metal recyclers to discuss the current problems and the regulations of this Ordinance. The Police Department has actively been monitoring these recyclers and working with them on identifying stolen scrap metal. The Police Department has received valuable help it has received from these businesses and the Police Department feel that this Ordinance will increase the assistance they provide in combating metal theft.

New City Ordinance

The proposed Ordinance replaces the City's current Chapter 4.30; however, all regulations on pawnbrokers remain the same. The Ordinance adds sections dealing with scrap metal recyclers and reorganizes some of the current sections. The City Attorney's office decided to replace the entire Chapter in order to simplify its

amendment. A redline of the changes is not provided to avoid confusion. Due to the reorganization and additions, the track changes would be difficult to follow. The City's existing Municipal Code Chapter 4.30 is attached as **Attachment 3**.

This Ordinance will require scrap metal recyclers to provide a daily report of the businesses' purchases. The Ordinance also requires scrap metal recyclers to collect and, upon request by the Police Department, to immediately provide the Police Department with the following information:

1. The name, photocopy of the seller's valid driver's license or government issued picture identification card, and vehicle license number including the State of issue of any motor vehicle used in transporting the junk to the junk dealer's, junk collector's or scrap metal recycler's place of business;

2. The name and address of each person to whom junk is sold or disposed of, and the license number of any motor vehicle used in transporting the junk from the junk dealer's, junk collector's or scrap metal recycler's place of business;

3. A full and complete description of the item or items of junk purchased or sold (i.e. the item type, quantity, length, diameter, size, brand, model, manufacturer and identification number);

4. A statement indicating either that the seller of the junk is the owner of it, or the name of the person he or she obtained it from, as shown on a signed transfer document; and

5. The fingerprint of the right thumb, unless such finger is missing, in which event the print of the next finger in existence on the right hand shall be obtained with a notation as to the exact finger printed of the person from whom junk is received.

This information will help Police Officers investigate and help the prosecution of individuals engaged in scrap metal theft.

The attached Ordinance sets out clear reporting requirements for junk dealers and scrap metal recyclers and also establishes their duty to report stolen scrap metal. This Ordinance will assist the Police Department to acquire important information which will assist in their efforts to arrest individuals engaged in metal theft. The Ordinance will also assist the City in the punishment of junk dealers and scrap metal recyclers who purchase stolen metals by holding the businesses responsible for complying with not only State law, but also City regulations. Similar to all violations of the City code, the City will have the discretion to implement administrative or criminal sanctions for violations of this Ordinance.

REQUESTED MOTION

"I move that the City Council adopt Ordinance 16-2008."

ATTACHMENTS

1. Ordinance 16-2008.
2. News Articles Regarding Scrap Metal Theft
3. Current Code

ATTACHMENT 1

CITY OF RANCHO CORDOVA

ORDINANCE NO. 16-2008

AN ORDINANCE OF THE CITY COUNCIL OF RANCHO CORDOVA REPEALING CHAPTER 4.30, "PAWNBROKERS, SECONDHAND DEALERS AND JUNK DEALERS," AND ADDING A NEW CHAPTER 4.30, "PAWNBROKERS, SECONDHAND DEALERS, JUNK DEALERS AND SCRAP METAL RECYCLERS," ESTABLISHING ADDITIONAL REGULATIONS ON JUNK DEALERS AND SCRAP METAL RECYCLERS

WHEREAS, upon incorporation, the City adopted most of the Sacramento County Municipal Code by reference pursuant to Ordinances 20-2003 and 21-2003; and

WHEREAS, Chapter 4.30, "Pawnbrokers, Secondhand Dealers and Junk Dealers," setting out regulations regarding the operations of pawnbrokers, secondhand dealers and junk dealers, was one of the Chapters adopted by the City; and

WHEREAS, the City desires to impose stricter restrictions on junk dealers, junk collectors, and scrap metal recyclers in order to mitigate the increase in the theft of copper, aluminum, and other non-ferrous metals. Such theft has lead to the vandalizing of private and public property, including but not limited to, live steamers track, badges and signs from different organizations, backflow preventers, cooper conduit cables, and air conditioning units; and

WHEREAS, without stricter regulations, the theft of metal from City streets, parks, businesses, schools, utilities, commercial buildings and residences will keep increasing, causing substantial damage and costs to victims of such thefts; and

WHEREAS, all construction sites are vulnerable, and the current housing market has caused many unfinished homes to remain in an unfinished state, increasing the likelihood and opportunity for the theft of valuable metals; and

WHEREAS, the changes under this Ordinance are adopted pursuant to the police power of the City under Article XI, Section 7 of the California Constitution, and in supplementation of Business and Professions Code Sections 21600 through 21609. This Ordinance is not intended to supersede the provisions of these statutes. Any conflict that may exist between this Ordinance and State law shall be resolved in favor of the latter. Nothing contained herein shall relieve any person or legal entity of obligations contained in the Businesses and Professions Code or other provisions of State or local law.

THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA DOES ORDAIN AS FOLLOWS:

Section 1. Chapter 4.30 "Pawnbrokers, Secondhand Dealers and Junk Dealers," of Title 4, "Business Regulation," of the Rancho Cordova Municipal Code is hereby repealed.

Section 2. A new Chapter 4.30, "Pawnbrokers, Secondhand Dealers, Junk Dealers and Scrap Metal Recyclers," of Title 4, "Business Regulation," of the Rancho Cordova Municipal Code is hereby added to read as follows:

Chapter 4.30 PAWNBROKERS, SECONDHAND DEALERS, JUNK DEALERS AND SCRAP METAL RECYCLERS

Sections:

4.30.000 Purpose and Authority.
4.30.005 Definitions
4.30.010 Reporting Stolen Goods.
4.30.015 Immediate Notice of Certain Transactions – Junk Dealers, Junk Collectors and Scrap Metal Recyclers.
4.30.020 License Required
4.30.025 Display of License.
4.30.030 Report.
4.30.035 Contents of Report.
4.30.040 Records.
4.30.045 Use of English Langue Required.
4.30.050 Time Limit for Sale.
4.30.055 Junk Dealer and Scrap Metal Recycler Not to Accept Pledges or Pawns.
4.30.060 Receipt of Goods – Prohibited Persons.
4.30.065 Nonapplicability of Sections.
4.30.070 Hours.
4.30.075 Payment – Junk Dealers and Scrap Metal Recyclers.
4.30.080 Construction Requirements.
4.30.085 Sanitation of Premises.
4.30.090 Separate Businesses.
4.30.095 Bond.

4.30.000 Purpose and Authority.

Pawnbrokers, secondhand dealers, junk dealers and collectors, and scrap metal recyclers constitute prime vehicles for the disposal and sale of stolen property within this City. These businesses provide a valuable service to the City, however, this Chapter is needed in order to protect the City's residents from businesses that operate in an illegal and unscrupulous manner by accepting stolen property. This Chapter is intended to regulate the activities of such enterprises for the purpose of facilitating law enforcement's apprehension of criminals and recovery of stolen property and to curtail the trafficking of stolen property.

This Chapter is enacted pursuant to the provisions of Section 21638 of the Business and Professions Code. The provisions of this Chapter shall not be construed to require any act or omission which is expressly prohibited or prohibit any act or omission which is expressly required by the provisions of Section 21625 through 21647 of the Business and Professions Code.

This Chapter is also adopted pursuant to the police power of the City under Article XI, Section 7 of the California Constitution and in supplementation of Business and Professions Code Sections 21600 through 21609 as it relates to junk dealer, junk collectors and scrap metal recyclers. This Chapter is not intended to supersede the provisions of these statutes. Any conflict that may exist between this Chapter and state laws shall be resolved in favor of the latter. Nothing contained herein shall relieve any person or legal entity of obligations contained in the Business and Professions Code or other provisions of sate or local law.

4.30.005 Definitions

As used in this Chapter the following terms shall be ascribed the following meanings:

A. "Pawnbroker" shall mean a person engaged in conducting, managing or carrying on the business of pawnbroking, or the business of lending money for himself or any other person upon personal property, pawns or pledges; or the business of purchasing articles from the vendors or their assignees at prices agreed upon at or before the time of such purchase.

B. "Pawnshop" shall mean any room, store, building or other place in which any such business is engaged in, carried on or conducted.

C. "Secondhand Dealer" shall mean a person engaged in conducting, managing or carrying on the business of buying, selling or otherwise dealing in secondhand goods, furniture, wares, coins or merchandise.

D. "Junk" shall mean any and all secondhand and used machinery and all ferrous and nonferrous scrap metals and alloys, including any and all secondhand and used furniture, pallets, or other personal property, other than livestock, or parts or portions thereof.

E. "Junk Dealer" shall mean a person having a fixed place of business in the City, and engaged in conducting, managing or carrying on the business of buying, selling or otherwise dealing in, either at wholesale or retail, any old rags, sacks, bottles, cans, papers, metal, or other articles commonly known as junk.

F. "Junk Collector" shall mean a person not having a fixed place of business in the City, who goes from house to house, or from place to place, gathering, collecting, buying, selling, or otherwise dealing in any old rags, sacks, bottles, cans, papers, metal or other articles commonly known as junk.

G. "Scrap metal and alloys" includes, but is not limited to, materials and equipment commonly used in construction, agricultural operations and electrical power generation, railroad equipment, oil well rigs, nonferrous materials, stainless steel, and nickel which are offered for sale to any junk dealer, but does not include scrap iron, household generated waste, or aluminum beverage containers, as defined in Chapter 2 (commencing with Section 14502) of Division 12.1 of the Public Resources Code.

H. "Scrap metal recycler" shall mean any processor, recycling center, or noncertified recycler, as those terms are defined in Chapter 2 (commencing with Section 14502) of Division 12.1 of the Public Resources Code, who buys or sells scrap metal that constitutes junk, as defined above and in Business and Professions Code Section 21600.

4.30.010 Reporting Stolen Goods.

Every pawnbroker, secondhand dealer, junk dealer, junk collector and scrap metal recycler shall immediately notify the Police Department by telephone when any property is offered to him or her for pledge or for sale under such circumstances that the pawnbroker, secondhand dealer, junk dealer, junk collector or scrap metal recycler knows or should have known the property so offered for pledge or sale to have been stolen.

4.30.015 Immediate Notice of Certain Transactions – Junk Dealers, Junk Collectors and Scrap Metal Recyclers.

A. In addition to the requirements of Section 4.30.010 above, every junk dealer, junk collector and scrap metal recycler shall immediately notify the City's Police Department by telephone, or other means likely to reach the Police Department without delay, of any sale or purchase, or attempted sale or purchase, of any junk which reasonably appears to be used only by governments, utilities, railroads, or for specific purposes such as guardrails, manhole covers,

high voltage transmission lines, historical markers, cemetery plaques, light poles construction materials, miniature rail train-tracks, and bleachers.

B. Every junk dealer, junk collector and scrap metal recycler shall hold all scrap metals described in this Section in its custody in the same condition in which they were received for a minimum of one week before the scrap metals and alloys may be released or disposed of.

4.30.020 License Required

It is unlawful for any person to operate or conduct the business of pawnbroker, secondhand dealer, junk dealer, junk collector or scrap metal recycler, unless under and by authority of a valid, unexpired and unrevoked Special Business License issued pursuant to the provisions of Chapter 4.10 and this Chapter.

Notwithstanding the provisions of Subdivision (c) of Section 4.10.040 and Section 4.10.100, the Police Department shall not deny a Special Business License for the business of pawnbroker, secondhand dealer, junk dealer, junk collector or scrap metal recycler on grounds enumerated by Section 4.10.040(c) unless one or more of the persons identified in Section 4.10.040(c) has been convicted of an offense described by Section 21641 of the Business and Professions Code. A License shall not be revoked on grounds prescribed by subdivision (b) of Section 4.10.135 unless one or more of the persons identified by Section 4.10.040(c) has been convicted of an offense described by Section 21641 of the Business and Professions Code.

4.30.025 Display of License.

Every person issued a Special Business License under the provisions of this Chapter, and conducting, managing or carrying on a business or occupation at a fixed place of business, shall keep such License posted and exhibited while in force in some conspicuous part of the place of business. Every person having such License and not having a fixed place of business shall carry such License with him at all times while carrying on the business or occupation for which the same was granted. Every person having a License under the provisions of this Chapter shall produce and exhibit the same when applying for a renewal thereof and whenever requested to do so by any officer authorized to issue, inspect or collect licenses.

4.30.030 Report.

A. Weekly Report

Every pawnbroker and secondhand dealer shall on each Saturday, or sooner, before the hour of 10:00 a.m., prepare and mail to the Police Department on a blank form to be obtained by such pawnbroker or secondhand dealer from the Police Department for that purpose, a full, true and complete report of all goods, wares, merchandise or things received on deposit, pledged, or purchased during the week preceding the filing of such report.

B. Daily Report – Junk Dealers, Junk Collectors and Scrap Metal Recyclers

Junk dealers, junk collectors and Scrap Metal Recyclers shall prepare and deliver a report, on a form acceptable to the Police Department, every day before twelve o'clock noon, a record of all purchases done by the business for the previous twenty-four (24) hour period, or as frequently as required by the Police Department. The report shall contain the information required by this Chapter and any additional information required by the Police Department. Junk dealer, junk collectors and scrap metal recyclers shall provide the form to the Police Department by electronic mail. If the junk dealer, junk collector or scrap metal recycler has no access to electronic mail, they shall submit the form by facsimile or hand delivery.

4.30.035 Contents of Report.

A. Reports required by Section 4.30.030 shall show the hour of the date when such article was received on deposit, pledged or purchased, and the true name and address, as nearly as the same is known to or can be ascertained by such pawnbroker, secondhand dealer, junk dealer, junk collector or scrap metal recyclers, of the person or persons by whom such article was left on deposit, pledged or sold, together with a description of such person or persons. The report shall contain the sellers valid government issued picture identification card number and date of birth. The report shall also show the number of the pawn ticket, amount loaned, quantity purchased and complete description of the article left on deposit, pledged or purchased. If any article, the report of which is herein required to be made, so left on deposit, pledged or purchased has engraved thereon any number, word or initial, or contains any settings of any kind, the description of such article in such report shall contain such number, word or initial, and shall show the kind of settings and the number of each kind. Blanks to be obtained from the Police Department, as herein provided, shall bear a caption providing blank spaces in which shall be written or printed the date of the report, the name and place of business of the person making the same, and the hour of the day when the same is received at the Police Department. The blanks shall be so printed and subdivided as to contain spaces with the proper captions for the furnishing of the information required by this Chapter.

B. In addition to the requirements of Section 4.30.035(A) above, junk dealers, junk collectors and scrap metal recyclers shall collect and, upon request by the Police Department, immediately provide the Police Department with daily reports containing the following information:

1. The name, photocopy of the seller's valid driver's license or government issued picture identification card, and vehicle license number including the State of issue of any motor vehicle used in transporting the junk to the junk dealer's, junk collector's or scrap metal recycler's place of business;

2. The name and address of each person to whom junk is sold or disposed of, and the license number of any motor vehicle used in transporting the junk from the junk dealer's, junk collector's or scrap metal recycler's place of business;

3. A full and complete description of the item or items of junk purchased or sold (i.e. the item type, quantity, length, diameter, size, brand, model, manufacturer and identification number);

4. A statement indicating either that the seller of the junk is the owner of it, or the name of the person he or she obtained it from, as shown on a signed transfer document; and

5. The fingerprint of the right thumb, unless such finger is missing, in which event the print of the next finger in existence on the right hand shall be obtained with a notation as to the exact finger printed of the person from whom junk is received.

4.30.040 Records.

Every pawnbroker and secondhand dealer shall keep a complete record of all goods, wares, merchandise or things pledged to or purchased or received by him or her, sold or otherwise disposed of, which shall contain all the matters required to be shown in the reports required to be made by such pawnbroker or secondhand dealer and referred to and described in Sections 4.30.030 and 4.30.035.

Every junk dealer, junk collector and scrap metal recycler shall keep a record of all goods, wares, merchandise or things purchased or received by him, sold or otherwise disposed of, which record shall contain all the matters required to be shown in the reports referred to and described in Sections 4.30.030 and 4.30.035.

Every such record and all goods, wares, merchandise and things pledged to or pledged or received by any such pawnbroker, secondhand dealer, junk dealer, junk collector or scrap metal recycler shall be immediately produced for inspection by any officer required to inspect such records or personal property in the performance of his official duties.

4.30.045 Use of English Langue Required.

Every report and record required by the terms of this Chapter to be filed or kept, shall be written or printed entirely in the English language, in a clear and legible manner.

4.30.050 Time Limit for Sale.

It is unlawful for any pawnbroker or secondhand dealer to sell or otherwise dispose of any article or thing, the report of which is required to be made under the provisions of Sections 4.30.030 and 4.30.035 within one week after making a report to the Police Department as required in Section 4.30.030. The provisions of this section shall not apply to motor vehicles duly and regularly cleared for transfer by the Department of Motor Vehicles of the state.

4.30.055 Junk Dealer and Scrap Metal Recycler Not to Accept Pledges or Pawns.

No Junk dealer, junk collector or scrap metal recycler shall receive any personal property by way of pledge or pawn, nor shall the business of junk dealer and the business of pawnbroker be conducted upon the same premises.

4.30.060 Receipt of Goods – Prohibited Persons.

It is unlawful for any pawnbroker, secondhand dealer, junk dealer, junk collector or scrap metal recycler, to receive or purchase any property, article or thing, from any person who shall appear to be, or who is known to be, intoxicated, or from any minor, unless the minor presents the written consent of his parent or guardian, duly signed, authorizing the particular transaction, which written consent must be kept, and exhibited, upon demand, by any officer requesting the same in the performance of his official duties.

In any criminal prosecution, or proceeding for the suspension or revocation of any license for a violation of this section, proof that the defendant licensee, or his agent or employee, demanded and was shown, before receiving or purchasing any property, article or thing, a motor vehicle operator's license or a registration certificate issued under the Federal Selective Service Act, or other bona fide documentary evidence of majority and identity of the person, is a defense to the prosecution or proceeding for the suspension or revocation of any license.

4.30.065 Nonapplicability of Sections.

The provisions of Sections 4.30.030 through 4.30.055 shall not apply to the receipt of, or sale of secondhand personal property which has been received as part payment for a new article if the person receiving or selling the secondhand personal property is the authorized dealer or agent of the manufacturer of the new article sold.

4.30.070 Hours.

It is unlawful for any person engaged in, conducting, managing or carrying on the business of pawnbroker, secondhand dealer, junk dealer, junk collector or scrap metal recycler, or for any agent, or employee of any such person, to accept any pledge, or to loan any money upon personal property or to receive or purchase any goods, wares or merchandise, or any article or thing between midnight on Saturday and seven a.m. the following Monday, or between seven p.m. of any day other than Saturday and Sunday, and seven a.m. the following day.

4.30.075 Payment – Junk Dealers, Junk Collectors and Scrap Metal Recyclers.

It is unlawful for any junk dealer, junk collector or scrap metal recycler to make payment for the purchase of junk and/or scrap metal and alloys in cash to any person. All payments by junk dealers, junk collectors and scrap metal recyclers shall be by paper draft or check

4.30.080 Construction Requirements.

If any business or establishment required by Section 4.30.020 to possess a Special Business License is located in whole or in part in any yard, enclosure, lot, or open area, such premises as are open to public view shall be completely surrounded and enclosed by a wall, fence or barrier constructed of wood or other solid, impervious material, and so constructed as to be a continuous barrier, except for necessary openings, sufficient to prevent the ingress or egress of rats, mice, or other rodents so far as is possible. Should any part of such yard, enclosure, lot or open area abut upon any earthen embankment, the height of which shall not be less than the minimum height of the wall, fence or barrier herein provided for, such part so abutting upon the earthen embankment need not be enclosed by said wall, fence or barrier. The wall, fence or barrier shall be continuously kept and maintained in the condition required by this section. The wall, fence or barrier shall extend above the ground for at least six feet. Any and all necessary openings in such fence, wall or barrier shall be provided with suitable gates or doors. No such openings shall in any single instance be greater than is reasonably necessary.

Such gate or door shall be kept closed at all times except during the normal business hours of the business or establishment.

It is unlawful for any person to permit any such business or establishment referred to and described in this Chapter to be established, conducted, carried on or maintained unless the premises shall have been rendered rodent-proof as far as reasonably possible, and continuously maintained in such condition. Each day's violation of the requirements declared and established by this Chapter shall be and constitute a separate and distinct violation and offense.

4.30.085 Sanitation of Premises.

If any business or establishment required by Section 4.30.020 to possess a Special Business License is located in whole or in part in a yard, enclosure, lot or open area, such premises and area shall, so far as reasonably possible, be kept clean and free from rubbish and similar loose material that might serve as a harborage for rats, mice or other rodents, and all loose metal, or parts or accessories of automobiles, and all other material kept, stored or accumulated in said place, shall, so far as reasonably possible, be neatly and carefully piled, in such manner as to minimize and prevent as far as possible the harborage of rodents, and shall be suitably protected from water and the elements so that there can be, so far as is practicable, no accumulation of water in any article or thing stored on the premises.

4.30.090 Separate Businesses.

If any person shall engage in, conduct, manage or carry on, at the same time, more than one of the businesses defined by Section 4.30.005, such person shall be deemed to be engaging in, conducting, managing and carrying on each such business separately and apart from the other such business, and such person shall comply in all respects with the provisions of this Chapter relating to each such business, and it is unlawful for any such person to fail, refuse or neglect so to do.

4.30.095 Bond.

Every junk dealer and scrap metal recycler, as defined herein, shall furnish to the City a bond in the principal amount of five thousand dollars guaranteeing faithful performance by the junk dealer or scrap metal recycler of the terms and conditions of this Chapter.

Section 3. Severability

If any section, subsection, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of a court of competent jurisdiction, it shall not affect the remaining portions of this Ordinance that can be given effect without the invalid provision and, to this end, the provisions of this Ordinance are severable. This City Council hereby declares that it would have adopted this Ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the Ordinance be enforced.

Section 4. Effective Date

Within fifteen (15) days after adoption, a Summary of this Ordinance shall be published once in the Grapevine Independent or the Sacramento Bee, a newspaper of general circulation printed and published in Sacramento County and circulated in the City of Rancho Cordova, in accordance with Government Code Section 36933. This Ordinance shall take effect and be enforced thirty (30) days after its inception.

ADOPTED, THIS 16th day of June 2008, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Linda Budge, Mayor

ATTEST:

_____
Stacy Leitner, Interim City Clerk

Attachment 2:

NEWS ARTICLES REGARDING SCRAP METAL THEFT

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Grapevine INDEPENDENT
Tuesday's Internet Edition, June 10, 2008.

Thieves chip away at city welcome

By SHELLY BLANCHARD, Editor - Rancho Cordova City Council member Bob McGarvey said last week he was flabbergasted to learn that a longstanding community icon has become the lastest victim of metal theft.

But that's exactly the case at the "Welcome to the City of Rancho Cordova" sign on Sunrise Boulevard that greets visitors with a display of community organizations.

McGarvey said Sacramento County Park Rangers working the American River Bike Trail detail reported to him that signs were disappearing, not as a prank, but as a way for illegal metal recyclers to pick up a few bucks.

Over the past several weeks, signs for Rancho Cordova Rotary Club, Kiwanis Club and others have turned up missing, their faded outlines marking the scene of the crime.

Somebody is stealing signs that welcome visitors to the city of Rancho Cordova. Park rangers say it's just the latest manifestation of metal theft by criminals who steal the materials and recycle them for cash.
Photo by Shelly Blanchard

The thievery also is prompting a close look at the sign for accuracy, and to determine what might be a better, more secure replacement. McGarvey said he has been conferring with city staffers about a concrete monument-type sign that would feature community organizations, but would also be secured in the median of Sunrise Boulevard, or some other location.

It is also prompting anew an age-old question that has been batted about for years: who first posted the signs in the first place, and who should maintain it?

"No one really seems to know who put it up," said McGarvey, who speculated it may have been the Rancho Cordova Chamber of Commerce, but he suspects the Cordova Community Council. A similar sign is posted on Folsom Boulevard, at the western entrance to the city.

Whatever the history, McGarvey said it is time to update the sign and find a way to protect against the discouraging abuse of a community icon.

A few years ago, the Sacramento Valley Live Steamers Railroad faced similar fate when thieves ripped up aluminum tracks, presumably for its scrap value. The theft had the railroad off track for months.

"It's a sad commentary when you have Rotary or Kiwanis signs stolen just for the value of the metal, to pay for drugs or homeless people, " he said.

Mayor Linda Budge agreed. She turned to City Attorney Adam Lindgren looking for the long arm of the law to come to the rescue.

"We need a metal theft ordinance," she said.

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Pair Accused of Stealing $10,000 in Copper; Causing $150,000 in Damage

By Stan Oklobdzija, The Sacramento Bee, Calif.

Oct. 11--Two men, accused of stealing at least $10,000 worth of copper from Aerojet's Rancho Cordova facility and in the process causing $150,000 in damage, have been arrested following a two-month investigation by the Rancho Cordova Police Department, investigators said Thursday.

And police suspect the pair may have stolen much more copper before they were caught.

Michael Wayne Roerish, 45, a transient and Marc Alan Smith, 48, of Citrus Heights are both in custody at the Sacramento County Jail for several charges related to at least three incidents where the men allegedly stole large copper conductors from several power substations at the Aerojet facility in eastern Rancho Cordova, according to the department.

While the conductors, known as busbars, were worth about $10,000 by themselves, installing new ones and restoring the substations to operation is estimated to cost about $150,000, said Detective Sgt. Pete James.

"You can't just weld one back in," he said. "You need to have the proper fittings, plus you need to pay for labor and all that."

James said the two men have a long history of theft and drug offensives and were likely stealing the copper so they could sell it to recyclers.

"They were probably going to get a couple hundred dollars from a recycle plant," he said.

Detective Darren Mayo of the Rancho Cordova Police Department said the two men were caught with about 127 pounds of copper when police arrested them on Oct. 5.

Police watched the suspects for several months after a patrol unit stopped them, he said. He said police became suspicious when they found "two guys with 300-plus pounds of copper in a car."

"That kind of tipped us off," he said.

Mayo said he had a chance to interrogate the suspects this week at the jail.

"I asked them how long they'd been stealing from Aerojet," Mayo said. "They said, '10 years.'"

James said police are currently working with the California Highway Patrol to determine whether a large quantity of copper wire found at Smith's Citrus Heights home was the same wire stolen from a Caltrans work site earlier this year.

The Rancho Cordova Police Department has assigned two full time detectives to combat metal

theft and business burglaries in the city, James said.

"We estimate that in the last six months, $262,000 worth of metal was stolen" within the boundaries of Rancho Cordova and the Sacramento County Sheriff Department's Eastern Division, which includes Fair Oaks and Orangevale.

James said metal thieves will take anything they can sell to a recycler, including brass knockers from churches and the tailgates of cars.

"It's a staggering amount of loss these metal thieves are causing," he said.

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Thieves hit school air conditioners for scrap metal

By Kim Minugh - kminugh@sacbee.com
Published 12:00 am PDT Wednesday, April 2, 2008

A desperate breed of vandals are prying apart school heating and air conditioning units to swipe scrap metal.

It's a crime that can earn the thief petty cash – maybe $50 for busting a couple of units – but is leaving victims with considerably larger bills.

Repairs have cost the Sacramento City Unified School District upward of $20,000 in the last year, and officials say they couldn't come at a worse time.

The same economic uncertainty troubling the district, however, might be the very catalyst for the crimes.

"I call it a sign of the times," said Vince Matranga, head of Sacramento City Unified's security operations. "People are unemployed. ... They're desperate for money, and they're just trying to make ends meet."

Matranga said vandalism typically associated with schools, like broken windows, has fallen within the district in recent years. A new trend developed briefly last year – the theft of copper wire when copper prices skyrocketed – but fizzled out after security officers clamped down.

This year, it's other, less-valuable metal that's being pulled from HVAC units.

"We're just going to have to try and stay ahead of these thieves," Matranga said.

In the last year, 10 campuses have been hit, some of them multiple times, Matranga said. The hits have increased in frequency, peaking in February.

Portable classrooms at elementary sites were most commonly the targets. Each portable has its own HVAC unit, mounted on the back wall. Thieves only had to unscrew six bolts to access the metal, a 30-pound "coil" that looks much like a car radiator.

Officials have responded by installing tamper-proof screws that require a special tool for removal. They also are painting an orange stripe across each coil and alerting local recycling centers that any such products that come their way are likely stolen.

In his visits to the centers, Matranga said he noted dozens of similar items, which had been bought from customers for 60 to 90 cents per pound. But there was no way to tell if they had come from schools.

The cost of securing the units districtwide will be about $1,200, he said. Since the district began responding about a month ago, only one school has been hit – and the tamper-proof screws had not yet been installed there.

Matranga said he recently met a real estate agent who stopped putting foreclosure signs in front of vacant homes because a few homes had been similarly burglarized.

And the Sacramento Japanese United Methodist Church on Franklin Boulevard – located right behind Bowling Green Charter Elementary School, which was hit twice by metal burglars – was victimized as well, Matranga said.

Churches and schools, he noted, used to be "sacred places where theft and burglary and other crimes never occurred."

"Not anymore," he said.

Most of the schools where HVAC units have been tampered with are located within a two-mile radius of south Sacramento. Elk Grove Unified reported a similar theft recently at nearby Charles Mack Elementary.

Matranga, who has been with the district 34 years, said he had never before seen such a crime on campuses. He speculated that its absurdity – much effort for little payoff, at great expense to schools – could be a bellwether of the community's economic desperation.

"Twenty bucks (for one coil) to some folks is a lot of money these days," he said.

Sgt. Matt Young, spokesman for the Sacramento Police Department, said it's a problem officers are aware of, too.

Financial hardship could be the motivation, he said, but so could drug addiction. "It's all speculation."

Pacific Elementary was hit by thieves just before school started last summer. Principal Kathy Kingsbury said she was alerted to the problem after a teacher, "pouring with perspiration," complained that her air conditioning wasn't working.

"It was 105 degrees outside and probably 105 in her classroom," Kingsbury said.

If the thieves indeed are stealing the metal to make ends meet, her sympathy is limited.

"You need to do that legally," Kingsbury said. "Not at the expense of children."

Go to: Sacbee / Back to story

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The Sacramento Bee, 2100 Q St., P.O. Box 15779, Sacramento, CA 95852
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Arrest made in copper caper

BY WILLIAM FERCHLAND,

A suspected copper thief was arrested in connection with a May telecommunications outage that disrupted crucial services from ATMs to Internet service and e-mail in an area from Lake Tahoe to Placerville, authorities said.

Aaron Gilis, 31, was arrested Thursday morning in Somerset by El Dorado County sheriff's deputies armed with a search warrant in connection to the copper thefts, according to Lt. Kevin House.

House said Gilis and three others stole copper wiring at an SBC service yard and utility lines, burned off the rubber and sold them as scrap.

Authorities are seeking the whereabouts of three people with suspected involvement in the thefts: 26-year-old Richard Lenning, 55-year-old Linda Wallace and 22-year-old Michael Lenning.

House said the three are believed to be in Reno.

Gilis is being held at El Dorado County Jail in Placerville with bail set at $250,000. He is charged with suspicion of grand theft, receiving stolen property, conspiracy to commit a crime and possession of an assault weapon.

House said unburned copper wire and a giant pair of bolt cutters were discovered at the residence on Outingdale Road.

Some of the copper wire was 2 to 3 inches think in diameter, House said.

"We definitely know we got the people taking the wire down," he said.

AT&T spokeswoman Vanessa Smith said the company was "grateful" for law enforcement's efforts on the case.

"We will continue to work with local law enforcement to make sure that all involved are apprehended and prosecuted," she said.

About three months ago, copper thefts were sprouting with regular occurrence in the county. Sheriff's detectives called scrap yards in collecting information. One place, Schnitzer Steel in Rancho Cordova, notified investigators of a group of people selling scrap copper, House said.

House guessed the group made a profit of more than $10,000 in selling the precious metal.

Yet the damage from the thefts were estimated at up to $300,000.

"It was just huge," House said. "It was just gigantic."

On that late hours of May 15, fax machines, e-mail, ATM and credit card machines and some wireless phones failed to work as the telecommunications outage swept from the Lake Tahoe Basin to Placerville. Most services were restored by late afternoon the next day, but hundreds of thousands of phone calls were cut off while businesses were hit hard by lost revenue.

The disruption in service was caused by dissected copper wiring near Kyburz at an SBC service yard, House said.

Gilis is not cooperating with authorities, House said. The copper thieves would climb utility poles to cut one section of wiring between the poles.

"This is one they intended to keep on doing as long as they could get away with it," he said.

Anyone with information on the whereabouts of the three people wanted in connection to the copper thefts is asked to contact Detective Marc Joyce at (530) 642-4722.

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The Web Site of The Sacramento Bee

This story is taken from Sacbee / News.

Tahoe Park softball's left in dark by copper thieves

By Ed Fletcher - efletcher@sacbee.com
Published 12:00 am PDT Tuesday, March 25, 2008

In a caper that would make the Grinch smile, the latest victim of local copper thieves is coed "D" league softball.

The thieves didn't steal the ball. They stole the copper wire from the field lights at Tahoe Park's softball field.

No lights, no games.

And so, Tahoe Park's Luck Dragons will have to wait in their quest for perfection.

"We started the season with two victories and are riding an eight-game winning streak," said Brian Brokaw, a member of the reigning Tuesday night champions. "We're hopeful that these crooks won't steal our momentum."

The theft occurred sometime last week between the Tuesday evening games and Thursday night matchups, said Hindolo Brima, a spokesman for Sacramento's city parks department.

He said the field should be game-ready by Thursday. Replacing the wire and fortifying the access panel will cost up to $12,000, Brima said.

"We're taking all the actions we can take," he said.

Emily Currin, another Luck Dragon, said she's pretty upset, but not surprised. "Every time we play there at night, the cops' helicopter is circling," she said.

Copper theft isn't just a Sacramento problem, and this is not the first time thieves have disrupted the post-work passions of Sacramentans.

In 2007, thieves temporarily shut down the city's Watt Avenue softball complex after stealing the wire from the lights there.

The high price of copper has spurred thefts around the region and world:

• Scores of Sacramento-area neighborhoods have been hit, including the March theft of 50 spools of copper wire from an El Dorado Hills construction site.

• In February, a 7-foot bronze statue of a gold miner, valued at $125,000, was recovered. It had been stolen from a Los Angeles neighborhood and sold to a scrap yard for $900.

• Earlier this month, a New Jersey trio were charged with ripping the copper wires from a cell phone tower.

• And Australian authorities believe copper ripped off from Melbourne train lines is bound for stadium construction projects in China.

The smaller-scale crimes are "something that crooks often resort to to finance their drug habit," said Matt Young, a Sacramento police spokesman.

Currin offered a lighthearted response to the lack of illumination. "We're so good we don't even need the lights," she said. "We're ready to play, if the other team is willing."

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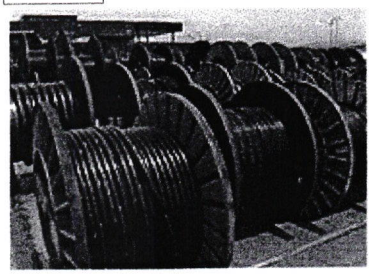
NEWS10 abc

San Joaquin Cracks Down on Copper Theft

Written for the web by Tim Daly, Reporter



A proposed ordinance in San Joaquin County would make it much more difficult for copper thieves to sell that material to recyclers.

It's similar to an ordinance already passed in Stanislaus County. The key components would force recyclers to pay sellers by checks that couldn't be cashed for up to 10 days. Recyclers would also be required to photograph the sellers or obtain copies of their drivers licenses.

Police say the incredible rise in copper thefts can be traced to meth addicts, who steal copper wiring from farms and other businesses. The South San Joaquin Irrigation District experienced several thefts of wiring last winter, totaling about $40,000 in damage.

"They cut the cables, put chains onto the cable, pulled it out with a pickup. Then bent the panel, and cut the fence," said District General Manager Stevan Stroud.

There is one potential problem with counties making their own ordinances that deal with the copper theft problem. Thieves can just take stolen copper to counties without the tougher rules.

But Manteca Police spokesman Rex Osborn said it's better than nothing. "If it works well in Stanislaus or San Joaquin County, eventually they'll make it a state law. Sometimes you need pilot locations to show that it will work", said Osborn.

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ATTACHMENT 3

Chapter 4.30

PAWNBROKERS, SECONDHAND DEALERS AND JUNK DEALERS

Sections:

4.30.000	Purposes.
4.30.005	License Required.
4.30.010	Definitions.
4.30.015	Display of License.
4.30.020	Weekly Report.
4.30.025	Contents of Reports.
4.30.030	Records.
4.30.040	Use of English Language Required.
4.30.045	Time Limit for Sale.
4.30.050	Junk Dealer Not to Accept Pledges or Pawns.
4.30.055	Receipt of Goods—Prohibited Persons.
4.30.060	Nonapplicability of Sections.
4.30.065	Hours.
4.30.070	Construction Requirements.
4.30.075	Sanitation of Premises.
4.30.080	Separate Businesses.
4.30.085	Bond.
4.30.090	Reporting Stolen Goods.

4.30.000 Purposes.

Pawnbrokers, secondhand dealers and junk dealers and collectors constitute prime vehicles for the disposal and sale of stolen property within this County. The purposes of the Chapter are to regulate the activities of such enterprises for the purpose of facilitating law enforcement's apprehension of criminals and recovery of stolen property and to curtail the trafficking of stolen property.

This Chapter is enacted pursuant to the provisions of Section 21638 of the Business and Professions Code. The provisions of this Chapter shall not be construed to require any act or omission which is expressly prohibited or prohibit any act or omission which is expressly required by the provisions of Sections 21625 through 21647 of the Business and Professions Code. (SCC 578 § 14 (part), 1983.)

4.30.005 License Required.

It is unlawful for any person to operate or conduct the business of pawnbroker, secondhand dealer, junk dealer or junk collector, unless under and by authority of a valid, unexpired and unrevoked Special Business License issued pursuant to the provisions of Chapter 4.10 and this Chapter.

Notwithstanding the provisions of Subdivision "c" of Section 4.10.040 and Section 4.10.100, the Sheriff shall not deny a Special Business License for the business of pawnbroker, secondhand dealer, junk collector or junk dealer on grounds enumerated by Section 4.10.040-c unless one or more of the persons identified in Section 4.10.040-c has been convicted of an offense described by Section 21641 of the Business and Professions Code. A License shall not be revoked on grounds prescribed by subdivision "b" of Section 4.10.135 unless one or more of the persons identified by Section 4.10.040-c has been convicted of an offense described by Section 21641 of the Business and Professions Code. (SCC 578 § 14 (part), 1983.)

4.30.010 Definitions.

As used in this Chapter the following terms shall be ascribed the following meanings:

a. "Pawnbroker" shall mean a person engaged in conducting, managing or carrying on the business of pawnbroking, or the business of lending money for himself or any other person upon personal property, pawns or pledges; or the business of purchasing articles from the vendors or their assignees at prices agreed upon at or before the time of such purchase.

b. "Pawnshop" shall mean any room, store, building or other place in which any such business is engaged in, carried on or conducted.

c. "Secondhand Dealer" shall mean a person engaged in conducting, managing or carrying on the business of buying, selling or otherwise dealing in secondhand goods, furniture, wares, coins or merchandise.

d. "Junk Dealer" shall mean a person having a fixed place of business in the County, and engaged in conducting, managing or carrying on the business of buying, selling or otherwise dealing in, either at wholesale or retail, any old rags, sacks, bottles, cans, papers, metal, or other articles commonly known as junk.

e. "Junk Collector" shall mean a person not having a fixed place of business in the County, who goes from house to house, or from place to place, gathering, collecting, buying, selling, or otherwise dealing in any old rags, sacks, bottles, cans, papers, metal or other articles commonly known as junk. (SCC 578 § 14 (part), 1983.)

4.30.015 Display of License.

Every person issued a Special Business License under the provisions of this Chapter, and conducting, managing or carrying on a business or occupation at a fixed place of

business, shall keep such License posted and exhibited while in force in some conspicuous part of the place of business. Every person having such License and not having a fixed place of business shall carry such License with him at all times while carrying on the business or occupation for which the same was granted. Every person having a License under the provisions of this Chapter shall produce and exhibit the same when applying for a renewal thereof and whenever requested to do so by any officer authorized to issue, inspect or collect licenses. (SCC 578 § 14 (part), 1983.)

4.30.020 Weekly Report.

Every pawnbroker and secondhand dealer shall on each Saturday, or sooner, before the hour of ten a.m., prepare and mail to the sheriff on a blank form to be obtained by such pawnbroker or secondhand dealer from the office of the sheriff for that purpose, a full, true and complete report of all goods, wares, merchandise or things received on deposit, pledged, or purchased during the week preceding the filing of such report.

Every junk dealer and junk collector shall on each Saturday, or sooner, before the hour of ten a.m., prepare and mail to the sheriff on a blank form to be obtained by such junk dealer or junk collector from the office of the sheriff for that purpose, a full, true and complete report of all whole machinery or equipment, or such other property as the sheriff may designate, received or purchased during the week preceding the filing of such report. (SCC 578 § 14 (part), 1983.)

4.30.025 Contents of Reports.

Reports required by Section 4.30.020 shall show the hour of the date when such article was received on deposit, pledged or purchased, and the true name and address, as nearly as the same is known to, or can be ascertained by such pawnbroker, secondhand dealer, junk dealer or junk collector, of the person or persons by whom such article was left on deposit, pledged or sold, together with a description of such person or persons. The description to be given of every such person shall show style of dress, height, age, sex, complexion, color of mustache or beard, or both, where the same are worn, and if neither is worn, such fact shall be noted. Such report shall show the number of the pawn ticket, amount loaned, quantity purchased and complete description of the article left on deposit, pledged or purchased. If any article, the report of which is herein required to be made, so left on deposit, pledged or purchased has engraved thereon any number, word or initial, or contains any settings of any kind, the description of such article in such report shall contain such number, word or initial, and shall show the kind of settings and the number of each kind. Blanks to be obtained from the office of the sheriff, as herein provided, shall bear a caption providing blank spaces in which shall be written or printed the date of the report, the name and place of business of the person making the same, and the hour of the day when the same is received at the office of the sheriff. The blanks shall be so printed and subdivided as to contain spaces with the proper captions for the furnishing of the information required by this Chapter. (SCC 578 § 14 (part), 1983.)

4.30.030 Records.

Every pawnbroker and secondhand dealer shall keep a complete record of all goods, wares, merchandise or things pledged to or purchased or received by him, sold or otherwise disposed of, which shall contain all the matters required to be shown in the reports required to be made by such pawnbroker or secondhand dealer and referred to and described in Sections 4.30.020 and 4.30.025.

Every junk dealer and junk collector shall keep a record of all goods, wares, merchandise or things purchased or received by him, sold or otherwise disposed of, which record shall contain all the matters required to be shown in the reports referred to and described in Sections 4.30.020 and 4.30.025.

Every such record and all goods, wares, merchandise and things pledged to or pledged or received by any such pawnbroker, secondhand dealer, junk dealer or junk collector shall be immediately produced for inspection by any officer required to inspect such records or personal property in the performance of his official duties. (SCC 578 § 14 (part), 1983.)

4.30.040 Use of English Language Required.

Every report and record required by the terms of this Chapter to be filed or kept, shall be written or printed entirely in the English language, in a clear and legible manner. (SCC 578 § 14 (part), 1983.)

4.30.045 Time Limit for Sale.

It is unlawful for any pawnbroker, secondhand dealer, or junk dealer to sell or otherwise dispose of any article or thing, the report of which is required to be made under the provisions of Sections 4.30.020 and 4.30.025 within one week after making a report to the sheriff as required in Section 4.30.020. The provisions of this section shall not apply to motor vehicles duly and regularly cleared for transfer by the Department of Motor Vehicles of the state. (SCC 578 § 14 (part), 1983.)

4.30.050 Junk Dealer Not to Accept Pledges or Pawns.

No Junk dealer or junk collector shall receive any personal property by way of pledge or pawn, nor shall the business of junk dealer and the business of pawnbroker be conducted upon the same premises. (SCC 578 § 14 (part), 1983.)

4.30.055 Receipt of Goods—Prohibited Persons.

It is unlawful for any pawnbroker, secondhand dealer, junk dealer or junk collector, to receive or purchase any property, article or thing, from any person who shall appear to be, or who is known to be, intoxicated, or from any minor, unless the minor presents the written consent of his parent or guardian, duly signed, authorizing the particular transaction, which written consent must be kept, and exhibited, upon demand, by any officer requesting the same in the performance of his official duties.

In any criminal prosecution, or proceeding for the suspension or revocation of any license for a violation of this section, proof that the defendant licensee, or his agent or employee, demanded and was shown, before receiving or purchasing any property, article or thing, a motor vehicle operator's license or a registration certificate issued under the Federal Selective Service Act, or other bona fide documentary evidence of majority and identity of the person, is a defense to the prosecution or proceeding for the suspension or revocation of any license. (SCC 578 § 14 (part), 1983.)

4.30.060 Nonapplicability of Sections.

The provisions of Sections 4.30.020 through 4.30.045 shall not apply to the receipt of, or sale of secondhand personal property which has been received as part payment for a new article if the person receiving or selling the secondhand personal property is the authorized dealer or agent of the manufacturer of the new article sold. (SCC 578 § 14 (part), 1983.)

4.30.065 Hours.

It is unlawful for any person engaged in, conducting, managing or carrying on the business of pawnbroker, secondhand dealer, junk dealer or junk collector, or for any agent, or employee of any such person, to accept any pledge, or to loan any money upon personal property or to receive or purchase any goods, wares or merchandise, or any article or thing between midnight on Saturday and seven a.m. the following Monday, or between seven p.m. of any day other than Saturday and Sunday, and seven a.m. the following day. (SCC 578 § 14 (part), 1983.)

4.30.070 Construction Requirements.

If any business or establishment required by Section 4.30.005 to possess a Special Business License is located in whole or in part in any yard, enclosure, lot, or open area, such premises as are open to public view shall be completely surrounded and enclosed by a wall, fence or barrier constructed of wood or other solid, impervious material, and so constructed as to be a continuous barrier, except for necessary openings, sufficient to prevent the ingress or egress of rats, mice, or other rodents so far as is possible. Should any part of such yard, enclosure, lot or open area abut upon any earthen embankment, the height of which shall not be less than the minimum height of the wall, fence or barrier herein provided for, such part so abutting upon the earthen embankment need not be enclosed by said wall, fence or barrier. The wall, fence or barrier shall be continuously kept and maintained in the condition required by this section. The wall, fence or barrier shall extend above the ground for at least six feet. Any and all necessary openings in such fence, wall or barrier shall be provided with suitable gates or doors. No such openings shall in any single instance be greater than is reasonably necessary.

Such gate or door shall be kept closed at all times except during the normal business hours of the business or establishment.

It is unlawful for any person to permit any such business or establishment referred to and described in this Chapter to be established, conducted, carried on or maintained unless the premises shall have been rendered rodentproof as far as reasonably possible, and continuously maintained in such condition. Each day's violation of the requirements declared and established by this Chapter shall be and constitute a separate and distinct violation and offense. (SCC 578 § 14 (part), 1983.)

4.30.075 Sanitation of Premises.

If any business or establishment required by Section 4.30.005 to possess a Special Business License is located in whole or in part in a yard, enclosure, lot or open area, such premises and area shall, so far as reasonably possible, be kept clean and free from rubbish and similar loose material that might serve as a harborage for rats, mice or other rodents, and all loose metal, or parts or accessories of automobiles, and all other material kept, stored or accumulated in said place, shall, so far as reasonably possible, be neatly and carefully piled, in such manner as to minimize and prevent as far as possible the harborage of rodents, and shall be suitably protected from water and the elements so that there can be, so far as is practicable, no

accumulation of water in any article or thing stored on the premises. (SCC 578 § 14 (part), 1983.)

4.30.080 Separate Businesses.

If any person shall engage in, conduct, manage or carry on, at the same time, more than one of the businesses defined by Section 4.30.010, such person shall be deemed to be engaging in, conducting, managing and carrying on each such business separately and apart from the other such business, and such person shall comply in all respects with the provisions of this chapter relating to each such business, and it is unlawful for any such person to fail, refuse or neglect so to do. (SCC 578 § 14 (part), 1983.)

4.30.085 Bond.

Every junk dealer, as defined herein, shall furnish to the County a bond in the principal amount of five thousand dollars guaranteeing faithful performance by the junk dealer of the terms and conditions of this Chapter. (SCC 578 § 14 (part), 1983.)

4.30.090 Reporting Stolen Goods.

Every pawnbroker, secondhand dealer, junk dealer and junk collector shall immediately notify the sheriff by telephone when any property is offered to him for pledge or for sale under such circumstances that the pawnbroker, secondhand dealer, junk dealer or junk collector knows or should have known the property so offered for pledge or sale to have been stolen. (SCC 578 § 14 (part), 1983.)

CITY OF RANCHO CORDOVA

RESOLUTION NO. 71-2008

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, CALIFORNIA TO APPROVE THE PROMENADE FINAL REPORT THAT FINDS FEASIBLE A BICYCLE AND PEDESTRIAN OVERCROSSING OF HIGHWAY 50 FROM OLSEN DRIVE TO PROSPECT PARK DRIVE.

WHEREAS, the City of Rancho Cordova received a Community Design Program grant from the Sacramento Area Council of Governments (SACOG) in the amount of $300,000 to study the feasibility of a future bicycle and pedestrian overcrossing (identified as "The Promenade") to connect office parks and residents to the City's commercial core along Olson Drive, linking jobs with light rail and retail services; and,

WHEREAS, in December 2006 the City Council adopted Resolution No. 197-2006, which authorized the City Manager to execute a consulting services contract with Parsons Brinkerhoff Quade & Douglas, Inc. to provide engineering and architectural services on The Promenade project; and,

WHEREAS, City staff and the consultant team from Parsons Brinkerhoff Quade & Douglas, Inc. studied The Promenade and presented the preliminary findings to the City Council at work sessions on September 11, 2007 and May 13, 2008; and,

WHEREAS, City staff and the consultant team from Parsons Brinkerhoff Quade & Douglas, Inc. utilized input received from the City Council during work sessions to produce the final feasibility report for The Promenade project (Exhibit A), in which a recommendation is made that The Promenade bicycle and pedestrian overcrossing is feasible within 10-15 years; and,

WHEREAS, The Promenade could include a second stage in 20+ years that adds a stand alone, yet fully compatible, transit-only (streetcar, rubber-tired trolley, or shuttle bus) crossing; and,

WHEREAS, The Promenade final report was completed on time and under budget, which will allow City staff to request from SACOG that unexpended grant funds be moved to the engineering and design phase of the project.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF RANCHO CORDOVA does hereby approve the Promenade Final Report (**Exhibit A**) that finds feasible a bicycle and pedestrian overcrossing of Highway 50 from Olsen Drive to Prospect Park Drive.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 16th day of June, 2008 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Linda Budge, Mayor

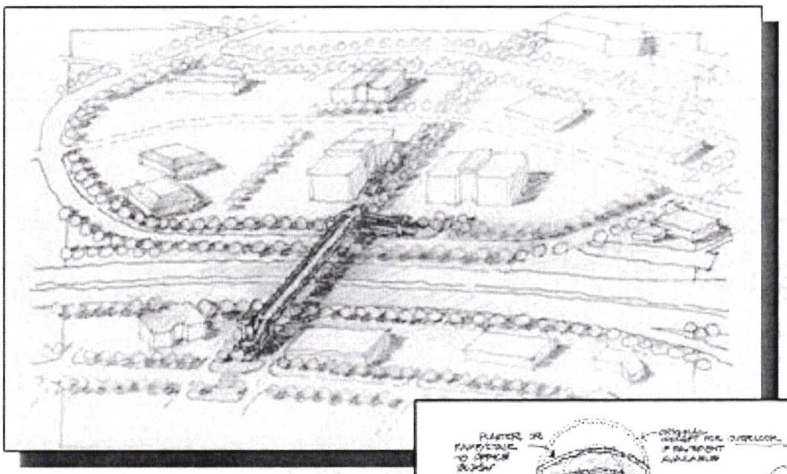
ATTEST:

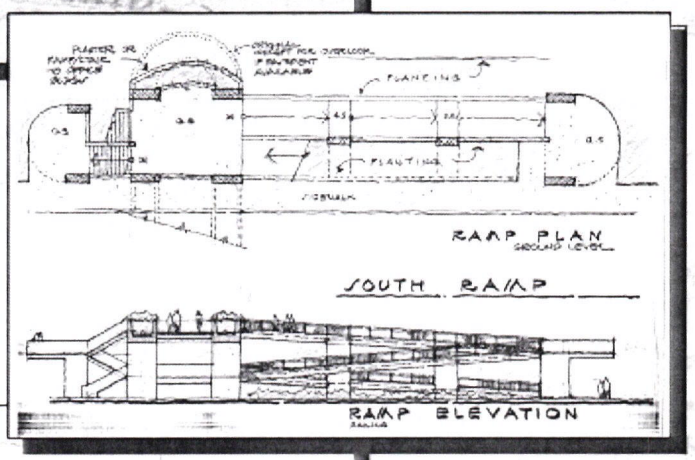
_____
Stacy Leitner, Interim City Clerk

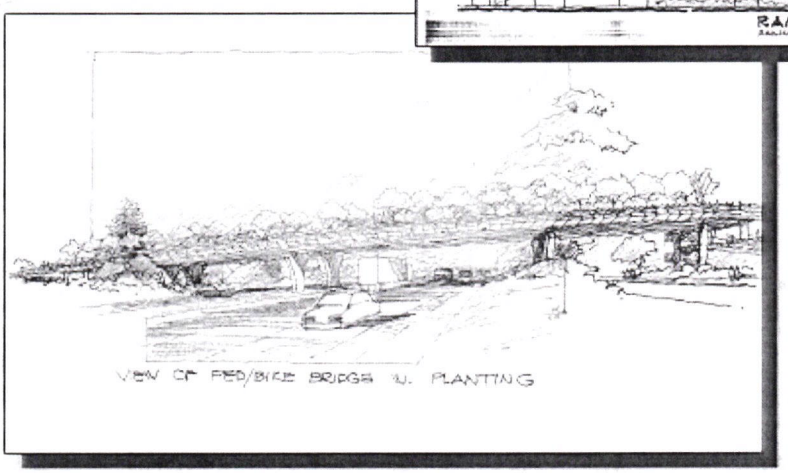
EXHIBIT A

The Promenade Final Report

June 2008







Prepared for:
The City of Rancho Cordova

TABLE OF CONTENTS

EXECUTIVE SUMMARY ES-1
Introduction and Overview ES-1
Need & Purpose ES-1
Study Process ES-1
City Council & Community Input ES-2
The Preferred Alternative ES-2
Next Steps ES-2
INTRODUCTION AND OVERVIEW 1
PURPOSE & NEED FOR THE PROJECT 2
Background 2
Purpose and Need 3
DESCRIPTION OF THE PREFERRED ALTERNATIVE 4
Short-Term (Stage 1) Concept of the LPA 4
Long-Term (Stage 2) Concept of the LPA 6
CONCEPT SCREENING PROCESS 8
Introduction 8
ASSOCIATED ISSUES AND NEXT STEPS 13
Business Owner Concerns 13
Design Details 13
Environmental 13
Funding 14
Next Steps 14

LIST OF FIGURES

Figure 1-1: The Promenade Study Area (Looking north) 1

Figure 1-2: Development Concept 2

Figure 1-3: "Signature Route" 2

Figure 3-1: Proposed Pedestrian and Bicycle Crossing 4

Figure 3-2: North Ramp Concept 4

Figure 3-3: Treatments for Shading 5

Figure 3-4: Tub Girders 5

Figure 3-5: South-end Switchback Ramps at Prospect Park Drive 5

Figure 3-6: Prospect Park Drive Elevation 6

Figure 3-7: The Longer-Term (Stage 2) Concept (Looking south) 6

Figure 4-1: Initial Screening and Concepts Remaining 11

Figure 4-2: Short List of Screened Concepts 12

Figure 4-3: Two potential "Final Concepts" 12

Figure 4-4: The Full LPA Concept 12

LIST OF TABLES

Table 3-1 The Promenade Estimated Costs 7

Table 4-1 The Promenade Screening Process 9

Table 4-2 "Long List" of Concepts Identified from April 25, 2007 Design Meeting 10

APPENDIX

A. Stage 1: Pedestrian/Bicycle Only Cost Estimates

B. Stage 2: Transitway Concept

C. Stage 2: Transitway Cost Estimates

EXECUTIVE SUMMARY

Introduction and Overview

The Promenade in Rancho Cordova is envisioned as a future crossing of U.S. 50 that will, in Stage 1, serve pedestrians and bicyclists to reconnect the Folsom Boulevard corridor/future redeveloped downtown and the growing employment and residential areas of the city to the south. Figure ES-1 illustrates the project area. The Promenade is an opportunity for the City of Rancho Cordova to develop an iconic crossing that will contribute to defining a sense of place that all great communities strive for. Stage 2 of this project will occur in the future and would consist of a transit-only (streetcar or rubber-tired trolley) connection. *Stage 1 and Stage 2 are completely stand-alone and fully compatible. Thus, a decision to move forward with the Stage 1 concept neither commits the City to Stage 2, nor precludes that from occurring in the future.* This report documents the results of a one-year technical planning effort to determine the feasibility of constructing The Promenade. The Promenade is an ambitious concept; yet a concept that is feasible and can be staged in over time as funding and demand warrant.

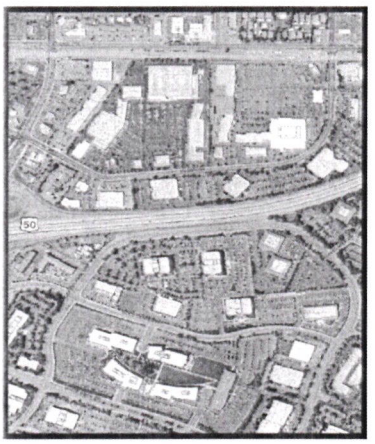


Figure ES-1: The Promenade Study Area

Need & Purpose

The ***purpose*** of The Promenade is to provide a strong and positive connection across U.S. 50, east of the Zinfandel interchange, which will serve pedestrians, bicycles and, in the future, transit consistent with the concepts presented in the *Transit Master Plan*. This project is a key transportation circulation and urban design component of the city's long-term vision for transforming this area into the Town Center of the city. The ***need*** for The Promenade is clear and consistent with the long-term transportation needs and positive image/vision for Rancho Cordova. The Promenade will provide improved connectivity between the northern and southern portions of the city of Rancho Cordova, which is currently divided by the eight lanes of U.S. 50 (with two additional high occupancy vehicle lanes to be added). Today, pedestrians, cyclists, and transit vehicles must cross U.S. 50 via the Zinfandel Drive interchange which is poorly designed to meet these needs. This existing transportation linkage is inconsistent with the future vision for the community as expressed in the General Plan and the associated sub-area planning documents. The Promenade provides a remedy.

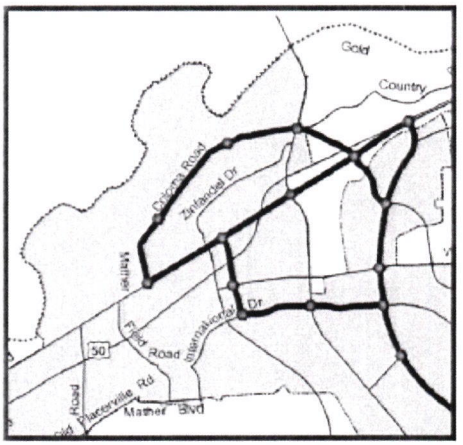


Figure ES-2: "Signature Route"

Study Process

The Promenade Feasibility Study was undertaken between the spring of 2007 and the spring of 2008. During this period of time, multiple design meetings with staff, presentations to the City Council and meetings with adjacent business owners occurred and helped to inform the process. A "long list" of over 15 concepts was developed and

Make no little plans; they have no magic to stir men's blood and probably will themselves not be realized...
Daniel Burnham, 1909

then these were systematically screened down and refined until ultimately a "Locally Preferred Alternative" (LPA) was identified. The LPA is presented in this document.

City Council & Community Input

The City Council of Rancho Cordova has been involved in the development of the LPA for The Promenade project through presentations, reviews and input at strategic times to help guide the project.

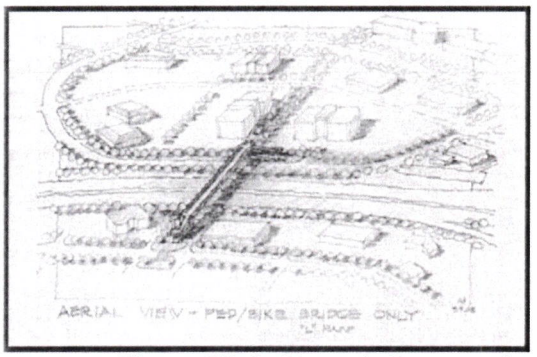


Figure ES-3: Stage 1: Proposed Pedestrian & Bicycle Crossing

The Preferred Alternative

The preferred alternative (LPA) consists of two stages of project development. As illustrated in Figure ES-3, in Stage 1 (the next 10 to 15 years), an iconic pedestrian and bicycle only bridge would be constructed to meet the needs of trips between the two sides of U.S. 50. The cost of this concept is estimated to be $11.3 Million (in 2008 $). In Stage 2 (sometime in the future), Figure ES-4 illustrates an iconic "Transitway" bridge complex which would serve either rubber-tired or trolley-like streetcars (as well as bicycles and pedestrians if necessary). The cost of this concept is estimated to be $21.6 Million (in 2008 $). Combined, the LPA consists of three bridge structures staged in over time with a total cost of $32.9 Million (in 2008 $).

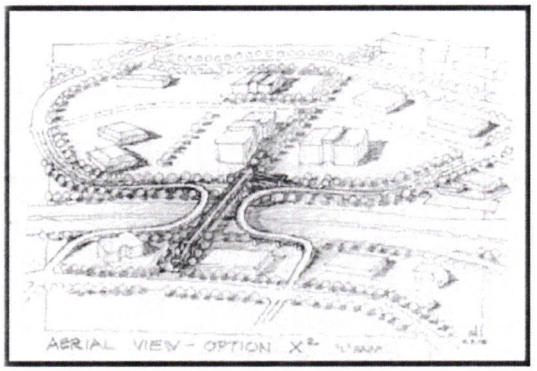


Figure ES-4: Stage 2: A Longer-Term Concept

Next Steps

The "next steps" presently envisioned include the following efforts:

- ✓ Completion of this *Final Report* and "acceptance" of the *Report* and the Locally Preferred Alternative by the City of Rancho Cordova City Council on June 16, 2008.
- ✓ Advancing preliminary design with the funds available in the fall/winter of 2008/09.
- ✓ Identification of funding sources for Stage 1 – Pedestrian/Bicycle Bridge in the near-term (next 10 to 15 years); and for Stage 2 – Transitway Bridge (20+ years out).

The Promenade has been identified as a technically feasible, two-stage bridge project that would link the Town Center portion of Rancho Cordova on the north side of U.S. 50 with the commercial and growing residential uses on the south side of U.S. 50 – just east of Zinfandel Road. If constructed, The Promenade would fulfill a number of city goals in terms of improving connectivity, the public image and the sustainability of the community by providing this multi-modal connection that would serve pedestrians and bicyclists in the nearer-term and, ultimately, transit in the form of either a rubber-tire or trolley-type of streetcar.

The Promenade project is consistent with the various long-range planning efforts and documents for the city and provides a great opportunity for the community to re-connect the city that has been separated by U.S. 50. Securing funding and developing the design concept further are the next steps in this multi-year project development effort.

Make no little plans; they have no magic to stir men's blood and probably will themselves not be realized...
Daniel Burnham, 1909

INTRODUCTION AND OVERVIEW

The Promenade in Rancho Cordova is envisioned as a future crossing of U.S. 50 intended to serve pedestrians, bicyclists (in Stage 1) and a defined transit service (in a future Stage 2) between the Folsom Boulevard corridor/future redeveloped downtown and the growing employment and residential areas of the city to the south. The Promenade presents the opportunity for the City of Rancho Cordova to develop an iconic crossing, which will contribute to defining a sense of place that all great communities strive for. This report documents the results of a one-year technical planning effort to determine the feasibility to develop The Promenade. The Promenade is an ambitious concept; yet a concept that is feasible and can be staged in over time as funding and demand warrant.

As illustrated in Figure 1-1, The Promenade study area encompasses an area comprising both the north and south sides of U.S. 50, just east of the Zinfandel Road interchange. The goal of The Promenade effort was to determine the technical feasibility of providing an additional crossing over U.S. 50 and then to determine what the estimated costs, identified physical impacts, potential design concepts and community input would be associated with such a crossing. In total, these factors define the true "feasibility" of this project.

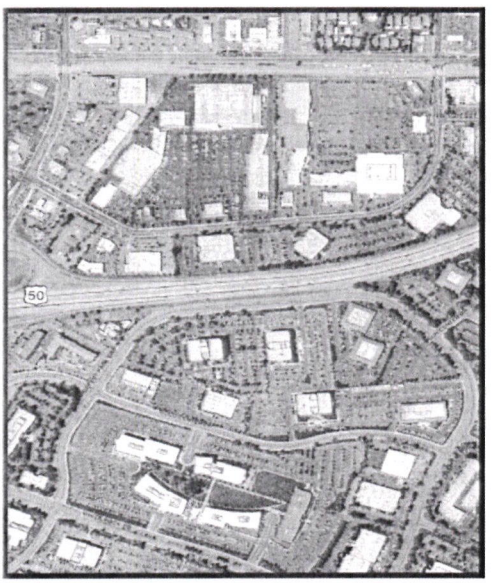


Figure 1-1: The Promenade Study Area (Looking north)

This Feasibility Study was funded through a Sacramento Area Council of Governments (SACOG) *Community Design Grant* awarded in 2006. The purpose of the *Community Design Grant* program is to *"provide support for 'smart growth' in the Sacramento Region, with financial incentives for...uses that conform to the following smart growth principles—transportation choices, compact development, mixed land uses...as effective ways to reduce congestion and air pollution..."*

SACOG's intent with the *Community Design Grant* program is to provide the "seed money" necessary to identify projects that are technically feasible, community acceptable and meet one or more of the 'smart growth' goals articulated above. The Promenade is such a project.

The Feasibility Study began technical work in spring 2007 and is completing this phase of work in late-spring 2008. With the completion of this phase of work, the effort will move into the next phase of more-detailed preliminary engineering and design development (for Stage 1) working with the community to develop a truly iconic over-crossing of U.S. 50 that will set the City of Rancho Cordova apart.

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Daniel Burnham, 1909

PURPOSE & NEED FOR THE PROJECT

Background

The City of Rancho Cordova *2006 General Plan* and associated documents recognize that U.S. 50 is currently a barrier between the worksites/hotels and growing residential uses to the south and the city center/light rail station to the north. The *2006 General Plan* envisions both sides of U.S. 50 in this study area as its Downtown Planning Area with strategies to redevelop the northern section to include significant retail and multi-family housing (see Figure 1-2). The southern side of U.S. 50 will continue to be an extension of the Downtown Planning Area. The City of Rancho Cordova *Transit Master Plan* (Aug 2006) also notes the creation of a "Signature Route" as illustrated in Figure 1-3. This "fixed guideway" (either rubber-tired or rail "streetcar") would service the core of the city on both sides of U.S. 50, providing a new transit connection between the "Town Center" LRT Station on the Gold Line with the employment and residential new development to the south of U.S. 50.

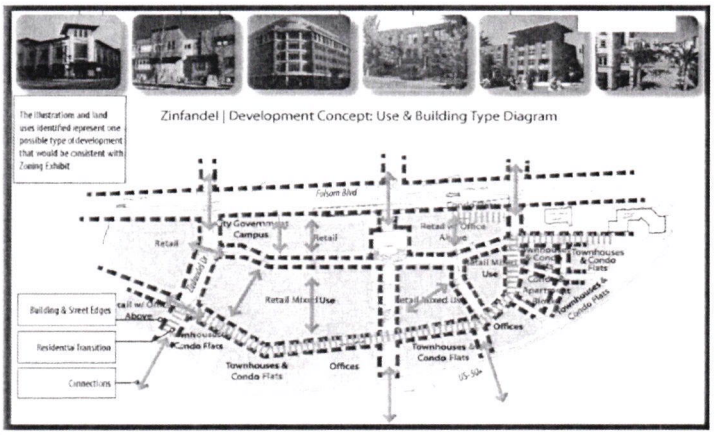

Figure 1-2: Development Concept

Source: City of Rancho Cordova DRAFT Folsom Boulevard Specific Plan 2006

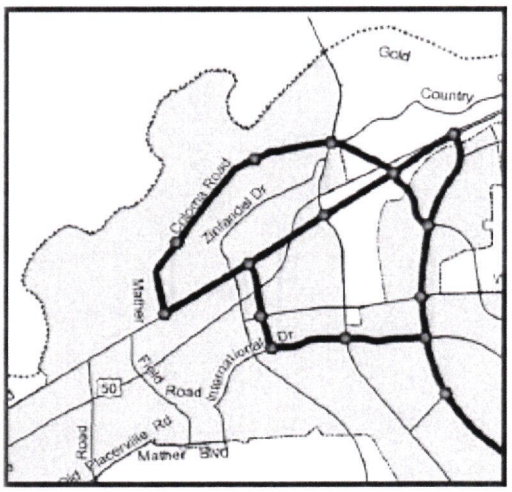

Figure 1-3: "Signature Route"

Source: Rancho Cordova Transit Master Plan

There is strong City Council and community interest, as well as a documented and adopted policy basis for developing "fixes" to the U.S. 50 barrier.

Rancho Cordova has developed 13 citywide goals to guide development, capital infrastructure improvements and other actions taken by the City Council. Of the 13 goals, six goals are particularly relevant to the purpose and successful completion of The Promenade project. The particularly relevant goals for The Promenade are:

- ✓ Foster a Positive Image of Rancho Cordova
- ✓ Improve Transportation & Connectivity
- ✓ Establish a Vibrant Downtown
- ✓ Sustain a Livable Community
- ✓ Ensure a Safe Community
- ✓ Practice Sound Fiscal Management

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Daniel Burnham, 1909

Thus, the overall **goal** of The Promenade connection is twofold: 1) By enhancing the connectivity within this area, the transportation system will be improved through the encouragement of using alternate modes (bicycle and walk in Stage 1 and transit in a future Stage 2) for shorter trips and thereby decrease the dependence on the auto and the traffic congestion on Zinfandel Drive – helping to create a more sustainable community. And 2) Historically from river-crossings in the earliest of times to freeway interchanges today, development has followed transportation improvements. Adding a permanent, significant and iconic transportation connection as envisioned sends a strong signal to the marketplace. The Promenade is a catalyst project and will help to establish the vibrant downtown north of U.S. 50 that the City desires and is committed to.

A two-stage concept has been developed whereby sound fiscal management will be practiced. The first stage (Stage 1-Pedestrian/Bicycle bridge) is modest and achievable in the shorter-term. Stage 1 does not require, nor preclude, the second stage (Stage 2-Transitway bridge) that will respond to the development in place at the time of its construction twenty (or more) years out to be successful. Stage 1 is a stand-alone and iconic asset for the community that will stand the test of time.

Finally, a number of concerns regarding safety have been raised from the community. Through the design of The Promenade and by incorporating "Crime Prevention Through Environmental Design" (CPTED) techniques, the city goal of ensuring a safe community will be achieved – by both providing a safer crossing of U.S. 50 and by designing it in such a way as to discourage anti-social behaviors.

Purpose and Need

The ***purpose*** of The Promenade is to provide a strong and positive connection across U.S. 50, east of the Zinfandel interchange, which will serve pedestrians, bicycles and, in the future, transit consistent with the concepts presented in the *Transit Master Plan*. This project is a key transportation circulation and urban design component of the city's long-term vision for transforming this area into the Town Center of the city. The goal of this Feasibility Study has been to develop a bridge structure and urban design concept for The Promenade project while also determining its costs, environmental and policy considerations and other factors to ultimately incorporate The Promenade into the future vision for Rancho Cordova.

The ***need*** for The Promenade is to provide improved connectivity between the northern and southern portions of the City of Rancho Cordova, which is currently divided by the eight lanes of U.S. 50 (with two additional high occupancy vehicle lanes to be added). Today, pedestrians, cyclists, and transit vehicles must cross on the Zinfandel Drive interchange, a heavily used vehicle facility. The pedestrian facilities along the Zinfandel Drive interchange are located on the east side of the structure, with no dedicated bike facilities, uncontrolled crossings of the ramp ingress/egress points and a generally poor service level for all modes. Increasing vehicle demand on the Zinfandel Drive interchange will further diminish the ability of this facility to function – especially for non-motorized trips. The existing transportation linkage is inconsistent with the future vision for the community as expressed in the General Plan and the associated sub-area planning documents.

Thus, the ***need*** for The Promenade is clear and consistent with the long-term transportation needs and positive image/vision for Rancho Cordova.

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Daniel Burnham, 1909

DESCRIPTION OF THE PREFERRED ALTERNATIVE

Through a detailed and step-wise screening effort as described in the next section of this report, a "locally preferred alternative" (LPA) has been established. The LPA consists of both short-term (Stage 1) and long-term (Stage 2) components. Developing the short-term component does not commit the City to or preclude the development of the long-term component. In fact, the entire screening and project development process has been completed recognizing that the longer-term needs and requirements for The Promenade need to be accommodated; yet the future is unknown and the city should not commit itself to a specific future (Stage 2) concept at this time. In the next step of design development, there will be a focus on developing structural design elements and/or constructability concepts that will allow for the early deployment of select long-term elements to save money and reduce impacts over the longer-term. A description of the LPA is discussed below and illustrated in the following graphics.

Short-Term (Stage 1) Concept of the LPA

In the shorter-term, defined as the next 10 to 15 years, the LPA is proposed to consist of a pedestrian & bicycle (ped/bike) crossing as illustrated in Figure 3-1. The estimated cost of the short-term concept is approximately $11.3 million in 2008 dollars. (See Table 3-1 on page 8; detailed cost estimates are presented in Appendix "A".) The short-term (Stage 1) ped/bike concept has the following attributes:

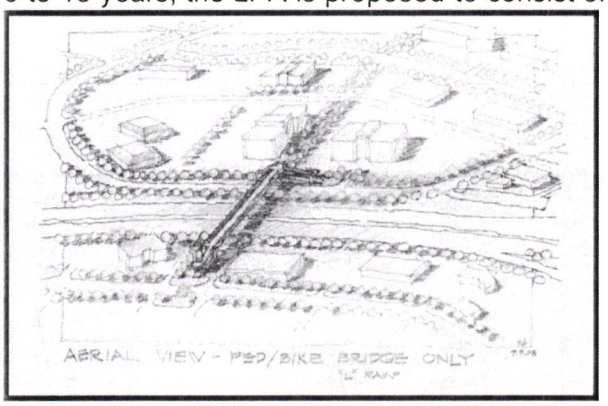

Figure 3-1: Proposed Pedestrian & Bicycle Crossing

- ✓ On the north side of U.S. 50, The Promenade overpass begins in a plaza on the south side of Olson Drive that will be designed and developed in such a way as to compliment the adjacent commercial uses through the placement of points of access, complimentary materials, the use of materials to discourage vagrancy and the elimination of constricted views and locations for the homeless to sleep. Potentially, an activating commercial use could be incorporated into the design to further reduce the potential for anti-social behaviors.

- ✓ A set of switchback ramps approximately 15-feet wide ascend from the north to the main overpass structure; these ramps have been designed to a grade consistent with the Americans with Disabilities Act (ADA). A visual overlook to the north and east, as well as steps extending down to the east are also key features of this component. Figure 3-2 illustrates the "north ramp" concept.

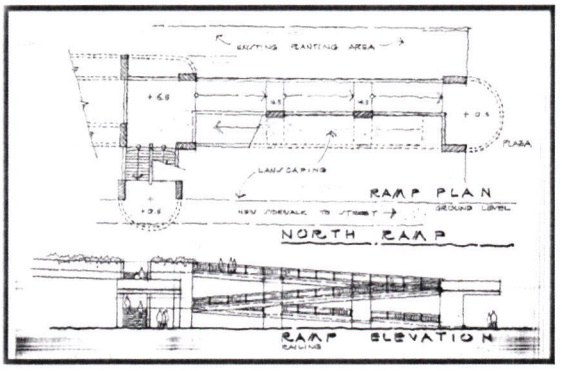

Figure 3-2: North Ramp Concept

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✓ The ped/bike bridge extends south approximately 250-feet over U.S. 50 to Prospect Park Drive on the south side of the U.S. 50 right-of-way (ROW). Because U.S. 50 is a federal-aid highway, the vertical clearance (above the freeway) for the *bottom of the bridge structure (soffit)* is 18.5-feet. The height (thickness) of the bridge structure itself is 5 to 7-feet. Thus, the top of The Promenade is 23.5 to 25.5-feet above the freeway roadbed. Treatments for providing shading for users of The Promenade could potentially consist of lightweight canopies or a tensile structure as illustrated in Figure 3-3. Also illustrated in Figure 3-4 is the concept of 8-feet wide by 7-feet high "tub girders". The tub girders would function as planters and would serve two roles – providing a separation of the pedestrians on the structure from the traffic underneath thus reducing (perhaps eliminating) the need for fencing to control the interaction while buffering the pedestrians and bicyclists from the noise and visual blight of the freeway itself and improving the connectivity experience. And second, the planters provide the opportunity to incorporate landscaping into the structural design and aesthetic treatment and, when coupled with a canopy treatment, expand the "iconic" nature of The Promenade.

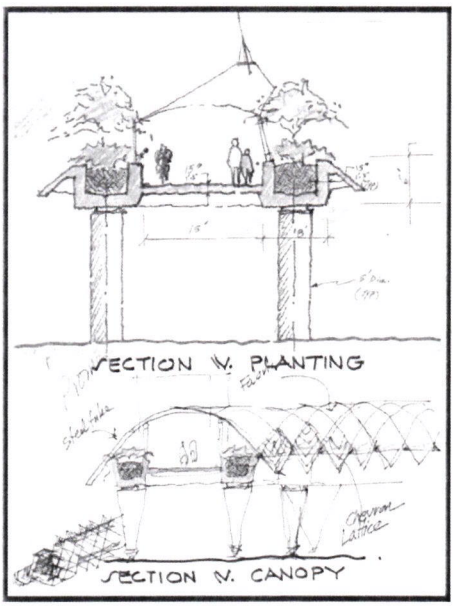
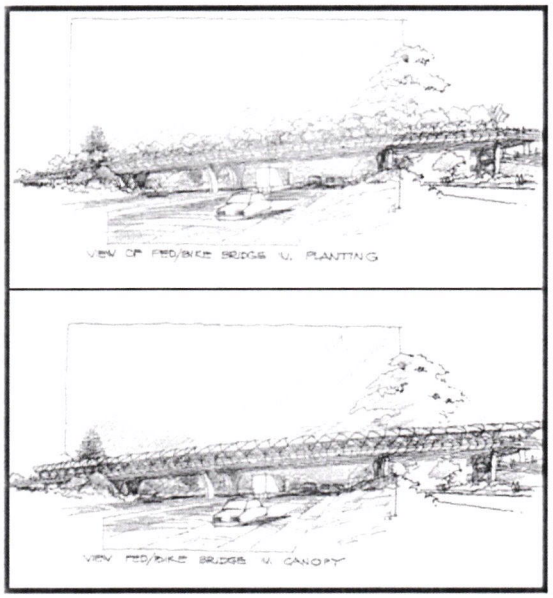


Figure 3-4: Tub Girders

Figure 3-3: Treatments for Shading



✓ At the south end of the structure, once The Promenade passes over the freeway ROW, it continues elevated and crosses over Prospect Park Drive where again a set of switchback ramps descend to the street level at a grade consistent with ADA requirements. Figure 3-5 illustrates these ramps. The ramps switchback to the west, "touching down" perpendicular to The Promenade structure and parallel to Prospect Park Drive.

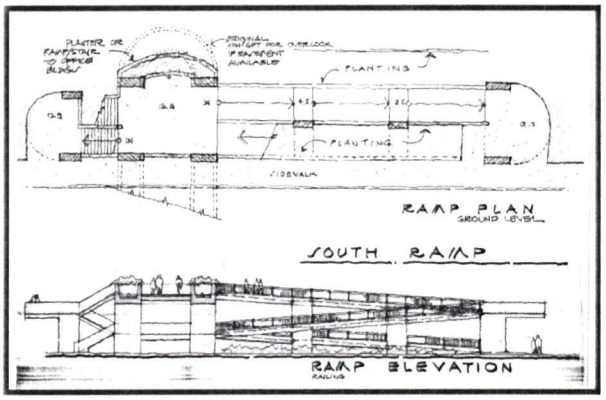


Figure 3-5: South-end Switchback Ramps at Prospect Park Drive

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Daniel Burnham, 1909

They will connect to the sidewalk on the south side of the street. As on the north ramps, two "overlooks" are envisioned. Also envisioned are additional sets of stairs to provide direct access to the south (and potentially to the east) connecting to the existing sidewalk system.

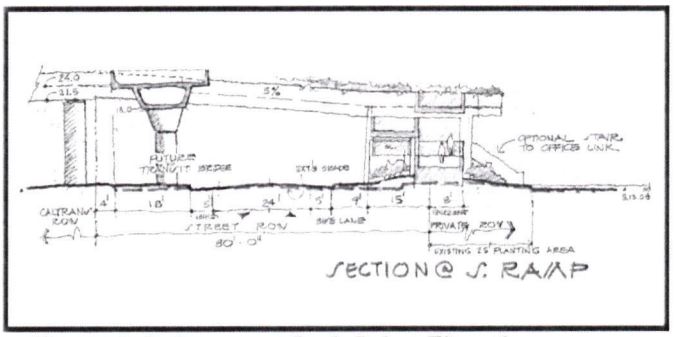

Figure 3-6: Prospect Park Drive Elevation

Attention is drawn to Figure 3-6 which illustrates the treatment of Prospect Park Drive in elevation view. Prospect Park Drive is an approximate 80-foot public ROW beginning at the Caltrans ROW/fence line on the north, consisting of two 34-foot wide travel lanes, and then extending to the "back of sidewalk"/utility easement on the south. Directly adjacent to this ROW to the south is an approximate 25-foot landscaping berm with trees and irrigated turf. The proposed concept design would "neck down" Prospect Park Drive to include two 12-foot travel lanes with the remaining ROW used to accommodate the Stage 1 ped/bike concept – as well as the (future) Stage 2 transitway ramp structure. While more-detailed preliminary engineering in the next phase of project design development will determine the full effect, the preliminary indication is that the pedestrian structure may encroach on the private ROW to the south by up to eight feet (8') as illustrated. It should be noted that there is some existing ROW that could be used as an "offset" and given back to the property owner(s) on the south because of the "necking down" of the existing travelways. As previously noted, Figure 3-6 illustrates this concept.

Long-Term (Stage 2) Concept of the LPA

In the longer term, a second stage of The Promenade can be developed. A decision now on Stage 1, neither commits the City to Stage 2, nor adversely affects the design or implementation of Stage 2 at some point in the future. Stage 2 is a "Transitway" facility that could be constructed and operate parallel to the pedestrian/bicycle bridge (Stage 1 of The Promenade). Stage 2 and Stage 1 have been conceptually developed in concert to have the bridges compliment each other and not preclude the other.

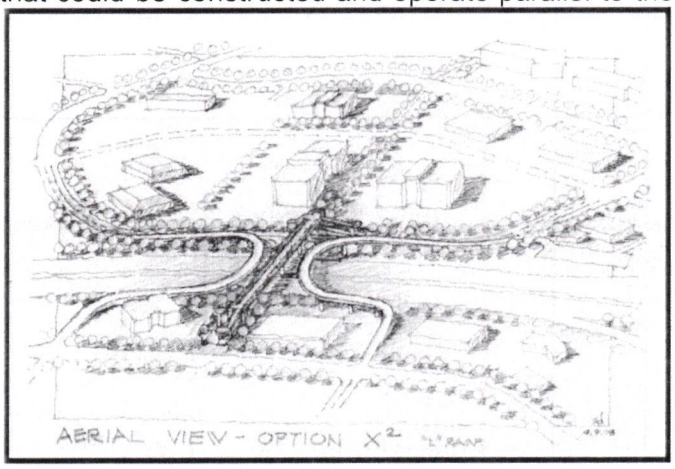

Figure 3-7: The Longer-Term (Stage 2) Concept (Looking south)

The Stage 2 concept as illustrated in Figure 3-7, has an *additional* cost of approximately $21.6 million (in 2008 $'s). More-detailed information on the design concept for Stage 2, as well as the cost estimate can be found in Appendix B and C of this document respectively.

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Daniel Burnham, 1909

Table 3-1 below, presents a summary of the costs associated with the short-term (Stage 1) and longer-term (Stage 2) concepts for The Promenade as presented herein. More-detailed cost sheets are provided in the Appendix to this document.

Table 3-1: The Promenade Estimated Costs

Development Scenario	Concept	Estimated Cost (2008 $'s)
Stage 1 (Short-Term)	Bike/Ped Bridge only	$11.3 Million
Stage 2 (Long-Term)	Transitway Bridge only	$21.6 Million
Total	Stage 1 + Stage 2	$32.9 Million

Source: Parsons Brinckerhoff, 2008. Costs based on the "Locally Preferred Alternative" as depicted herein. More-detailed cost estimate sheets can be found in the Appendix to this report.

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Daniel Burnham, 1909

CONCEPT SCREENING PROCESS

Introduction

The process of selecting the Locally Preferred Alternative (LPA) entailed multiple steps in a screening process over approximately six months working with City of Rancho Cordova Elected Officials and Staff. The consultant team and city staff undertook a series of Project Development Team (PDT) design meetings to explore the preliminary design and function of the crossing. At the end of this process, a "shortlist" of three (3) concepts was presented to the City Council on September 11, 2007 for review, comment and direction. Based on the direction received from the City Council, the Design Team (comprised of Staff and the Consultants) then refined the concepts and further screened them resulting in the identification of a Staff-recommended LPA. The LPA was presented to the City Council on May 13, 2008 for review and comment. Based on the review by City Council and discussions regarding the LPA elements, the LPA was generally "accepted" and Staff was directed by City Council to move forward with preparation of the Final Report and a future "design development" phase of the project (when funding became available).

The screening of the concepts was based on the application of various criteria throughout the process. The key screening criteria included the following:

- ✓ Ability to accommodate alternate modes, specifically transit - trolley/streetcar
- ✓ Integration with Town Center Plan and Transit Master Plan
- ✓ Avoidance of the relocation of major existing streets
- ✓ Reducing "footprint" impacts on retail properties/developments north of U.S. 50 and office developments south of U.S. 50
- ✓ Direct (shortest) crossing of U.S. 50
- ✓ Relative cost comparisons
- ✓ "Stageable" in terms of Ped/Bike and future Transitway
- ✓ City Council input and direction

Table 4-1 on the following page illustrates the various tasks that were involved in the screening process and which has led to the selection of the Locally Preferred Alternative for The Promenade crossing.

Following Table 4-1, Table 4-2 describes the "long list" of concepts identified early in the process. Figures 4-1 through 4-4 follow Table 4-2. These figures illustrate the various concepts that remained after each phase of screening and refinement. These graphics all illustrate the "full project" concept comprised of both the near-term Ped/Bike bridge and the longer-term Transitway facility.

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Daniel Burnham, 1909

Table 4-1: The Promenade Screening Process

Date	Activity	Notes/Comments
Apr 25, 2007	"Publish" Program Statement	Defines issues and opportunities for The Promenade
Apr 25, 2007	Design Meeting #1	Developed initial "long list" of 11 potential concepts for The Promenade as illustrated in Table 4-2
May 29, 2007	Design Meeting #2	Screened "long list" of concepts resulting in the advancement of the six (6) concepts illustrated in Figure 4-1
June 8, 2007	Design Meeting #3	Screened the "short list" of concepts resulting in the advancement of the three (3) concepts illustrated in Figure 4-2
Summer 2007	Further screening efforts and dialogue with Staff	Screened the "short list" of concepts to two potentially viable alternatives as illustrated in Figure 4-3
Sept 11, 2007	Presentation to and dialogue with City Council	Resulted in additional screening direction including: ✓ Develop ped/bike xing initially ✓ Ramps, not Elevators, as the means of access to/from the xing ✓ Design for staged implementation; do not preclude option for future transitway
Fall-Winter-2007/2008	Concept(s) refinements and additional engineering analysis	Assessed effects of remaining concepts and functional feasibility and costs
Spring 2008	Design Meetings #4 and #5 and meetings with adjacent landowners by City Staff	Resulted in identification of "Staff Recommendation" for a preferred concept that responds to the various issues raised
May 13, 2008	Presentation to and dialogue with City Council	Selection/endorsement of a "Locally Preferred Alternative" concept that can be staged and is illustrated in Figure 4-4
June 16, 2008	Presentation to City Council of "Phase 1 Final Report"	Anticipated "acceptance" of Final Report and the Locally Preferred Alternative (LPA)
Future Activities	Future "Design Development" activities including Preliminary Engineering and Environmental Clearance	

Source: *Parsons Brinckerhoff, 2008*

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Daniel Burnham, 1909

Table 4-2: "Long List" of Concepts Identified from April 25, 2007 Design Meeting

#	Concept #	Concept Name	Proposed Modes Served			
			Bicycle	Pedestrian	Trolley	Auto
1	1A	Ped/Bike Only – Approximately Mid-Way Crossing of U.S. 50	✔	✔		
2	1B	Mid-Way Ped/Bike Crossing *plus* "Horseshoe" Transit-Only Crossing	✔	✔	✔	
3	1C	Mid-Way Ped/Bike Crossing *plus* "*Reverse* Horseshoe" Transit-Only Crossing	✔	✔	✔	
3	2	Mid-Way Crossing* (All Modes)	✔	✔	✔	✔
4	3A	2 Bridges—East End & West End Crossings* (2 Way/1 Lane Each Direction)	✔	✔	✔	✔
5	3B	3 Bridges -- East End & West End Crossings* *plus* Mid-Way Ped/Bike Crossing	✔	✔	✔	✔
6	4A	West End Transit & Ped/Bike Only Crossing* (2 Way Transit /1 Lane Each Direction)	✔	✔	✔	
7	4B	West End Transit Only* (2 Way Transit /1 Lane Each Direction) *plus* Mid-Way Ped/Bike Crossing	✔	✔	✔	
8	5A	East End New Crossing* (2 Way/1 Lane Each Direction)	✔	✔	✔	✔
9	5B	East End New Crossing* (2 Way/1 Lane Each Direction) *plus* Mid-Way Ped/Bike Crossing	✔	✔	✔	✔
10	5C	East End New Crossing* (2 Way/2 Lanes Each Direction)	✔	✔	✔	✔
11	5D	East End New Crossing* (2 Way/2 Lanes Each Direction) *plus* Mid-Way Ped/Bike Crossing	✔	✔	✔	✔

***Note:** Auto (or transit) bridge configuration assumes a wide sidewalk or a standard sidewalk plus bike lane along with travel lane(s) irrespective of whether or not there is a mid-way ped/bike crossing.*

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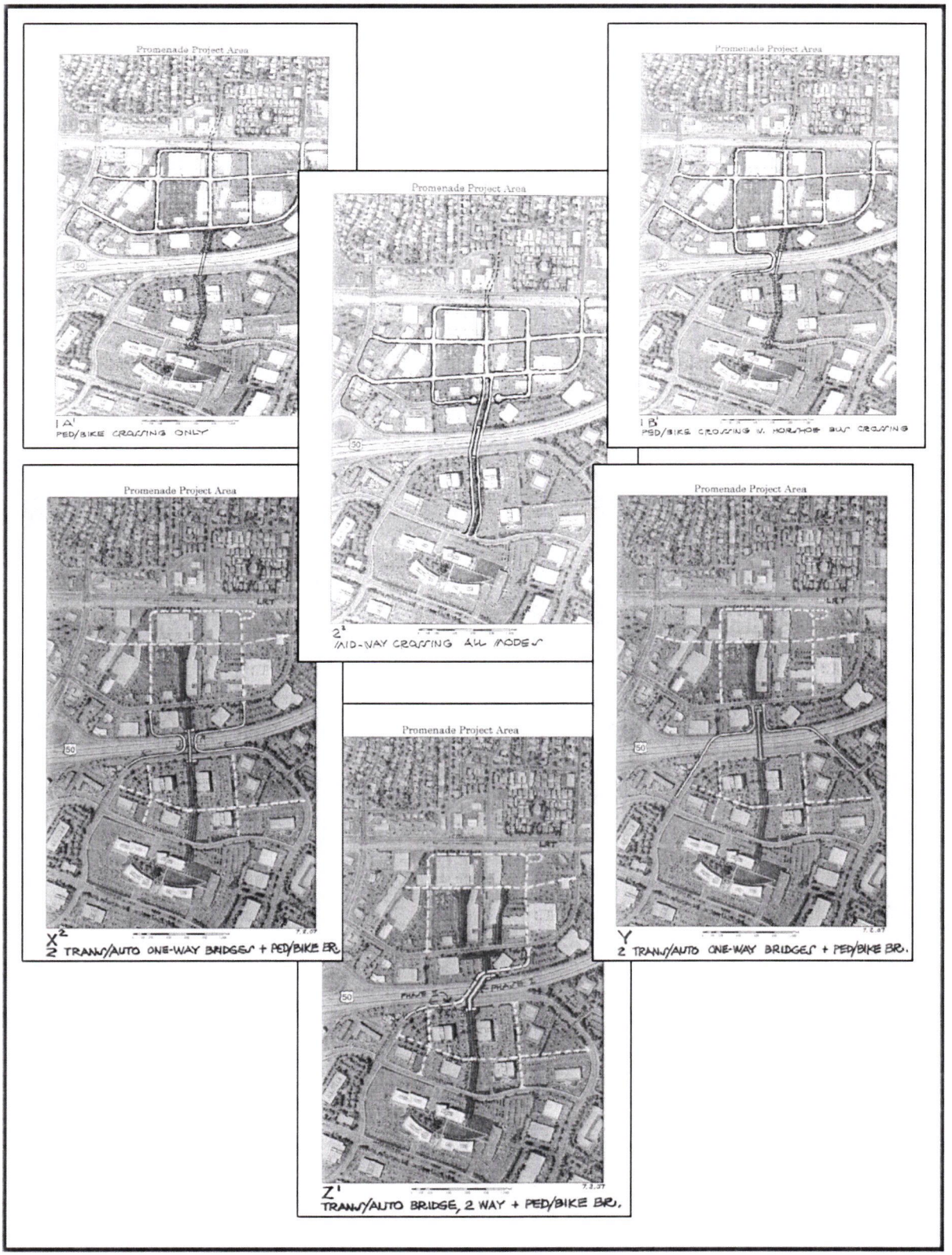
Figure 4-1: Initial Screening and Concepts Remaining (Stage 1 and Stage 2)



Source: *Parsons Brinckerhoff, 2007*

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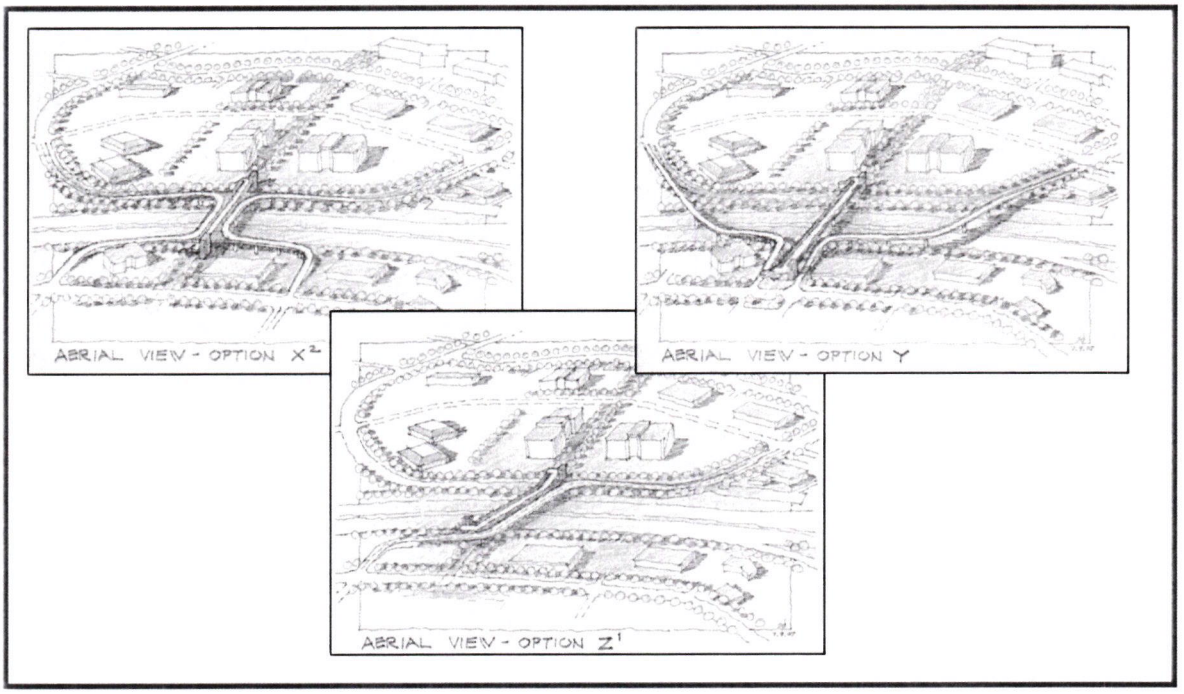
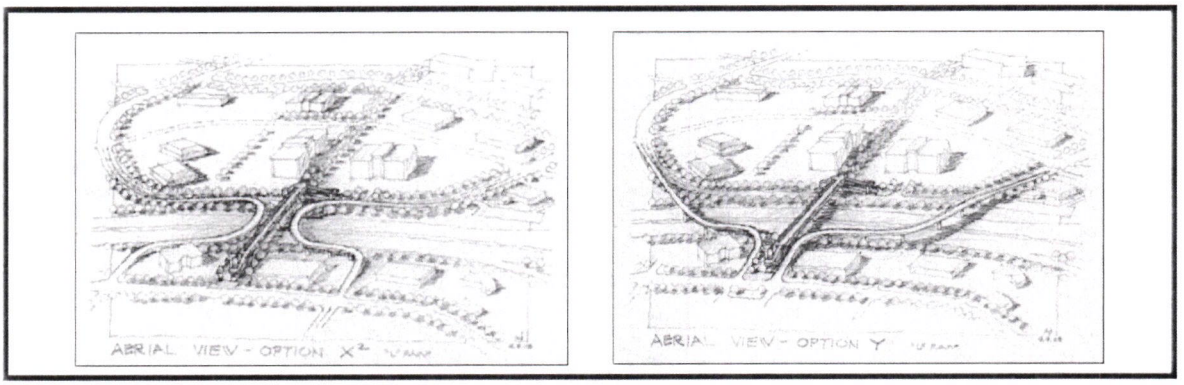
Daniel Burnham, 1909

Figure 4-2: Short List of Screened Concepts (Stage 1 and Stage 2)



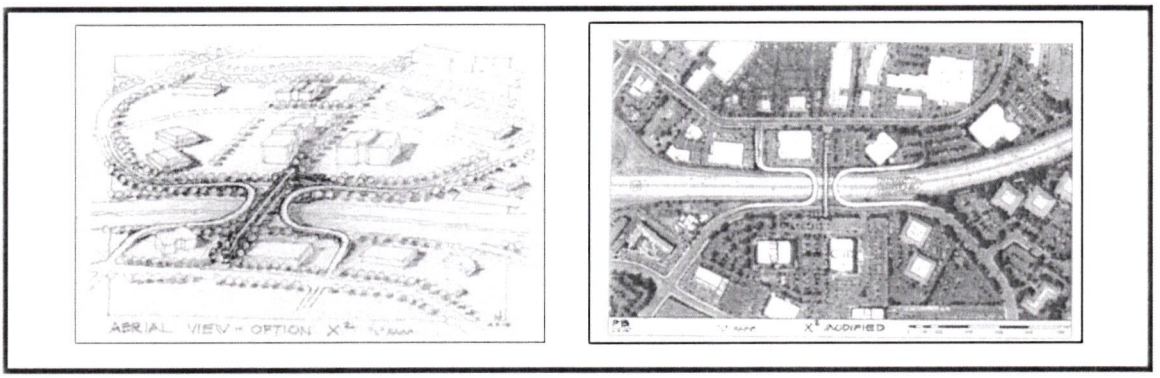
Source: *Parsons Brinckerhoff, 2007*

Figure 4-3: Two potential "Final Concepts" (Stage 1 and Stage 2)



Source: *Parsons Brinckerhoff, 2007*

Figure 4-4: The Full LPA Concept (Stage 1 and Stage 2)



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ASSOCIATED ISSUES AND NEXT STEPS

There are a number of issues that will need to be resolved during the preliminary engineering phase of the design development of The Promenade project. While these issues exist, none of them appear (at this time) to be "fatal flaws" and thus can be accommodated with an appropriate design concept. The issues are grouped as Business Owner Concerns, Design Details, Environmental, and Funding and each are described below in brief.

Business Owner Concerns

City staff met with the business owners adjacent to The Promenade site to determine their concerns. A number of desires or concerns were expressed and are summarized as follows:

- ✓ A desire for more attractive ROW fence along U.S. 50;
- ✓ Expressed concerns about potential increased vandalism, graffiti, litter, and homeless issues;
- ✓ Expressed concerns it would result in increased maintenance costs and need for security patrols; and
- ✓ Concerns expressed about loss of parking and building security issues

Responding to these concerns and desires, the design development effort will focus on alleviating these concerns though "defensible design" strategies (e.g., lighting, railings, structural design to eliminate "hideaway" areas, corrugated wall treatments to reduce tagging, etc.) and working with the business owners.

Design Details

By definition, the purpose of the (next) "preliminary engineering" phase of design development is to take the schematic concepts and begin to work out the design details. The details are varied and range from architectural (aesthetic treatments, canopies, etc.), to civil (ramp configuration and access, design of Prospect Park Drive to accommodate the ped/bike facility as graphically illustrated in Figure 3-6, two travel lanes and the pier locations for the future transitway concept 20+ years out), structural (a Caltrans-approved *Advance Planning Study* and other matters identified) and urban design (North Portal plaza design, more-detailed integration with existing uses and the future vision for the area, etc.). Collaboration with staff, City Council and the community is integral to the successful design of The Promenade.

Environmental

The initial assessment of The Promenade has not identified any environmental "fatal flaws". In the next phases of effort, and before completion of "final design", more-detailed environmental review, assessment and documentation will be required. Depending upon the type of funding that is ultimately used to design and construct the two stages of The Promenade project, different levels of environmental review will be required. Should local and/or state funds be used, the California Environmental Quality Act (CEQA) requirements will need to be met. Should federal funds be used, the requirements of both CEQA and of the National Environmental Policy Act (NEPA) will need to be met.

Make no little plans; they have no magic to stir men's blood and probably will themselves not be realized...
Daniel Burnham, 1909

Funding

Funding opportunities will be developed by staff based on the direction of the City Council. Beyond the early conceptual and preliminary design efforts, no additional funding for The Promenade has been specifically identified at this time.

Next Steps

The "next steps" presently envisioned include the following efforts:

- ✓ Completion of this *Final Report* and "acceptance" of the *Report* and the Locally Preferred Alternative by the City of Rancho Cordova City Council on June 16, 2008.
- ✓ Discussions with the Sacramento Area Council of Governments (SACOG) over funding preliminary design efforts using available funds in the summer of 2008.
- ✓ Advancing preliminary design with the funds available in the fall/winter of 2008/09.
- ✓ Periodic presentations to the City Council on progress and updates.
- ✓ Identification of funding sources for Stage 1 – Pedestrian/Bicycle Bridge in the near-term (next 10 to 15 years); and for Stage 2 – Transitway Bridge (20+ years out).

This concludes the *Final Report* for The Promenade project in Rancho Cordova, California. The Promenade has been identified as a technically feasible, two-stage bridge project that would link the Town Center portion of Rancho Cordova on the north side of U.S. 50 with the commercial and growing residential uses on the south side of U.S. 50 – just east of Zinfandel Road. If constructed, The Promenade would fulfill a number of city goals in terms of improving connectivity, the public image and the sustainability of the community by providing this multi-modal connection that would serve pedestrians and bicyclists in the nearer-term and, ultimately, transit in the form of either a rubber-tire or trolley-type of streetcar.

The Promenade project is consistent with the various long-range planning efforts and documents for the city and provides a great opportunity for the community to connect the city that is separated by U.S. 50. Developing the Stage 1 design concept further and securing funding are the next steps in this multi-year project development effort.

Make no little plans; they have no magic to stir men's blood and probably will themselves not be realized...
Daniel Burnham, 1909

APPENDIX A

Stage 1: Pedestrian/Bicycle Only Cost Estimates

STATE OF CALIFORNIA - DEPARTMENT OF TRANSPORTATION

BRIDGE GENERAL PLAN ESTIMATE

DPD-DSD-DIS (Rev 8/92)

_____ OR PLANNING ESTIMATE X

STRUCTURE	BR. NO.	RCVD BY	ESTIMATING GROUP
NEW PEDESTRIAN OVERCROSSING PEDESTRIAN BRIDGE - (W/ APPROACH RAMPS AND STAIRS) OPTION X^2 - High Level of Design Features			IN OUT

TYPE	DISTRICT	CO	RTE	PM
CIP/PT Concrete Box Girder & Type 1 Retaining Walls	3	SAC		

MAIN BRIDGE LENGTH	250	x BRIDGE WIDTH	31	= BRIDGE AREA	7750 FT²	FT²
APPROACH BRIDGE LENGTH	640	x BRIDGE WIDTH	17	= BRIDGE AREA	10880 FT²	FT²
APPROACH RW LENGTH	320	x RW HEIGHT	varies	= RW AREA	3360 FT²	FT²

DESIGN SECTION	PB		QUANTITIES BY	BLC	DATE 5/13/2008	ESTIMATE NO	
PROJECT INCLUDES	1	STRUCTURE	QUANTITIES CHK BY		DATE	PRICED BY	
AND $		ROADWORK	CHG UNIT AND EA			COST INDEX	2007

	CONTRACT ITEMS	UNIT	QUANTITY	PRICE	AMOUNT
1	PEDESTRIAN BRIDGE	SF	18,630	$300.00	$5,589,000.00
2	BRIDGE LIGHTING (DECK & SOFFIT LIGHTS)	LS	1	$10,000.00	$10,000.00
3	BRIDGE DECK LANDSCAPING	LS	1	$200,000.00	$200,000.00
4	BRIDGE ARCHITECTURAL TREATMENTS	LS	1	$150,000.00	$150,000.00
5	RETAINING WALLS	SF	3,360	$125.00	$420,000.00
6	RETAINING WALL ARCHITECTURAL TREATMENTS	SF	3,360	$30.00	$100,800.00
7	RAILING	LF	2,420	$100.00	$242,000.00
8	CANOPY	SF	7,750	$75.00	$581,250.00
9	STAIRWAY STRUCTURES	EA	2	$150,000.00	$300,000.00
	SUB TOTAL				**$7,593,050.00**
	MOBILIZATION	10 %			$759,305.00
	CONTINGENCIES	30 %			$2,505,706.50
	STRUCTURE SUBTOTAL				**$10,858,062**
	TRAFFIC LIGHTING, SIGNALS & STRIPING				$250,000.00
	SIGNS				$15,000.00
	UTILITIES AND DRAINAGE				$100,000.00
	LANDSCAPING				$100,000.00
	GRAND TOTAL				**$11,324,000**

FM 91 1416

APPENDIX B

Stage 2: Transitway Concepts

LONG-TERM (STAGE 2) CONCEPT OF THE LPA

The longer-term concept for The Promenade consists of constructing two "U-shaped" bridge structures directly adjacent to the ped/bike bridge as illustrated in Figure AB-2; this concept has been referred to as the "X" concept because of the ramp configuration. The estimated *additional* cost of the "X" concept is approximately $21.6 million (in 2008 $'s). Each of these new bridge structures would accommodate a transitway (rubber-tired or fixed guideway streetcar) -- in addition to bicycle and pedestrian movements if desired. – and would provide the direct transit linkage between the Town Center and the "south of 50" employment and residential areas as identified in the 2006 *Transit Master Plan.* Each structure is approximately 23-feet wide with room for transit vehicles and bicycles; Figure AB-1 illustrates this concept in section view. The west-side structure is envisioned as operating in the northbound direction and the east-side structure operating in the southbound direction (clockwise fashion). During the next stage of design development, a counter-clockwise, or potentially a two-way transit operation [with signal control of the structure so that two transit vehicles are not on the same structure operating in opposite directions at the same time] can be explored further.

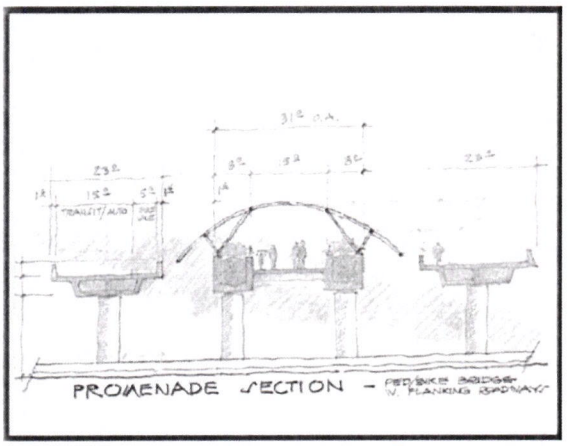


Figure AB-1: Section View

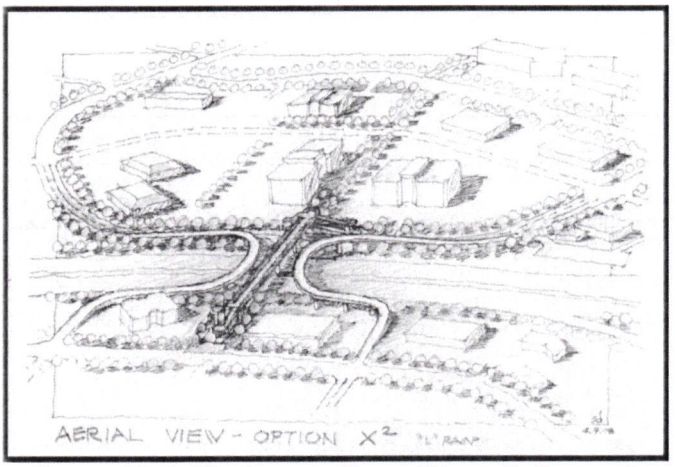


Figure AB-2: The Longer-Term (Stage 2) Concept (Looking south)

Briefly, the west-side structure takes off from the center of Prospect Park Drive and, at a 5% grade, ascends parallel to Prospect Drive and then turns in a "U-shaped" fashion across U.S. 50. Because U.S. 50 is a federal-aid highway, the vertical clearance (above the freeway) for the *bottom of the bridge structure (soffit)* is 18.5-feet. The height (thickness) of the bridge structure itself is 5 to 7-feet. Thus, the top of The Promenade Transitway (Stage 2) is 23.5 to 25.5-feet above the freeway roadbed. Once crossing U.S. 50, the ramp on the north side then descends at a 5% grade parallel to the freeway to grade and turns north and ties into a new intersection on Olson Drive. In similar fashion, the east-side ramp begins on the north and ascends to the required vertical clearance height to cross U.S. 50 in a U-shaped fashion and then descends into the center of Prospect Park Drive running parallel to the street travel lanes.

Several key design features have shaped this concept and should be noted:

- ✓ The take-off and touchdown points of the ramps on the south side of U.S. 50 (in the ROW of Prospect Park Drive) will require additional traffic analysis to determine the optimum means of controlling the ingress/egress movements. This will occur in subsequent phases of design development.

- ✓ The 5% grade requirement to *comfortably* accommodate the transit movements necessitates the need to have the ramps extend approximately 500-feet in length and thus run parallel to the freeway to touchdown. There is inadequate room between the freeway and Olson Drive on the north to have the ramps run directly north-south. If the ramps were extended north-south directly, they would have to "flyover" Olson Drive with approximately 17-feet of vertical clearance and thus extend north another 350-to-450 feet before touching down. Figure AB-3 conceptually illustrates how this might occur, based on an early version used for screening purposes.

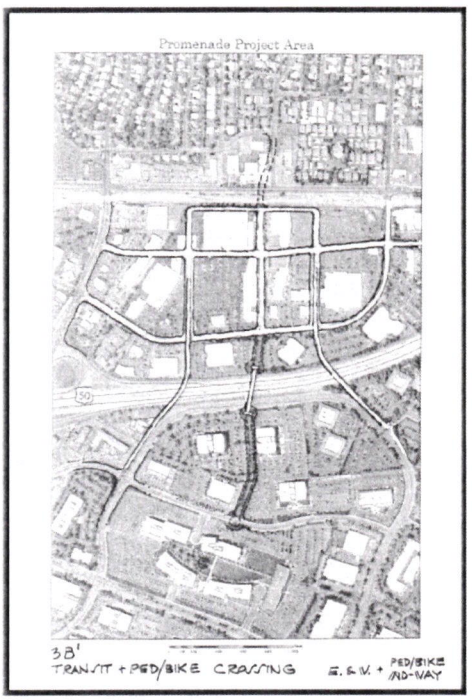


Figure AB-3: "Flyover" at Olson Drive

The physical effect of the ramps on the development parcels north of Olson Drive, as well as the visual effect of these elevated ramps extending well into the development negated their potential use as a strategy.

- ✓ In a similar fashion, the negative effects of the ramps extending directly to the south (as compared to the preferred concept of paralleling the freeway and touching down in Prospect Park Drive) is even more pronounced and would significantly affect the property owner(s) south of Prospect Park Drive.

- ✓ While a more than 5% grade could technically be used for the ramps, this would adversely affect the operations of both the transit mode, as well as require additional treatments for pedestrians and bicycles and *is not recommended* by the consultant team.

APPENDIX C

Stage 2: Transitway Cost Estimates

STATE OF CALIFORNIA - DEPARTMENT OF TRANSPORTATION

BRIDGE GENERAL PLAN ESTIMATE _____ **OR** **PLANNING ESTIMATE** X

DPD-DSD-DIS (Rev 8/92)

STRUCTURE	BR. NO.	RCVD BY	ESTIMATING GROUP
NEW OVERCROSSING TRANSITWAY BRIDGE WITH APPROACH RAMPS OPTION X^2 - High Level of Design Features			IN OUT

TYPE	DISTRICT	CO	RTE	PM
CIP/PT Concrete Box Girder & Type 1 Retaining Walls	3	SAC		

MAIN BRIDGE LENGTH	393	x BRIDGE WIDTH	46	= BRIDGE AREA	18064	FT²
APPROACH BRIDGE LENGTH	1280	x BRIDGE WIDTH	23	= BRIDGE AREA	29440	FT²
APPROACH RW LENGTH	640	x RW HEIGHT	varies	= RW AREA	6720	FT²

DESIGN SECTION	PB		QUANTITIES BY	BLC	DATE 5/13/2008	ESTIMATE NO	
PROJECT INCLUDES	1	STRUCTURE	QUANTITIES CHK BY		DATE	PRICED BY	
AND $		ROADWORK	CHG UNIT AND EA			COST INDEX	2007

	CONTRACT ITEMS	UNIT	QUANTITY	PRICE	AMOUNT
1	BRIDGES	SF	47,504	$250.00	$11,876,039.44
2	BRIDGE LIGHTING (DECK & SOFFIT LIGHTS)	LS	1	$10,000.00	$10,000.00
3	BRIDGE ARCHITECTURAL TREATMENTS	LS	1	$200,000.00	$200,000.00
4	RETAINING WALLS	SF	6,720	$125.00	$840,000.00
5	RETAINING WALL ARCHITECTURAL TREATMENTS	SF	6,720	$30.00	$201,600.00
6	RAILING	LF	4,625	$100.00	$462,539.82
	SUB TOTAL				**$13,590,179.26**
	MOBILIZATION	10 %			$1,359,017.93
	CONTINGENCIES	30 %			$4,484,759.15
	STRUCTURE SUBTOTAL				**$19,433,956**
	TRAFFIC LIGHTING, SIGNALS & STRIPING				$1,000,000.00
	SIGNS				$15,000.00
	ROADWAY CONNECTIONS				$1,000,000.00
	UTILITIES AND DRAINAGE				$100,000.00
	LANDSCAPING				$100,000.00
	GRAND TOTAL				**$21,649,000**

FM 91 1416

Supplemental Report 1
Agenda Item 11.2

80 Iron Point Circle, Suite 110
Folsom, California 95630-8592
(916) 984-1300 FAX (916) 984-1322

Elliott Homes

A Tradition of Quality since 1914

June 16, 2008

Via E-mail and Hand Delivery

Mayor Linda Budge
Vice Mayor Dan Skoglund
Council Members Cooley, McGarvey and Skoglund
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

Re: Housing Element Update – City Council Agenda Item 11.2

Mayor, Vice Mayor and Council Members:

I am submitting this letter on behalf of Elliott Homes and GenCorp Real Estate ("GenCorp) to provide written comments on the proposed Housing Element Update, scheduled for a public hearing at your City Council meeting this evening. We request that this letter, and the attachments hereto, be made part of the record of the public comment on the proposed Housing Element.

Elliott Homes and GenCorp have met on multiple occasions with your staff to discuss the City's affordable housing policies, both in the context of our pending development application for Rio del Oro and to review our experience with successful affordable housing programs that do not negatively impact economic development in your community. There is some inference in the staff report that "developers" have opposed the implementation of affordable housing policies. We take issue with this statement. The Rio del Oro development will include a broad range of housing opportunities for all income levels, and we support general policies that promote affordable housing. We do not, however, support mandates that place the full burden for the construction of affordable housing on market rate development.

To achieve a balanced affordable housing program, we submitted to your staff an outline of general policy provisions that we believe should be included in your Housing Element. A copy of this outline is attached to this letter. While some progress has been made, there are several key provisions that are not included in the draft Housing Element that you will review this evening. We will address those key omissions in this letter, and we ask that you direct staff to include these additional provisions. For ease of reference, we provide citations to the draft policies and action statements that are included in the staff report.

1. Community Support for Affordable Housing Construction

Successful affordable housing programs rely upon a broad range of support for the construction of affordable housing. We urge the City Council to recognize that no single segment of the community can sustain the cost of affordable housing. We have proposed a general policy statement that will articulate this principle. Although staff has verbally agreed with this position, this language is not included in the current Housing Element draft. We suggest inserting this language as a new policy that would precede Policy H.1.6.

> **Proposed Policy H.1._:** The City's policy to provide affordable housing for all income groups requires all segments of the community (government, businesses, developers, and non-profits) to actively work together on affordable housing programs. No single segment of the community should bear the full burden of the funding or production of affordable housing.

2. Inclusionary Housing Program

The Building Industry Association has presented the City Council with data concerning the impact of inclusionary housing programs on costs for market rate housing. We have joined BIA in objecting to language in prior versions of the Housing Element that new development will "cause the production of affordable housing in an amount equal to ten percent of the total residential housing units to be developed in the new project."

Staff makes slight revisions to Policy H.1.6. This policy now provides that "[d]evelopers of new residential projects within the City shall prepare an Affordable Housing Plan for the project that the City determines will cause the production of affordable housing in an amount equal to ten percent of the total residential housing units to be developed in the new project."

Respectfully, we submit that staff's revision does not go far enough to remove any inference that new development bears the primary burden for the actual production of affordable housing. Under the new language, the City must find that the affordable housing plan will cause the production of the requisite amount of affordable housing. In other words, the plan (rather than the developer) must now cause the production of affordable housing. This is a distinction without a difference, unless the plan clearly recognizes the obligations of other segments of the community to implement the affordable housing program.

As an alternative, we propose the following language to establish the requirements for the Affordable Housing Plan:

> **Proposed Policy H.1.6:** The responsibility of new development for a contribution towards the provision of affordable housing will be set forth in an Affordable Housing Plan, contained in development agreements or other binding housing

agreements, that will be approved by the City Council at the earliest states of project entitlement.

This policy places a responsibility on new development to contribute towards the provision of affordable housing, as is consistent with the broad range of implementation options that the City Council has favored in prior public workshops.

3. Concurrent Construction of Affordable Housing

Several commentators have advised the City that the construction of affordable housing concurrent with new development is often not economically feasible. From a practical standpoint, timelines for grant opportunities may not coincide with market needs for new homes. For example, it would be an unfortunate anomaly to impede the Council's clearly expressed desire for executive housing simply because subsidies for affordable housing were not available.

Staff has offered a very limited revision to the requirement that affordable housing be constructed concurrently with market rate housing. Staff's new Action H.1.6.5 provides that market rate and affordable construction must be "generally concurrent with the overall development schedule of the market rate residential units." Staff then provides an exception for "projects providing alternative contributions (land dedications, funds etc.) ...." This revision concludes with a proviso that "the City will pursue construction of affordable units generally concurrent with construction of market rate housing."

We submit that the revision presented by staff belongs in your implementation guidelines, not as an Action statement contained within the Housing Element. Instead, we support a general policy statement, which will provide needed flexibility for individual project implementation:

> **Proposed Action H.1.6.5:** The City has a goal of ensuring that affordable housing is constructed on a timely basis along with market rate housing. The Affordable Housing Plan for new development will address the timing of the likely construction of affordable housing, given the availability of state, federal and local subsidies to assist with the actual construction of affordable housing.

4. Action Items to Address Barriers to the Construction of Affordable Housing

The BIA has previously submitted to the City Council a copy of a letter from HCD specifying that the effect of inclusionary housing policies on market rate housing must be addressed in the Housing Element. To ensure compliance with this communication from HCD, we have submitted a policy statement that should be incorporated specifically into your Housing Element as an Action item. So far, staff has not responded substantively to this point. The most logical place for this issue to be addressed appears to be as part of

Policy H.1.1. If the City Council retains the inclusionary housing requirement, we request that the following Action item be specifically included through your direction:

> **Proposed Action H.1.1.4:** The City recognizes that fees and other exactions increase the cost of housing and may constitute barriers to the production of both market rate and affordable housing. The City will evaluate the implementation of the goal of 10% affordable housing to determine if this goal negatively impacts the cost of housing in the City.

Thank you for your careful consideration of these issues. As noted at the outset of our letter, we request that this document and attachments be included as part of your record of proceedings on the Housing Element update. Our representatives will attend the City Council meeting this evening to answer any questions you may have concerning the comments contained in this letter.

Sincerely yours,

ELLIOTT HOMES

Russell E. Davis
VP Project Development

GENCORP REALTY
INVESTMENT, LLC

Michael T. Pavik
Vice President

Attachment (1)

cc: Harry C. Elliott, III
David Hatch
Tim Taron
Martha Lofgren
Curt Haven
Reed Flory

Interpretation of Action Policy H.1.1.3 –Proposed Policies and Action Items from GenCorp Real Estate and Elliott Homes

Policy H.1.6 - The City's policy to provide affordable housing for all income groups requires all segments of the community (government, businesses, developers, and non-profits) to actively work together on affordable housing programs. No single segment of the community should bear the full burden of the funding or production of affordable housing.

Action H.1.6.1 - The responsibility of new development for a contribution towards the provision of affordable housing will be set forth in an Affordable Housing Plan, contained in development agreements or other binding housing agreements, that will be approved by the City Council at the earliest stages of project entitlement.

Action H.1.6.2 - The Affordable Housing Plan will demonstrate that it will facilitate the production of at least 10 percent of the total new units as affordable to households with incomes between 120% and 50% of area median income (AMI).

Action H.1.6.3 - The City will also develop a plan that is intended to facilitate the production or rehabilitation of units that will be affordable to households with incomes below 50% AMI.

Action H.1.6.4 - Subsidies are generally required to achieve actual production of affordable housing. The City will use maximum efforts to obtain funding through state and federal subsidies, and will also use available Redevelopment Agency housing "set aside" dollars to fund necessary financial subsidies for the construction of affordable housing.

Action H.1.6.5 - The split of production between owner occupied and rental affordable housing generally shall be in proportion to need as determined by the City, recognizing that owner occupied affordable housing will require deeper subsidies that are only likely to be available through public resources.

Action H.1.6.6 - The City will use flexibility in evaluating the developer's plan to facilitate the production of affordable housing. Performance options may include, but are not limited to, land dedications, rehabilitation of existing residential structures, payment of in-lieu fees, etc.

Action H.1.6.7 - The City has a goal of preserving and enhancing existing neighborhoods. If new development proposes to shift its affordable housing program implementation to existing neighborhoods, the City Council shall evaluate such programs in light of this policy.

Action H.1.6.8 - The City has a goal of ensuring that affordable housing is constructed on a timely basis along with market rate housing. The Affordable Housing Plan for new development will address the timing of the likely construction of affordable housing, given the availability of state, federal and local subsidies to assist with the actual construction of affordable housing.

Action H.1.6.9 - The City recognizes that fees and other exactions increase the cost of housing and may constitute barriers to the production of both market rate and affordable housing. The City will evaluate the implementation of the goal of 10% affordable housing to determine if this goal negatively impacts the cost of housing in the City.

Action H.1.6.10 - The City will review its current development impact fees and permit fees related to multi-family development and affordable housing to confirm the relationship between services provided and fees paid. As part of this study, the City will review the financial needs of affordable housing projects, and determine whether City fees can be reduced to facilitate the construction of affordable housing.

Action H.1.6.11 - Additional implementation detail of this policy will be described in guidelines adopted by the City Council.

Agenda Item 11.2
Supplemental Report 2

Planning Communities. Building Dreams.

BIA
NORTH STATE
BUILDING INDUSTRY
ASSOCIATION

northstatebia.org

June 16, 2008

The Hon. Linda Budge
Mayor, City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

RE: City Council Agenda item 11.2—Inclusionary Housing Ordinance

Mayor Budge:

On behalf of the North State Building Industry Association (BIA) and our nearly 1,000 members in the land development, home and commercial building industry, we offer the following comments on City Council Agenda item 11.2.

The BIA and its members appreciate the opportunity to comment and look forward to working cooperatively with the City of Rancho Cordova. Recognizing that tonight's agenda item is focused on the inclusionary zoning requirement proposed for the City's Housing Element, we are limiting our comments to this subject. We will submit comments on the entire Housing Element to Diane Synder as requested.

Housing those that are less fortunate is a society wide obligation that while complicated, is really about providing the subsidy needed to achieve the income levels we are discussing. Since the housing must be provided at below market rents and in most cases at below the cost of production, it will not be built without a subsidy. The Housing Element discussion before you today is about how that subsidy is identified and whom is required to pay. Will is be society in general, or will new land developers, home builders and new home owners be taxed to pay for the cost of society's obligation.

The Housing Element (HE) is a part of the City's General Plan and is required by State law. Each HE planning period is for five years with the current planning period for the City of Rancho Cordova ending in 2013. The primary focus of HE law is on the provision of adequate sites coupled with an analysis of governmental and non-governmental constraints to housing production.

During the public process of developing a HE, many individuals and groups advocate inclusionary zoning or mixed-income housing policies. Studies in support for the program are cited. In addition, it is implied, intimated or expressly stated that in order to achieve HE certification an inclusionary zoning or mixed income housing policy must be adopted. This is in fact false.

Attached to this correspondence is a letter from Lynn Jacobs the Director of the State of California's Department of Housing and Community Development. This letter dated May 8, 2008 states:

> In short, neither State law nor Department policy requires the adoption of a local inclusionary zoning ordinance in order to secure approval of a jurisdiction's housing element.

With the State not requiring an inclusionary zoning ordinance in order to achieve HE certification, Director Jacbos further explains that if a City does adopt an inclusionary zoning ordinance, the City must review that ordinance as a constraint on the production of housing.

> As a result, local governments must analyze mandatory inclusionary zoning policies as potential governmental constraints on housing production when adopting or updating their housing elements, the same way that other land-use regulations must be evaluated as potential constraints.
>
> For example, local governments must analyze whether inclusionary programs result in cost shifting where the cost of subsidizing the affordable units is underwritten by the purchasers of market-rate units in the from of higher prices. Such increases can be a barrier to some potential homebuyers who already struggle to qualify for a mortgage, and earn too much to qualify for government assistance. Local governments must also analyze their inclusionary policies to evaluate whether sufficient regulatory and financial incentives are offered to facilitate compliance with the requirement.

Director Jacob's goes on to further explain that an adoption of an inclusionary zoning policy does not address the requirement for a City to provide for adequate sites.

> In addition, it is important to note that the adoption of mandatory inclusionary zoning programs do not address housing element adequate sites requirements to accommodate the regional housing need for lower-income households. Inclusionary programs are not a substitute for designating sufficient sites with appropriate zoning, densities and development standards as required by Government Code Section 65583(c)(1).

What Director Jacob's letter states is that a City can adopted an inclusionary policy and still not obtain housing element certification. But...a City does not need to adopt an inclusionary policy to have their HE certified.

When the City of Rancho Cordova adopted its first HE in June of 2006, the housing market was in a very different place. Housing values have dropped dramatically having returned to pre-market spike levels. An additional context point is that most economists view the struggles that we are experiencing in the housing market in the Sacramento Region will continue through at least the 2010/2011 time frame, with any value increases most likely in the 2011/2012 time frame.

According to the Sacramento Association of Realtors the April median sales price for the zip code covering the City was $233,000 down from $399,000 one year earlier. The significance of the current market is that the decrease in residential real estate values will be for the majority of the current HE planning period. It is our contention that to adopt this policy and implement it in this very troubling housing economic situation is just the wrong time.

As policy makers, your decision tonight will either afford you the flexibility to address the affordable housing needs of your community with future flexibility, or it could lock your decisions in place for the next five years. We are simply requesting that you grant your Council the flexibility it needs to address the very real affordable housing needs of your city.

It would be our request that the Council support removing action item H.1.1.3 from the May 28, 2008 version of the Housing Element and not include the policy item H.1.6 and H.1.7 in the draft that the City submits to HCD. Instead we would suggest the following language:

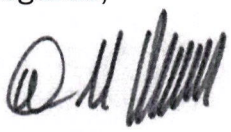
> H.1.6 - Evaluate all City requirements related to housing development to ensure that the additional cost/requirements/standards/fees are necessary to achieve a residential built environment that achieves the City's goal to create a broad range of housing options without unduly burdening the land developer/homebuilder/homebuyer.

If the City does not include a mandatory inclusionary zoning requirement in the HE, it is not precluded from discussing that option and adopting it in the future. But, should the City include it in the HE, it will be required to abide by the HE requirements for the next five years.

We are grateful for the opportunity to comment and look forward to working with you on this very important issue.

Should you have any questions, please feel free to contact me at 916.677.5717 or dennis@northstatebia.org.

Regards,



Dennis Rogers
Senior Vice President

STATE OF CALIFORNIA -BUSINESS, TRANSPORTATION, AND HOUSING AGENCY ARNOLD SCHWARZENEGGER, *Governor*

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
OFFICE OF THE DIRECTOR
1800 Third Street, Room, 450
Sacramento, CA 95811
(916) 445-4775
Fax (916) 324-5107
www.hcd.ca.gov

May 8, 2008

Mr. Dennis M. Rogers, Senior Vice-President
Governmental and Public Affairs
North State Building Industry Association
1536 Eureka Road
Roseville, CA 95661

Dear Mr. Rogers:

Thank you for your recent inquiry regarding inclusionary zoning ordinances. The Department is pleased to provide information on the requirements of State law and Department policy. In particular, you requested clarification on whether State housing element or other law requires the adoption of local inclusionary ordinances. In short, neither State law nor Department policy requires the adoption of any local inclusionary ordinance in order to secure approval of a jurisdiction's housing element. State law does require incentives for voluntary inclusionary development (State density bonus law), pronounces housing element law neutral relative to enactment of mandatory local inclusionary provisions, and circumscribes the responsibilities of local governments which do enact inclusionary policies. The relevant sections of the Government Code are described below.

Government Code Section 65915-17, State density bonus law, requires local governments to make incentives available to residential developers that voluntarily propose to reserve specified portions of a proposed development for occupancy by low- or moderate-income households, and indicates that local governments are not to undermine implementation of this provision. Every local government is required to adopt an ordinance establishing how it will implement State density bonus law, including setting forth the incentives the local government will provide.

State housing element law requires jurisdictions to plan for their existing and projected housing needs, identify adequate sites to accommodate their share of the regional housing need, and, among other things, analyze local policies, regulations or requirements that have the potential to constrain the development, maintenance or improvement of housing for all income level. The law also requires programs to "assist in the development of adequate housing to meet the needs of low- and moderate-income households".

Many local governments adopt mandatory inclusionary programs as one component of a comprehensive affordable housing strategy and have demonstrated success in increasing the supply of housing affordable to low- and moderate-income households. However, some inclusionary programs may have the potential to negatively impact the overall development of housing. As a result, local governments must analyze mandatory inclusionary policies as potential governmental constraints on housing production when adopting or updating their housing elements, in the same way that other land-use regulations must be evaluated as potential constraints.

For example, local governments must analyze whether inclusionary programs result in cost shifting where the cost of subsidizing the affordable units is underwritten by the purchasers of market-rate units in the form of higher prices. Such increases can be a barrier to some potential homebuyers who already struggle to qualify for a mortgage, and earn too much to qualify for government assistance. Local governments must also analyze their inclusionary policies to evaluate whether sufficient regulatory and financial incentives are offered to facilitate compliance with the requirements.

In addition, it is important to note that the adoption of mandatory inclusionary zoning programs do not address housing element adequate sites requirements to accommodate the regional housing need for lower-income households. Inclusionary programs are not a substitute for designating sufficient sites with appropriate zoning, densities and development standards as required by Government Code Section 65583(c)(1).

Finally, Government Code Section 65589.8 specifies that nothing in housing element law shall be construed to expand or contract the authority of a local government to adopt an ordinance, charter amendment, or policy requiring that any housing development contain a fixed percentage of affordable housing units. It further states that a local government which adopts such a requirement shall permit a developer to satisfy all or a portion of that requirement by constructing rental housing at affordable monthly rents, as determined by the local government.

California has been for many years in the midst of a severe housing crisis; there are simply not enough homes for the number of residents who need them. Continued undersupply of housing threatens the State's economic recovery, its environment, and the quality of life for all residents. Effectively addressing this crisis demands the involvement and cooperation of all levels of government and the private sector. Both the public and private sector must reexamine existing policies, programs and develop new strategies to ensure they operate most effectively and provide an adequate housing supply for all Californians. The Department is committed to working with its public and private sector partners in this effort for the benefit of California's growing population.

I hope this responds to your inquiry. If you need additional information, please call me at (916) 445-4775 or Cathy Creswell, Deputy Director, Division of Housing Policy Development, at (916) 323-3177.

Sincerely,

Lynn L. Jacobs
Director

Agenda Item 11.2
Supplemental Report 3

SACRAMENTO HOUSING ALLIANCE

1800 21st Street, Suite 100 * Sacramento, CA 95811 * (916) 455-4900 * (916) 455-4917

June 6, 2008

Hon. Mayor Linda Budge and City Council
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

Re: Draft Housing Element Policy Amendments

Dear Honorable Mayor Budge and Members of the City Council:

The Sacramento Housing Alliance (SHA) is comprised of more than 65 member organizations and individuals that advocate for affordable housing for lower income and homeless individuals in the Greater Sacramento Region. SHA has participated in the stakeholder process in the City of Rancho Cordova's Housing Element update and has reviewed the draft provided on the city's website. We offer these comments on city's proposed housing element in regards to affordable housing.

SHA is committed to working with the City of Rancho Cordova to promote policies that support a mix of housing for families and individuals of all income levels in the City. State statistics show that nearly half of all Californians pay a disproportionate share of their income on housing costs. City governments play a vital role in ensuring that the housing needs of all of their citizens are met. Like many parts of the region, Rancho Cordova has a strong need for an adequate, affordable housing supply for working families, single parents, veterans, seniors and others living on fixed incomes. Quality affordable and accessible housing is essential to meeting that need.

Affordable housing meets the need for shelter, but also has other beneficial outcomes including improved community health. In an paper called "Framing the Issues—the Positive Impacts of Affordable Housing on Health" (July 2007) the Housing Policy Center provides an overview of the research on the positive health impacts of quality affordable housing including stress reduction, better health outcomes and the freeing of family resources for economic development.

Inclusionary housing programs are an effective tool in the production of affordable housing. The Sacramento Housing Alliance continues to believe that the City of Rancho Cordova should adopt an city-wide Inclusionary Housing Ordinance requiring 15 percent of all new developments be affordable to low income people. An ordinance of this type would provide a uniform requirement for affordable housing and make significant strides toward meeting the need for affordable housing in Rancho Cordova. Having participated in the stakeholder's process, we recognize the significant staff time that has gone into creating this draft policy and we recognize the positive benefit it would have for the City of Rancho Cordova.

We offer the following suggestions for changes to the policy:

Policy H.1.6 - Developers of new projects within the newly developing areas of the City shall cause the production of affordable housing (or a City approved alternate form of performance *as defined in action H.1.7.1.*) which shall be equal to ten percent of the total residential housing units to be developed in these new projects.

Notes: This makes clear that the alternate performance only includes those options provided in H. 1.7.1. This will prevent City Council from having to deal with clearly insufficient proposals of alternate performance.

- **Action H.1.6.1** – Residential units produced in satisfaction of the ten percent requirement shall be affordable to households with incomes between 50% and 120% of area median income as defined in California Health and Safety Code 50079.5 and as annually published by the State of California. *At least one third of the production shall be targeted to below 80% of area median income and at least one third shall be targeted to 50% of the area median income.* The City shall ~~have primary responsibility in responding to~~ *commit to addressing the* housing needs of households with incomes below 50% AMI.

**Notes: The range between 50% and 120% of area median income is significant and targets should be included at different affordability levels. The housing element should also include a city commitment to address the housing needs of people with incomes less that 50% of area median income.*

- **Action H.1.6.2** - Priority will be given to affordable housing development within the newly developing areas of the City. Decisions permitting affordable housing performance in existing neighborhoods shall be the sole discretion of the City Council and will be considered on a case-by-case basis. *Developments occurring in the existing neighborhoods must have 15% affordability.*

**Notes: Requiring 15% affordability for off-site development provides and incentive to build on-site and provides additional benefit to the city if the developer builds off-site.*

Policy H.1.7 - Create a broad range of program options available throughout the City that will result in the production of housing available to all income levels

- **Action H.1.7.1** - In order to ensure the production of housing affordable to the city's workforce, no reasonable program option will be excluded from consideration. Program options may include but are not limited to the actual production of affordable units, land dedication, rehabilitation of existing residential structures, and payment of in-lieu fees *for projects*

under 20 units. These alternate programs must meet the goal of ten percent production of affordable housing. ~~*Other options may be considered.*~~

**Notes: Our experience from other jurisdictions has shown that in-lieu fee options for larger projects result in very little actual production of affordable housing. The in-lieu fee is rarely high enough to cover the cost of production and then any affordable developer must find land and go through the entitlement process to build affordable units. Alternate forms of performance should not undermine the production goal set in Policy H.1.6., the concurrency standard in H.1.6.4 and should not dilute the goal of a diverse housing stock.*

- **Action H.1.7.2 -** Together with the developer and non-profit partners, the City will use maximum efforts to seek available resources in order to reduce the financial impact of affordable housing production on developers, including but not limited to State Housing programs, SACOG programs, and HUD and other Federal programs. Other programs may also be considered. (Also see action H.7.2.1)

Notes: Inclusionary programs work most effectively when combined with incentives and assistance to builders in compliance with the program. We encourage the City to consider fee waivers, fast-tracking of entitlement and other programs to assist developers building affordable housing. However, we are concerned about a commitment to "maximum efforts" and the City not tie its hands in the future.

We look forward to additional guidelines for this program being developed separate from the housing element and general plan. Clear and uniform guidelines improve the implementation of an effective affordable homes program.

The Sacramento Housing Alliance has a number of concerns about statements made to the City Council by the North State Building Industry Association (BIA). The BIA letter of May 19, 2008 expressed anxiety over the impact of an inclusionary ordinance on market rate housing. Mr. Rogers highlighted the letter from HCD including the word "constraint" in full capitals. This selection on his part understates Lynn Jacobs assertion that inclusionary ordinance are only a *potential* constraint and should be analyzed "in the same way that other land use regulations must be evaluated as potential constraints." Additionally Ms. Jacobs also points out that in many California jurisdictions inclusionary programs "have demonstrated success in increasing the supply of housing affordable to low- and moderate-income households." The Housing Alliance has at least four other versions of this letter from HCD that have been used by building industry associations across the state in an attempt to frighten local jurisdictions away from inclusionary policies. In each instance local building industry associations have emphasized the word constraint separate from the rest of the letter and without any reference to the actual practice of HCD housing element review.

In fact, a recent study released by the Furman Center for Real Estate and Urban Policy at New York University found "no evidence that [inclusionary] programs have reduced housing production in the San Francisco area, and find evidence of only slight effects on production in the Boston area." This study "The Effects of Inclusionary Zoning on Local Housing Markets: Lessons from the San Francisco, Washington DC and Suburban Boston Areas" refutes the alarm raised by the BIA about the effects of inclusionary programs on local housing production. If inclusionary programs do not limit production there is no cost shifting to market rate buyers. Cost shifting would only occur if housing production decreased as a result of inclusionary ordinances. As shown by the Furman Center study, inclusionary programs have limited if any impact on the level of production and therefore would not impact the cost to consumers of market-rate housing.

The draft housing element policy would make strong progress toward meeting the needs of the residents of Rancho Cordova. The Sacramento Housing Alliance urges the adoption of the policy as amended above.

Sincerely,

Shamus Roller
Executive Director

Cc: Sacramento Housing Alliance Board of Directors
Reed Flory, City of Rancho Cordova Housing Services Administrator

June 11, 2008

Honorable Linda Budge
Members of City Council
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

RE: Proposed amendments to Mixed Income Housing Policy

Mayor Budge and Members of City Council:

Sacramento Mutual Housing Association is a nonprofit public benefit corporation organized to develop and operated affordable housing for low income households. We are currently providing housing to over 2,500 people living in our multifamily housing developments in Sacramento and Yolo Counties. SMHA develops housing through new construction of apartments and townhomes on vacant parcels and through the acquisition and renovation of deteriorated housing in existing neighborhoods. Our resident programs help to provide stability in the lives of our residents, as well as have a positive impact on the neighborhoods in which our housing is located.

As a nonprofit developer of affordable housing, we are uniquely qualified to comment on the proposed amendments to the City's mixed income housing policy. SMHA partners with public and private agencies, investors, regulators and funders to develop high quality and well maintained, permanently affordable housing. Our housing is typically financed through a variety of mechanisms, including low income housing tax credits, below market mortgages from financial institutions, capital and operating subsidies from local housing trust funds, local tax increment, state bond funds, federal HOME and HUD funds, as well as grants and deferred payment loans from private foundations and the Federal Home Loan Bank. We have purchased land on the open market, been the recipient of land donated by developers under local inclusionary housing policy, and purchased properties going through foreclosure or disposed of through bankruptcy court. We build the homes that are the result of solid government policies which promote fair and accessible housing and inclusive neighborhoods.

Private, market rate housing developers have good reason to be concerned about inclusionary housing policy proposals, both in Rancho Cordova, elsewhere in the region, and throughout California. Affordable housing development is complex. Multi-layered financing structures, high transaction costs, and community resistance...all aspects of the affordable housing development process are a challenge. In spite of the complexity, however, mixed income/inclusionary housing policies are in place and operating well throughout the country, in a variety of housing markets.

With respect to the specific policy amendments recommended by City staff, our comments are below.

Performance Options: We agree that flexibility is the key to an effective policy, and that staff's list of tools, including land dedication, renovation of existing structures in built up areas of the city, and payment of in-lieu fees are all important in meeting the affordable requirement in different situations. It is important that city policy clearly

conveys that *these options must lead to a verifiable outcome of meeting the 10 percent affordability requirement*, and are not alternatives to achieving that outcome. Verifiable in this instance, should include an approved development plan and a realistic funding program and construction timeline. We strongly suggest rewording the amendments to ensure such clarity.

An *in-lieu fee* tool is useful in that the revenue produced through these fees may allow the city to achieve deeper income targeting in other projects. However, the in-lieu option should only be used in instances where the market rate development is too small to make the ten percent on-site requirement viable. With a variety of options available for meeting the affordability requirement, including off site options, there is no reason that a large developer should be allowed to opt out of meeting the affordability requirement.

Off site development: In cases where the developer chooses to locate the affordable housing off-site in an already built-up area, policy should require that a higher burden be placed on the developer. We suggest double the requirement, so that a developer would need to acquire, renovate and preserve as affordable, the number of housing units that total at least 20% of the number of market rate units being developed in the new growth area.

Resource leveraging: We suggest that the burden of making the ten percent affordability requirement financially feasible be left to the market rate developer and its development partners. The city should be cautious about accepting this responsibility. Given that the ten percent requirement is limited to households with incomes 50% to 120% of area median income, the city and its nonprofit partners will have the burden of meeting the housing needs of households with incomes below 50% of area median income...those households most shut out of housing market. Market rate developers, instead of relying on the city, should be encouraged to partner with specialized affordable housing developers that have a strong track record of obtaining financial subsidies from public and private sources and to contribute their own resources to the extent necessary to make development of the affordable units feasible.

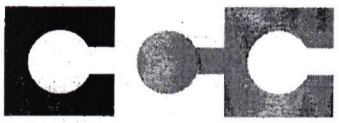
Income Targeting: The city may desire to use its local subsidies or influence in other funding competitions to encourage alternative types of housing that meet the needs of special populations (e.g. emancipated foster youth or disabled individuals) or to encourage development of housing units that are affordable to extremely low income households.
Given that the rental market in the region tends to meet the needs of households with incomes above 80% of AMI, we suggest that the city have discretion in targeting a deeper level of affordability in policy or from year to year in its mixed income housing policy.

We commend City staff for offering further detail in the proposed policy amendments and respectfully urge passage after consideration of the above issues for refinement of those amendments.

Sincerely,

Rachel Iskow, Executive Director

cc: Reed Flory, City of Rancho Cordova



Sacramento Child Care Coalition

Our Cause is Care

To: Diane Snyder, City of Rancho Cordova
From: Child Care Coalition
Re: City of Rancho Cordova's Housing Element

On behalf of Constructing Connection, a project of the Child Care Coalition, I would like to submit testimony on the City of Rancho Cordova's Draft Housing Element.

It is important that the child care needs of the communities within the City of Rancho Cordova be considered and addressed in the City's Housing Element.

Child care is not only a social issue but also an issue of land use, housing, employment, and transportation, both for the families who must access it twice daily, five days per week, and because of its impact on neighborhoods and communities within the City of Rancho Cordova.

We would like to recommend that the City of Rancho Cordova include in it Housing Element, language that incentivizes child care in and around various types of housing, and the provision of density bonuses to developers who include child care within their developments.

While single-parent households are included within "special needs," their need for child care and related support services is not mentioned. We recommend language that encourages special efforts to provide child care and family services near housing, employment, and transportation.

We also recommend language that encourages and supports the development of child care services within the City of Rancho Cordova through:

(a) Environmental Review: requiring that an environmental impact report for projects of twenty or more dwelling units analyze the project's impact on the need for child care facilities, and refer to local child care experts such as the Local Child Care and Development Planning Council for additional review and input.
(b) Developer Incentives: providing incentives for developers to provide child care facilities or services as part of new residential, commercial, and industrial developments, including, but not limited to, density bonuses, increases in floor area ratios, and modifications to zoning regulations.
(c) Traffic Mitigation: exploring the creation of an ordinance that would allow for the inclusion of child care facilities within a development to serve as a traffic mitigation measure. Under this program, residential, commercial, and industrial developments can help reduce their traffic impacts by reducing employee or resident trips through the provision of on- or near-site child care.

We appreciate your attention to child care services and would be happy to provide data about child care need in Rancho Cordova and its impact on the development of safe and livable communities. We look forward to seeing the Housing Element move forward with the inclusion of planning for the child care needs of low and moderate income families in Sacramento.

Hello Reed,

Resources for Independent Living, Inc. (RIL) is intending to make public comment on June 17, 2008 at RC's City Council Meeting regarding RC's draft Housing Element (HE).

As you know RIL has been actively involved in Housing Element stakeholder dialogue during the last year. Myself or RIL staff colleagues and consumers have attended RC city council meetings, participated in a 2 day week-end housing workshop; also we have made direct contact with yourself, Mayor Budge, City Manager Gaebler, and Council members Cooley and Sanders.

Our continuing policy position has reflected the following regarding affordable/accessible housing:

1. The City of Rancho Cordova can best meet the inclusionary needs of it's residents by adopting a city wide inclusionary housing ordinance that is committed to a 15 percent requirement. That being said, RIL will support your current intention (draft) to begin with a 10 percent requirement. RC's own statistical analysis (RHNA) reveals that there are are city constituencies (seniors, disabled,veterans, working families and other low-income households) that require targeted housing goals to insure an adequate stock of safe, affordable/accessible housing. We believe the mix of housing must include adequate shelter facilities, transitional housing options as well as permanent housing.

2. At a minimum...RC should assign a 3% commitment to the Extremely Low-Income category. The category should target households living on SSI/SSP, TANF, and Social Security fixed incomes (less than 12,000 per year).

RIl has reviewed comments made by the Building Industry Association (BIA).
We have heard their market arguments before during negotiations with Sacramento's Housing Element. We believe their concerns are consistent with an historic industry bias against any form of industry regulation. I recall that research articles have refuted many of their arguments. Those specific research efforts in other urban cities will be cited in our remarks on June 17th.

The BIA's insistence (sans evidentiary data) that targeted goals for lower income households will drive up housing costs must not derail RC's good faith effort at producing a final Housing Element that embraces all of Ranch Cordova's citizens.

I have great faith in you (based on experience :)), Ted, Linda..et al...
that the needs of RIL's consumers will be factored in and reflected in the Housing Element that ultimately is adopted.

I am leaving for DC early next week and will return in time to join you for the June 17th City Council meeting. I regret pressing time constraints (state budget issues) do not allow me to make more complete comments at this time.

My best to you and your staff,

Frances Gracechild, Executive Director
Resources for Independent Living, Inc.
(Cell) 916-837-1657