



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

**City Hall
2729 Prospect Park Drive, Rancho Cordova**

Monday, November 3, 2008

**4:00 P.M. – Study Session
American River Community Room - North**

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

AGENDA

A. STUDY SESSION – CALL TO ORDER / ROLL CALL

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

B. PUBLIC COMMENT

At a study session or special meeting, citizens wishing to address the Council for any matter on the agenda may do so at the time the matter is discussed. Note, under the provisions of the California Government Code, the City Council is prohibited from discussing or taking action on any unagendized item.

C. STUDY SESSION ITEM

Subject: What Tools Does the City Council Hope are Available to Them to Help Make Tough Long-Term Prioritization Decisions

Recommendation: Discuss and provide insights into City Council goals and priorities for services in an ever-deepening and prolonged national recession

Result of Recommended Action: Staff will use input in preparation for future targeted customer service/satisfaction surveys, help guide quarterly strategic plan reporting, and help prepare for the annual Council-staff retreat in January.

Staff Report: Alexandra Miller and Stephanie Snyder, City Manager's Department

Advances Goals: 4, 10, and 11

GROWING STRONG NEIGHBORHOODS

D. ADJOURNMENT OF STUDY SESSION

1. REGULAR MEETING – CALL TO ORDER / ROLL CALL

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

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

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

3. PLEDGE OF ALLEGIANCE

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

4. INVOCATION

Pastor Katie Nielson, First Covenant Church, will give the invocation.

5. PRESENTATIONS

- 5.1 Presentation of Proclamation to Commander Billie Hovey for History of the Buddy Poppy.
- 5.2 Presentation by Gerry Kopp, Governor's Office of Emergency Services on the City's Emergency Operations Plan (EOP) Accomplishments.

6. 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.

7. COUNCIL REPORTS

8. CONSENT CALENDAR ITEMS – ROLL CALL VOTE

- 8.1 **Subject:** Minutes of October 20, 2008 Special and Regular Meeting
Recommendation: Adopt Minutes.
- 8.2 **Subject:** Quarterly Treasurer's Report
Recommendation: Receive and file report.
Result of Recommended Action: This report is intended to provide Council with information concerning the City's investment portfolio. This report will meet requirements as provided by state law.
Staff Report: Donna Silva, Finance Department
Advances Goal: 10

- 8.3 **Subject:** Ordinance Approving Business and Multi-Family Recycling Program
Recommendation: Waive second reading and adopt Ordinance No. 20-2008.
(Roll Call Vote)
Result of Recommended Action: Adoption of the ordinance will require businesses and multi-family properties above a specific size threshold to implement a recycling program.
Staff Report: Cyrus Abhar, Public Works Director and Steve Harriman, Integrated Waste Manager
Advances Goals: 1, 4, 8, 10 and 13

9. CONSENT PUBLIC HEARING ITEMS

- 9.1 **Subject:** Zinfandel and Sunrise Commercial Center Use Permit for an Over Height Freestanding Sign and Additional Sign Area Over the Requirements Specified in the Special Sign Corridor, Project No. RC-08-342, Located at 1941-1967 Zinfandel Drive
(Continued from October 6 and October 20, 2008)
Recommendation: Adopt Resolution No. 126-2008.
Result of Recommended Action: Approval will allow the center to improve its sign image along the Sunrise Boulevard Corridor.
Staff Report: William Campbell, Planning Department
Advances Goals: 1 and 8

GROWING STRONG NEIGHBORHOODS

10. PUBLIC HEARING ITEMS

- 10.1 **Subject:** Resolution Approving the Issuance of California Municipal Finance Authority Revenue Bonds to Assist Allied Waste North America, Inc. to Finance Improvements to the Existing Collection Facility in the City of Rancho Cordova **(Continued from October 20, 2008)**
Recommendation: Adopt Resolution No. 124-2008.
Result of Recommended Action: The City will conduct a Tax Equity and Fiscal Responsibility Act (TEFRA) hearing concerning a proposed tax exempt revenue bond issuance by the California Municipal Finance Authority (CMFA). A portion of the bond proceeds is intended to finance improvements to the existing collection (hauling) facility for the Project located at Allied Waste Services of Sacramento. All financed assets will be owned and operated by Allied Waste North America, Inc. In order for all or a portion of the bonds to qualify as tax-exempt bonds, the City must conduct a public hearing (TEFRA Hearing), providing the community an opportunity to speak in favor of or against the financing of the project. The bond financing does not create direct fiscal impacts on the City, nor represent an obligation of the City to pay off or guarantee the bonds. CMFA is a joint powers authority created in 2004 to promote community development through the financing of economic development.
Staff Report: Donna Silva, Finance Department
Advances Goals: 4, 9 and 11
- 10.2 **Subject:** Submission of Draft Housing Element **(Continued from October 6, 2008)**
Recommendation: Council provides authorization to staff to submit the draft Housing Element to the State Department of Housing and Community Development (HCD).
Result of Recommended Action: Staff will prepare the draft Housing Element for submission for review by HCD.
Staff Report: Reed Flory, Economic Development Department, Housing Division
Advances Goals: 1, 5, 7, and 8

GROWING STRONG NEIGHBORHOODS

11. REGULAR CALENDAR ITEMS

None

12. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

13. CITY MANAGER'S REPORT

14. ADJOURNMENT

ADDITIONAL INFORMATION

UNLESS THE COUNCIL ADOPTS A MOTION TO EXTEND THE MEETING, 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.

Public documents related to items on the open session portion of this agenda, which are distributed to the City Council less than 72 hours prior to the meeting, shall be available for public inspection at the time the documents are distributed to the Council.

Documents are available for inspection at the City Clerk's office located in Rancho Cordova City Hall.

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

UPCOMING MEETINGS	
<i>Tuesday, November 4, 2008</i>	<i>6:00 p.m. – 11:00 p.m. ELECTION NIGHT PARTY City Hall – Community Board Room</i>
<i>Monday, November 17, 2008</i>	<i>5:30 p.m. Regular Meeting</i>
<i>Monday, December 1, 2008</i>	<i>4:00 p.m. Study Session on TBD 5:30 p.m. Regular Meeting</i>
<i>Wednesday, December 3, 2008</i>	<i>5:30 p.m. Special Meeting (Closed Session) on Annual City Manager Review</i>
<i>Monday, December 15, 2008</i>	<i>5:30 p.m. Regular Meeting</i>
<i>Monday, January 5, 2009</i>	<i>Council Annual Mandatory Training</i>
<i>Tuesday, January 20, 2009</i>	<i>5:30 p.m. Regular Meeting</i>

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
Communications Department	(916) 851-8791
Planning Department	(916) 851-8750
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 available for check out from any Sacramento public library system branch, a DVD copy is available from the City Clerk's Department, and a webcast of this meeting will be available for viewing via Granicus Video Streaming from the City's website within 48 hours of adjournment of this meeting. 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.

CERTIFICATION OF POSTING OF AGENDA

I, Mindy Cuppy, City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the November 3, 2008 Special and Regular Meeting of the Rancho Cordova City Council/CRA/RCFC was posted and available for review on October 30, 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.cityofranhocordova.org.

Signed this 30th day of October 2008 at Rancho Cordova, California.


Mindy Cuppy, City Clerk

MEMORANDUM



DATE: November 3, 2008

TO: Honorable Mayor and Council Members

FROM: Alexandra Miller, City Manager's Office

SUBJECT: WHAT TOOLS DOES THE CITY COUNCIL HOPE ARE AVAILABLE TO THEM TO HELP MAKE TOUGH LONG-TERM PRIORITIZATION DECISIONS?

RECOMMENDATION

Discuss and provide insights into City Council goals and priorities for services in an ever-deepening and prolonged national recession

RESULT OF RECOMMENDED ACTION

Staff will use input in preparation for future targeted customer service/satisfaction surveys, help guide quarterly strategic plan reporting, and help prepare for the annual Council-staff retreat in January.

DESIRED OUTCOMES

During the current period of economic, social, and political uncertainty, it is highly advantageous to begin looking forward to future years and assess the City's values and prioritize its services. We've convened this study session as a time for free-flowing discussion, focusing on the tools that the Council has available to make important and difficult decisions for the future.

City staff desires the following outcomes from this discussion-based study session:

- Useful preparation for January Council-staff retreat – what are the most important things we should be discussing, analyzing, and planning?
- Give insight into the Council's priorities for services (and roles for our city) in an ever-deepening and prolonged national recession
- Help us focus strategic plan reporting so that you see what you want to see
- Provide input for a targeted customer service/satisfaction survey planned for early December, which will provide material for the January Council-staff retreat

- Gives us the ability to take tools we use for long-term decision-making to the next level
- Better calibrate projects toward goals, or change the goals themselves – the following table shows the number of projects for each goal for FY 07/08 and FY 08/09, sorted by highest number of projects:

Goal	FY 07/08 Projects
4-Ensure the Availability of the Best Public Services in the Region	12
11-Practice Sound Fiscal Management	12
9-Drive Diverse Economic Opportunities	10
1 – Foster a Positive Image of Rancho Cordova	9
6-Ensure a Safe Community	9
7-Improve the Quality of Housing in Rancho Cordova	9
10-Foster Responsible Citizenship	8
2-Improve Transportation & Connectivity	8
8-Sustain a Livable Community	7
12-Establish Logical City Boundaries	4

Goal	FY 07/08 Projects
3-Champion Employee Development & High Performance Work Environment	3
5-Establish a Vibrant Downtown	2
13-Continue to Provide Regional Leadership	2

- Top 3 “Goals:”
 - o #4 – Ensure the Availability of the Best Public Services in the Region
 - o #11 – Practice Sound Fiscal Management
 - o #9 – Drive Diverse Economic Opportunities
- Bottom 3 “Goals:”
 - o #3 - Champion Employee Development & High Performance Work Environment
 - o #13 – Continue to Provide Regional Leadership
- Help us determine if these are accurate “measures” of the importance of the goals

CONTEXT

As a result of the January 2008 Council-staff retreat, we devised a method and schedule to keep the Council informed about city projects and accomplishments of City goals. This resulted in quarterly “strategic plan” reporting on the status of projects, included in Friday memos.

In September, we gave Council the Fiscal Year 2007-08 year-end report with 95 projects listed under corresponding goals. We are continuing to do this for Fiscal Year 2008-09, tracking the projects that were included in the FY 2008-09 Budget document.

It is especially important that we strategically prioritize these projects now, during a time of economic downturn, so that we can continue to measure, manage, and deliver services with laser-focused precision to meet the community’s needs.

QUESTIONS FOR DISCUSSION

- What would happen/change if you, the City Council, didn't receive information about the various projects City staff is engaged in?
- What would you, the City Council, expect us, City staff, to be doing, accomplishing, and achieving if you didn't provide any feedback, direction, or project preferences?
- If your ideas, project preferences, and policies were completed, what would you expect to happen, and when?
- What does "Fostering a Positive Image of Rancho Cordova" look like, etc? Are these "goals" really goals – or are they values?

We look forward to an informative and fruitful discussion!



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RANCHO CORDOVA FINANCING CORPORATION (RCFC)**

**City Hall
2729 Prospect Park Drive, Rancho Cordova**

Monday, October 20, 2008

**4:00 P.M. – Study Session
American River Community Room - North**

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

MINUTES

A. STUDY SESSION – CALL TO ORDER / ROLL CALL

Mayor Budge called the special meeting to order in the American River North Community Room at 4:13 p.m.

Council Members Present: Cooley, McGarvey, Sander and Mayor Budge

Council Members Absent: Skoglund

Staff Present: Chinn, Lehr, Abhar, Holt, McMurtry, Junker, Runner, Haven, Thomas, Pearl, Miller, Meeks and Silva

B. PUBLIC COMMENT

None

C. STUDY SESSION ITEM

Subject: Transit Planning Update (Zinfandel Shuttle)

Recommendation: Staff is seeking direction and input from the Council on a range of service and funding options for initial shuttle service. Routing concepts will be discussed along with possible financial models that will support service between the Zinfandel Station and business and residential areas south of Highway 50.

Result of Recommended Action: Concurrence and guidance will provide a platform for staff to continue planning the details of an implementation plan focusing immediate attention on service location and timing, and on the completion of a sustainable funding plan.

Staff Report: Cyrus Abhar, Public Works Department

Advances Goals: 1, 2, and 8

ACTION: Discussion item only; no action taken.

D. ADJOURNMENT OF STUDY SESSION

Mayor Budge adjourned the special meeting at 5:21 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 5:45 p.m.

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

Staff Present: Gaebler, Lindgren, Chinn, Cuppy, Kellerman, Lehr, Oliver, Abhar, Junker, Leitner, Simpson, Trimberger, Haven, Harriman, Holt, Pearl, Meeks, Nichols, Flory, Loveless, Runner, Silva, Campbell, Thomas, Garcia, Lebastchi and Stricker

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

The Mayor announced the meeting video recording and playback schedules.

3. PLEDGE OF ALLEGIANCE

The Mayor called on Ted Gaebler to lead the Pledge.

4. INVOCATION

Ross McCarty gave the invocation.

5. PRESENTATIONS

- 5.1 Bryce Everett and Connor Nishio gave a presentation on their “People to People” trip to Washington D.C.
- 5.2 Mayor Budge presented a proclamation to Fire Chief Don Mette and Fire Marshal Mike Stewart for “Fire Prevention Month.”
- 5.3 Ted Gaebler presented a Certificate of Recognition to Stacy Leitner for serving as Interim City Clerk.
- 5.4 Mike Wiley gave a presentation on Sacramento Regional Transit Update, Phase 2 of Transit Master Plan.

AT THIS POINT (6:38 p.m.) Vice Mayor Skoglund arrived at the meeting.

- 5.5 Economic Development Director Curt Haven, Intern Sara Lebastchi, Neighborhood Services Manager Kerry Simpson and Code Enforcement Officer Phillip Nichols gave a presentation on Foreclosures in Rancho Cordova.

6. PUBLIC COMMENT

The following individuals addressed the Council:

- Harold Sams on VFW Buddy Poppy Campaign.
- Joy Moon on Presidential Campaign and supporting John McCain.
- Mary Nesel on Levee Road bollards being moved 45 feet back and asking that Levee Road remain closed.
- Meada Cashatt on keeping Levee Road bollards in the Cordova Meadows area.
- Janet Huddle on Cordova High School Eagle Project, restoring history and uniforms and seeking funding.

7. COUNCIL REPORTS

Council reported on events since the last meeting.

8. CONSENT CALENDAR ITEMS

ACTION: Motion by Cooley, second by Skoglund and carried by 5:0 vote the Consent Calendar was approved.

8.1 **Subject:** Minutes:

- a) Regular Meeting of October 6, 2008; and
- b) Special Meeting of October 14, 2008

Recommendation: Adopt Minutes.

8.2 **Subject:** Community Redevelopment Agency Resolution Authorizing Executive Director to Execute Contract No. CRA 06-2008 with West Coast Environmental to Provide Demolition Services for the Demolition of Grandee Apartments, Located at 10545 Folsom Boulevard, in the Amount of \$144,865

Recommendation: Adopt Community Redevelopment Agency Resolution No. CRA 12-2008.

Result of Recommended Action: Adoption of this resolution will result in the demolition of the Grandee Apartments.

Staff Report: Micah Runner, Economic Development Department

Advances Goals: 1, 6, 7, 8 and 9

GROWING STRONG NEIGHBORHOODS

COUNCIL ACTING AS COMMUNITY REDEVELOPMENT AGENCY

8.3 **Subject:** Resolution Authorizing City Manager to Execute a Third Contract Amendment No. 146-2008 with Wood Rodgers Inc. to Provide Engineering Services for the International Drive Extension Project in the Amount of \$78,100.00

Recommendation: Adopt Resolution No. 121-2008.

Result of Recommended Action: Adoption of this resolution will authorize the City Manager to execute a third contract amendment with Wood Rodgers, Inc., which will increase the total contract amount from \$789,780 to \$867,880 for engineering design services for the International Drive Extension Project.

The contract amendment will provide additional design services for modifications and enhancements to the bridge and landscaping design for the International Drive Extension Project not included in the original contract (Original Contract No. 115-2006).

Staff Report: Cyrus Abhar, Public Works Department

Advances Goal: 2

- 8.4 **Subject:** Approval of Second Revision to the Revised Map of Capital Village Phase II (365 B.M. 9) Lots 334-341 and 412- 416 Subdivision No. RC-04-123.1C
Recommendation: Staff recommends Council approve “Revised Final Map of Revised Map of Capital Village Phase II (365 B.M. 9) Lots 334-341 and 412-416”, consisting of 13 lots, located on Lea Sterling Way and Disk Drive.
Result of Recommended Action: Approval of this recommended action will result in the Council approving the recording of the “Revised Final Map of Revised Map of Capital Village Phase II (365 B.M. 9) Lots 334-341 and 412-416”; thereby moving the interior lot lines of 10 lots that will allow a new building product to fit.
Staff Report: Marilyn Phelps, Public Works Department
Advances Goal: 7

AT THIS POINT (8:24 p.m.) the Council took a brief recess. The full Council reconvened at 8:55 p.m.

9. CONSENT PUBLIC HEARING ITEMS

The Mayor opened the Consent Public Hearing Comment Period. There were no speakers. The Mayor closed the Consent Public Hearing Comment Period.

Action on the Consent Public Hearing calendar was taken in the following order:

- 9.2 **Subject:** Resolution Approving Embassy Suites and Candlewood Suites Design Review and Special Review of Parking, Project No. RC-07-321, Located at Vacant Property across Folsom Boulevard at Kilgore Drive, Adjacent to Highway 50
Recommendation: That Council:
a) Determine the Mitigated Negative Declaration adequate and complete, as required by the California Environmental Quality Act (CEQA) Guidelines; and
b) Adopt Resolution No. 122-2008.
Result of Recommended Action: Adoption of this resolution will approve the construction of two new hotels on Folsom Boulevard, which will promote the development of the City’s Convention District and generate a significant amount of revenue for the City through the Transit Occupancy Tax applied to hotel uses.
Staff Report: Shannan Loveless, Planning Department
Advances Goals: 1 and 9

ACTION: Motion by Cooley, second by Sander and carried by 5:0 vote, Council adopted Resolution No. 122-2008 as modified in the supplemental staff report dated October 20, 2008.

Action on items 9.1 and 9.4 was taken concurrently.

- 9.1 **Subject:** Zinfandel and Sunrise Commercial Center Use Permit for an Over Height Freestanding Sign and Additional Sign Area Over the Requirements Specified in the Special Sign Corridor, Project No. RC-08=342, Located at 1941- 1967 Zinfandel Drive **(Continued From October 6th)**
Recommendation: Council continue matter to November 3, 2008.
Result of Recommended Action: Continuation of this item will allow the applicant adequate time to revise and complete the necessary site plan exhibits for submission with the proposal. This additional time will also allow staff to review and generate the necessary findings.
Staff Report: William Campbell, Planning Department
Advances Goals: 1 and 8
GROWING STRONG NEIGHBORHOODS

- 9.4 **Subject:** Resolution Approving the Issuance of California Municipal Finance Authority Revenue Bonds to Assist Allied Waste North America, Inc. to Finance Improvements to the Existing Collection Facility in the City of Rancho Cordova

Recommendation: Adopt Resolution No. 124-2008.

Result of Recommended Action: The City will conduct a Tax Equity and Fiscal Responsibility Act (TEFRA) hearing concerning a proposed tax exempt revenue bond issuance by the California Municipal Finance Authority (CMFA). A portion of the bond proceeds is intended to finance improvements to the existing collection (hauling) facility for the Project located at Allied Waste Services of Sacramento. All financed assets will be owned and operated by Allied Waste North America, Inc. In order for all or a portion of the bonds to qualify as tax-exempt bonds, the City must conduct a public hearing (TEFRA Hearing), providing the community an opportunity to speak in favor of or against the financing of the project. The bond financing does not create direct fiscal impacts on the City, nor represent an obligation of the City to pay off or guarantee the bonds. CMFA is a joint powers authority created in 2004 to promote community development through the financing of economic development.

Staff Report: Donna Silva, Finance Department

Advances Goals: 4, 9 and 11

ACTION: Motion by Cooley, second by Sander carried by 5:0 vote, Council approved staff recommendation to continue 9.1 to November 3, 2008; and continued item 9.4 to November 3, 2008.

- 9.3 **Subject:** Resolution Approving CVS Pharmacy Design Review for Mounted Signs, in Compliance with the Capital Village Sign Program, Project No. RC-08-347, Located at the Southeast Corner of Zinfandel Drive and International Drive

Recommendation: That Council:

- a) Find that the project has been previously assessed in the Capital Village Environmental Impact Report (EIR); and
- b) Adopt Resolution No. 123-2008.

Result of Recommended Action: Approval of the Design Review for mounted signs will provide CVS Pharmacy with appropriate business and directional identification, according to the adopted sign criteria for Capital Village. The project will provide convenient commercial services to the numerous employees south of Highway 50 and the residence of Capital Village and the Villages of Zinfandel. The development of this corner will also compliment the gateway into the Capital Village development.

Staff Report: William Campbell, Planning Department

Advances Goals: 1, 4, 5, 8, and 13

Mayor Budge invited the applicant to address the Council.

- William McDermott (applicant) agreed to the recommendation regarding the sign modification and gave an update on the project.

ACTION: Motion by McGarvey, second by Sander and carried by 5:0 vote, Council adopted Resolution No. 123-2008 with Council direction to add Capital Village Crown to the top of directional signs for this project.

10. PUBLIC HEARING ITEMS

10.1 **Subject:** Ordinance Approving Business and Multi-Family Recycling Program
(Continued from October 6th)

Recommendation: That Council:

- a) Waive first reading and introduce Ordinance No. 20-2008 (**Roll Call Vote**); and
- b) Adopt Resolution No. 125-2008.

Result of Recommended Action: Adoption of the ordinance will require businesses and multi-family properties above a specific size threshold to implement a recycling program. Adoption of the resolution will support the City's efforts to receive grant funds for recycling containers and education for multi-family complexes.

Staff Report: Cyrus Abhar, Public Works Director and Steve Harriman, Integrated Waste Manager

Advances Goals: 1, 4, 8, 10, and 13

Mayor Budge opened the Public Hearing Comment period. The following individuals addressed the Council:

- Cory Koehler in support of this item
- Jerry Mayberry in support of this item
- Bret Faulkner in support of this item
- Dave Sikich in support of this item
- Bruce Risley in support of this item
- Serena Pancoast in support of this item

ACTION: Motion by Cooley, second by McGarvey and carried by 5:0 roll call vote, Council adopted Resolution No. 125-2008, with Council recommendation to write a recommended letter and request our law-makers to write a letter of support and submit it with the application for grant funds.

11. REGULAR CALENDAR ITEMS

11.1 **Subject:** Teichert Quarry Proposal and Information on Sacramento County Entitlements
Recommendation: Receive and file information presented by staff on the mining applications filed with Sacramento County.

Result of Recommended Action: Staff will refine City perspectives that will guide these very large and long-term projects. The discussion will also focus our comment on the recently released environmental document.

Staff Report: Cyrus Abhar, Public Works Department

Advances Goals: 2, 4, and 8

ACTION: Discussion item only; no action taken.

ACTION: Motion by McGarvey and second by Cooley and carried by a 5:0 vote, Council determined to continue agenda items past 11:00 p.m.

12. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

None

13. CITY MANAGER'S REPORT

Chief of Police Reuben Meeks reported on Rancho Cordova Police Department Update on the following items:

- Awards received
- Youth Programs (PAL)
- Future Projects (Off-Road PALS, Cadet Program, Use Your Head Program, etc.)
- Community Programs and Events
- Town Hall and Zone Meetings
- The 'Weed and Seed' Crime Prevention Program
- Narcotics Suppression Unit
- Crime Suppression Unit
- License Plate Recognition System
- Traffic
- Speed Reduction Campaign
- Transient Enforcement Detail
- Video Cameras
- Canine Units
- Volunteers
- RCPD Website
- Chief Advisory Board

14. ADJOURNMENT

Mayor Budge adjourned the regular meeting at 11:49 p.m.

Mindy Cuppy, City Clerk

MEMORANDUM



DATE: November 3, 2008
TO: Honorable Mayor and Council Members
FROM: Donna Silva, Finance Director
SUBJECT: **TREASURER'S REPORT – September 30, 2008**

RECOMMENDATION

This report is informational only. It is recommended that the report be received and filed.

RESULT OF RECOMMENDED ACTION

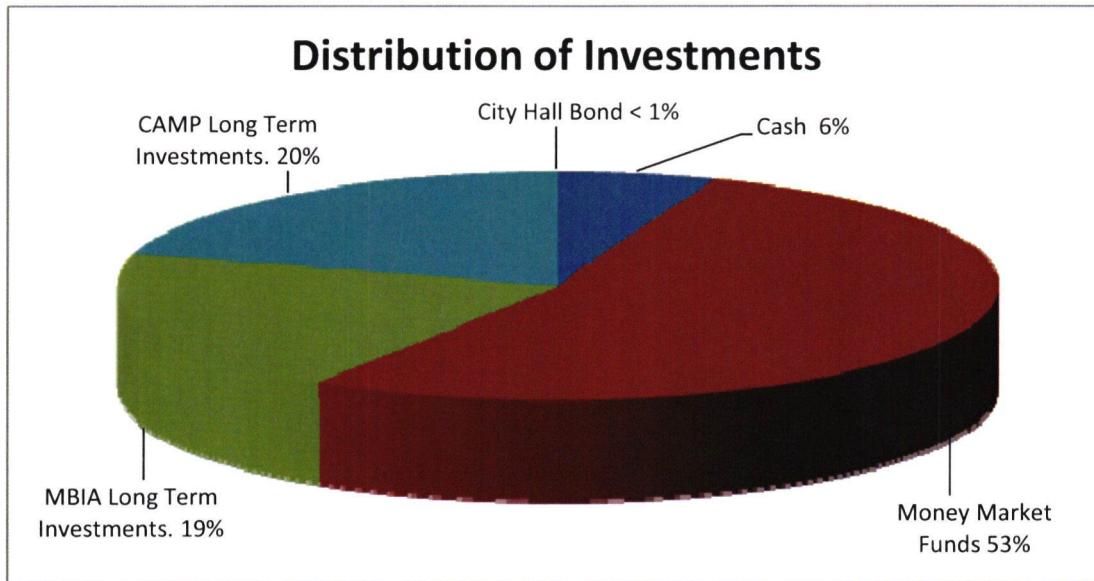
This report is intended to provide the City Council with information concerning the City's investment portfolio. This report will meet requirements as provided by State law.

BACKGROUND

Attached is the quarterly Treasurer's report for the period ending September 30, 2008. Treasurer's reports are provided to Council on a quarterly basis.

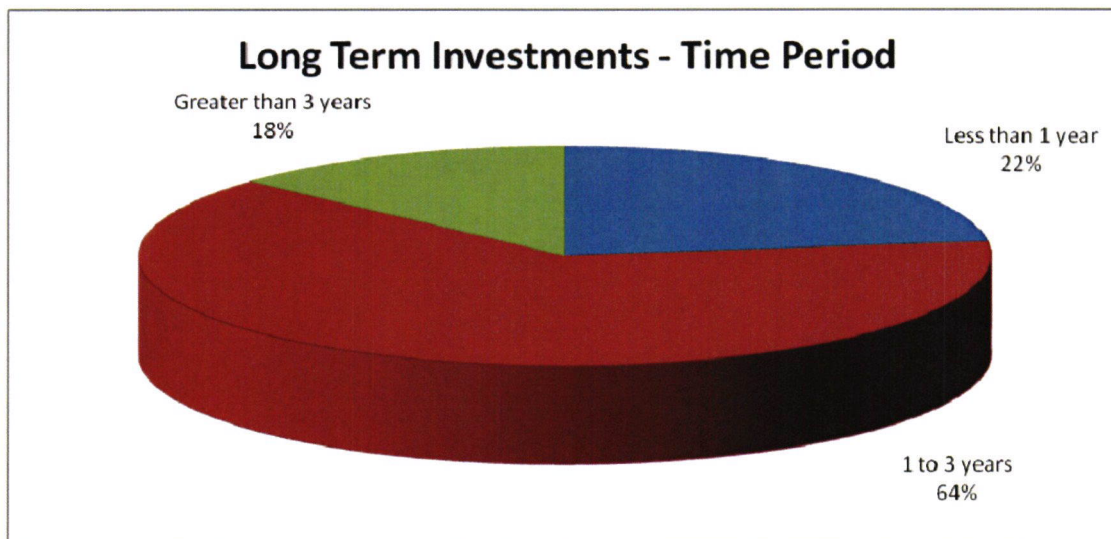
At June 30, 2008, the City's total portfolio was \$86.2 million. Since that time, the balances have decreased by \$3.2 million for an ending balance of \$83 million at September 30, 2008. Of that, the General Fund Cash and Investments balance was \$13.6 million. Cash and short-term investments decreased by \$3.4 million while long-term investments were increased by \$229 thousand. The overall portfolio is well diversified with \$34 million invested in long-term investments. \$44 million is invested in short-term investments that are considered liquid (CAMP and LAIF). The remainder consists of \$5 million on deposit with our banks and \$5,390 is invested in a City of Rancho Cordova City Hall bond. Staff, in conjunction with our Financial Advisors, periodically reviews the mix of liquid and long-term investments and adjusts according to the market conditions and our short-term cash needs. At September 30th, interest rates at LAIF and CAMP had fallen from their June 2008 amounts of 3.11% and 2.51%, to 2.77% and 2.57%, respectively.

The decrease in cash and investment balances, as noted in the above paragraph, is typical for this time of the year. We received our second installment of property taxes at the beginning of May. Cash was expected to decline from June through December until our next property tax installment is received in January 2009. Please see the charts below for a pictorial view of the diversity in our cash and investment holdings.



Analysis of the long-term investments:

	Par Value	Current Value	Percent of L-T Investments
Less than 1-year	\$ 7,750,000	\$ 7,790,540	22.94%
1 to 3 years	21,220,000	21,705,467	63.91%
Greater than 3-years	<u>4,355,000</u>	<u>4,464,448</u>	13.15%
	<u>\$ 33,325,000</u>	<u>\$ 33,960,455</u>	100.00%



**CITY OF RANCHO CORDOVA, CA
TREASURER'S REPORT
SEPTEMBER 30, 2008**

	Par Value	Current Value	Maturity Date
Cash and Cash Equivalents			
Wells Fargo Bank	4,687,159	4,687,159	n.a.
U.S. Bank Checking - old system	210,839	210,839	n.a.
Bank of Sacramento	67,027	67,027	
	<u>4,965,025</u>	<u>4,965,025</u>	
Money Market Funds			
Wells Fargo Adv Treasury Plus MMF (MBIA)	174,202	174,202	n.a.
Sub-total	<u>174,202</u>	<u>174,202</u>	
Money Market Funds			
Local Agency Investment Fund (LAIF)	18,485,336	18,485,336	n.a.
California Asset Management Program (CAMP)	25,488,049	25,488,049	n.a.
Sub-total	<u>43,973,385</u>	<u>43,973,385</u>	
Long-Term Investments - MBIA:			
U.S. Treasury Note	750,000	754,860	11/30/2008
U.S. Treasury Note	500,000	505,780	2/15/2009
Fannie Mae Note	750,000	736,748	5/1/2009
Federal Home Loan Note	500,000	507,235	6/19/2009
Farm Credit Note	500,000	503,680	7/17/2009
Federal Home Loan Note	750,000	763,642	9/11/2009
Farm Credit Note	1,000,000	998,438	9/29/2009
U.S. Treasury Note	750,000	764,002	11/15/2009
Federal Home Loan Note	500,000	510,410	12/11/2009
U.S. Treasury Note	500,000	508,280	12/31/2009
Fannie Mae Note	500,000	504,715	2/15/2010
Freddie Mac Note	1,000,000	998,880	5/12/2010
Federal Home Loan Note	500,000	515,870	6/11/2010
Freddie Mac Note	750,000	774,862	9/1/2010
Federal Home Loan Note	750,000	771,533	12/10/2010
Farm Credit Note	1,000,000	1,001,720	1/11/2011
Farm Credit Note	500,000	516,185	2/18/2011
Fannie Mae Note	750,000	745,702	2/25/2011
Fannie Mae Note	750,000	783,765	4/15/2011
Freddie Mac Note	750,000	750,240	10/6/2011
Farm Credit Note	750,000	765,833	12/8/2011
Farm Credit Note	500,000	516,675	4/12/2012
Federal Home Loan Note	1,000,000	1,030,010	10/5/2012
Farm Credit Note	500,000	510,300	10/17/2012
Sub-total	<u>16,500,000</u>	<u>16,739,365</u>	

**CITY OF RANCHO CORDOVA, CA
TREASURER'S REPORT
SEPTEMBER 30, 2008**

	Par Value	Current Value	Maturity Date
Long-Term Investments -CAMP:			
Federal Home Loan Global Notes	750,000	751,875	11/21/2008
Fannie Mae Notes (Callable)	750,000	753,282	3/9/2009
Fannie Mae Global Benchmark Notes	750,000	756,094	4/15/2009
Federal Home Loan Global Notes	500,000	505,937	6/11/2009
FFCB Notes	250,000	252,969	9/28/2009
U.S. Treasury Note	500,000	507,734	10/15/2009
U.S. Treasury Note	500,000	515,235	11/15/2009
Federal Home Loan Global Notes	500,000	505,469	11/30/2009
Federal Home Loan Tap Notes	500,000	512,031	3/12/2010
State of California 2008 Taxal	670,000	675,936	4/1/2010
Fannie Mae Global Benchmark Notes	500,000	506,875	5/15/2010
Federal Home Loan Global Notes	1,250,000	1,244,236	6/28/2010
Federal Home Loan Notes (Callable)	500,000	503,437	7/9/2010
Fannie Mae Global Benchmark Notes	500,000	510,156	8/15/2010
U.S. Treasury Note	750,000	755,742	8/31/2010
U.S. Treasury Note	600,000	627,797	10/15/2010
U.S. Treasury Note	1,000,000	1,051,016	12/15/2010
Fannie Mae Global Benchmark Notes	500,000	514,531	2/15/2011
Federal Home Loan Global Notes	1,000,000	987,472	4/1/2011
Fannie Mae Global Benchmark Notes	500,000	522,500	4/15/2011
U.S. Treasury Note	500,000	535,078	4/30/2011
U.S. Treasury Note	700,000	750,313	5/31/2011
Federal Home Loan Notes	500,000	500,625	7/1/2011
Federal Home Loan Global Reference Notes	1,000,000	1,050,000	7/18/2011
U.S. Treasury Note	500,000	533,360	8/31/2011
Fannie Mae Global Notes	500,000	519,375	5/18/2012
FFCB Notes	350,000	366,625	8/1/2012
	<u>16,820,000</u>	<u>17,215,700</u>	

Long-Term Investments - Brandis Tallman LLC

City Hall COP Bond	5,000	5,390	2/1/2035
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Total Portfolio	<u>\$ 82,437,612</u>	<u>\$ 83,073,067</u>
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All data is per September 2008 statements of account

The portfolio is in compliance with the current Investment Portfolio of the City of Rancho Cordova

Based on the value and liquidity of the portfolio, the City of Rancho Cordova is able to meet it's expenditure requirements for the next six months

ATTACHMENT

Treasurer's Report for September 30, 2008

CITY OF RANCHO CORDOVA

ORDINANCE NO. 20-2008

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
AMENDING THE CITY'S MUNICIPAL CODE BY ADDING CHAPTER
6.21 RELATED TO BUSINESS AND MULTI-FAMILY RECYCLING**

WHEREAS, the California Integrated Waste Management Act of 1989 (AB 939) requires all jurisdictions within California to divert a minimum of 50% of municipal solid waste generated annually from landfill disposal through source reduction, recycling and composting programs; and

WHEREAS, the City of Rancho Cordova is committed to AB 939 compliance through a combination of efficient, customer friendly and progressive waste reduction and recycling programs; and

WHEREAS, the intent of the Business and Multi-Family Recycling Ordinance is to increase the City's waste diversion rate in order to achieve and maintain AB 939 compliance; and

WHEREAS, this ordinance contains an implementation schedule requiring 100% compliance by July 1, 2009, and it is the intent of city staff to work closely with the business community in implementing this ordinance.

**THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA DOES ORDAIN AS
FOLLOWS:**

Section 1. Chapter 6.21, "Business and Multi-Family Recycling," is hereby added to Title 6, "Health and Sanitation," of the Rancho Cordova Municipal Code to read as follows:

Chapter 6.21 BUSINESS AND MULTI-FAMILY RECYCLING

6.21.010 Purpose and Declarations

A. It is the intent and purpose of this Chapter to promote recycling by: (a) requiring businesses and multi-family residential properties in the City of Rancho Cordova to keep recyclable materials separate from all other solid waste for recycling; (b) requiring businesses and multi-family residential properties to provide signs and labeled containers for the storage and collection of recyclable materials; and (c) requiring businesses and multi-family residential properties to either self-haul or enter into a written service agreement for the collection and subsequent delivery of recyclable materials to a recycling facility.

B. It is further the purpose of this Chapter to provide a mechanism to require the implementation of recycling programs for businesses and multi-family residential properties within the City to thereby enable the City to meet and maintain the 50% waste diversion requirements set forth in the Public Resources Code section 41780(a)(2).

6.21.020 Definitions

A. "Authorization" means the process of approving a recycler for collection and removal of recyclable materials from businesses and multi-family residential properties by the Public Works Director, and/or his or her designee.

B. "Authorized Recycler" means any person or business entity who lawfully collects, accepts, transports or otherwise processes recyclable materials from businesses and multi-family properties for financial gain or profit, and has been certified and approved by the Public Works Director, and/or his or her designee.

C. "Business" means (1) a commercial entity, proprietorship, firm, partnership, person in representative or fiduciary capacity, association, venture, trust, or corporation that is organized for financial gain or profit, including but not limited to, offices, retail stores, markets, manufacturing facilities, warehouse and distribution facilities, restaurants, motels and hotels, theaters, medical offices, and gas stations and automotive facilities; and (2) not-for-profit organizations, including but not limited to, churches, hospitals, and social service organizations.

D. "Certificate of Operation" means the license that an authorized recycler must obtain from the City before it may collect recyclable materials within City boundaries.

E. "City" means the City of Rancho Cordova, California.

F. "Collection" means the act of collecting and removing solid waste or recyclable materials at the place of generation.

G. "Commercial Hauler" or "Hauler" means any person who collects, hauls, or transports commercial solid waste for a fee by use of any means, including but not limited to, a dumpster truck, roll-off truck, a side-load, front-load, or rear-load garbage truck, or a trailer.

H. "Commercial Solid Waste" means all solid waste as defined in subdivision (CC) below and generated by commercial and industrial sources and multi-family residential properties, and that is collected by a franchised waste hauler.

I. "Covered Generator" means all businesses and multi-family residential properties that are subject to the requirements of this Chapter. The Public Works Director, and/or his or her designee shall specify the minimum weekly solid waste collection service threshold that defines covered generators for the purposes of this Chapter. A covered generator may include a business or multi-family residential property owner or generator and is dependent on whoever executes a contract(s) for solid waste removal and recycling collection services.

J. "Customer" means a business or multi-family residential property owner or generator who contracts for solid waste removal services and enters into a service agreement with a franchised waste hauler or authorized recycler for recycling services. Where several businesses or multi-family properties share garbage containers and service, "Customer" refers only to the party whom enters into a contract for solid waste collection services.

K. "Designated Recyclable Materials" means materials, as designated by the Public Works Director, and/or his or her designee, that are required to be separated by covered generators from solid waste prior to disposal and returned for use or reuse in the form of raw materials for new, used or reconstituted products.

L. "Franchise" means a commercial solid waste collection franchise issued to a commercial hauler by the City of Rancho Cordova.

M. "Franchised Waste Hauler" means a commercial waste hauler or hauler holding a franchise issued by the City pursuant to Chapter 6.20 of the City Municipal Code. A franchised waste hauler may also collect, haul, or transport recyclable materials.

N. "Generator" means each business or multi-family property that generates one or more designated recyclable materials as a result of its business activities or multi-family property activities.

O. "Implementation Period" means the period of time between the effective date of the Chapter and June 30, 2009.

P. "Multi-Family Residential Property" means five (5) or more residential dwelling units located on a single parcel of land and any mobile home park located within the City.

Q. "National Contracts" means contracts between waste management companies and multi-sited waste generating companies that operate throughout the country.

R. "Owner" means the person who owns a business or multi-family residential property. An owner may also be a generator.

S. "Person" means an individual, firm, limited liability company, association, partnership, industry, public or private corporation, or any other entity whatsoever.

T. "Public Works Director" means the Public Works Director of the City of Rancho Cordova, California.

U. "Recycling" means the process of collecting, sorting, cleansing, treating and reconstituting materials that would otherwise become solid waste and returning them for use or reuse in the form of raw materials for new, used or reconstituted products which meet the quality standard necessary to be used in the market place. Recycling does not include transformation as defined in Public Resources Code section 40201.

V. "Recycling Facility" means those facilities or operations that receive, process, and transfer to market recyclable materials that have been source separated from the solid waste stream.

W. "Recyclable Materials Container" means any box, tub, cart, or other container placed inside each individual multi-family residential unit and in maintenance or work areas on the premises of covered generators that is made of metal, hard plastic or other similar material and is suitable for the collection of designated recyclable materials pursuant to this Chapter. Recycling materials containers must be approved by the City.

X. "Recycling Plan" means the plan to be presented to all covered generators by their franchised waste hauler to document understanding of the requirements of this Chapter and record the selected compliance option for each Designated Recyclable Material.

Y. "Removal" means the act of removing solid wastes or recyclables from the place of waste generation.

Z. "Self-Haul", when used in reference to designated generators by a covered generator, means a covered generator, or employee designated by the covered generator, who collects, transports and hauls recyclable materials from the business or multi-family residential property in a vehicle owned by either an employee or the entity to a recycling facility rather than hiring a franchised waste hauler or an authorized recycler to perform this function.

AA. "Self-Hauling Form" means the form provided by the Public Works Director, and/or his or her designee, on which a business or multi-family residential property, owner or generator certifies that all self-hauling activities will be completed in accordance with the provisions of this Chapter or any other applicable law or regulation.

BB. "Service Agreement" means a written agreement between a franchised waste hauler or authorized recycler and a covered generator concerning the collection of designated recyclable materials.

CC. "Solid Waste" means all putrescible and non-putrescible solid, semisolid, and liquid wastes, including garbage, trash, refuse, paper, rubbish, ashes, industrial wastes, demolition and construction wastes, discarded home and industrial appliances, dewatered, treated or chemically fixed sewage sludge which is not hazardous waste, manure, vegetable or animal solid and semi-solid wastes, and other discarded solid and semi-solid wastes. Solid waste does not include hazardous waste or low-level radioactive waste regulated under Chapter 7.6 (commencing with section 25800) of Division 20 of the Health and Safety Code or medical waste. Solid waste does not include recyclable materials set out for separate collection for the purposes of recycling and that are not land filled.

DD. "Source Separate" or "Source Separated" means the process of removing recyclable materials from solid waste for the purpose of recycling.

EE. "Subcontract" is a contract assigning some of the obligations of a contract to a third party.

6.21.030 Requirements for Covered Generators

A. Each covered generator shall be responsible for ensuring and demonstrating its compliance with the following requirements:

1. Source separate designated recyclable materials from solid waste;
2. Provide a basic level of recycling service that includes, at a minimum, the collection of designated recyclable materials; and
3. Enter into a written service agreement with a franchised waste hauler or authorized recycler for the collection of designated recyclable materials; or
4. Complete and retain on-site a self-hauling form certifying that all self-hauling activities will be completed in accordance with the provisions of this Chapter or any other applicable law or regulation. A copy of such form shall be made available to the Public Works Director, and/or his or her designee upon request.

B. Each covered generator shall provide recyclable materials containers for designated recyclable materials in multi-family residential rental units and in maintenance and work areas where recyclable materials may be collected and/or stored.

C. Each covered generator shall prominently post and maintain one or more signs where designated recyclable materials are collected and/or stored that set forth what materials are required to be source separated in addition to collection procedures for such materials.

D. Each covered generator shall notify and instruct employees and tenants in writing, of applicable source separation requirements, including a list of designated recyclable materials that are required to be source separated for recycling. A copy of such instructions shall be provided to the Public Works Director, and/or his or her designee upon request.

E. Each covered generator shall ensure that designated recyclable materials generated at their site will be taken only to a recycling facility and not to a landfill for disposal by complying with all requirements under this Chapter.

F. The recycling plan, service agreement, and self-haul form, or other documents pertaining to this Chapter, shall be available for inspection by the Public Works Director, and/or his or her designee, at the principal location of the covered generator during normal business hours.

G. Nothing in this Chapter shall abridge the right of any covered generator, or any other person, to sell or exchange at fair market value its own recyclable materials which are source separated for reuse and recycling.

H. No franchised waste hauler or authorized recycler shall be held liable for the failure of its customers to comply with such regulations.

I. No covered generator shall be liable for the failure of their franchised waste hauler or authorized recycler to deliver designated recyclable materials to a recycling or processing facility.

6.21.040 Special Requirements

In addition to any and all requirements that apply to the recycling of designated recyclable materials throughout the City above, collection service received or provided in the City shall be subject to the following additional special requirements:

A. No recycling, automatic lift containers or bins within the collection area of the City shall be placed or located in such a manner that blocks or impedes passage through an alley or through any doorway of any building adjoining an alley, notwithstanding that such building may be abandoned or otherwise out of use.

B. Compliance with the above special requirements shall be the sole responsibility of the covered generator.

6.21.050 Designation of Recyclable Materials

A. Designated recyclable materials shall be source separated from solid waste before collection, removal, transportation or disposal pursuant to this Chapter. The Public Works Director, and/or his or her designee, shall specify designated recyclable materials that must be source separated by all covered generators pursuant to section 6.21.030 of this Chapter. The specifications for designated recyclable materials shall consider materials market conditions and the availability of a cost-effective system for recycling such materials.

B. Furthermore, all covered generators are encouraged to recycle additional materials, whether or not they have been specified as designated recyclable materials.

6.21.060 Ownership of Recyclable Materials

A. All designated recyclable materials placed in automatic lift containers, bins or roll-off bins shall be considered owned by and be the responsibility of either the franchised waste hauler or authorized recycler. Without permission of either the franchised waste hauler or authorized recycler, no person shall collect designated recyclable materials placed in automatic lift containers, bins or roll-off bins for recyclable materials by customers.

B. Except as authorized by section 6.21.110 (Self-Hauling) below, it shall be unlawful for any person to engage in the business of collecting, removing or transporting, or to otherwise organize, direct or sponsor the collection, removal or transportation of designated recyclable materials who is not either a franchised waste hauler or an authorized recycler.

6.21.070 Requirements for Franchised Waste Haulers

A. Commercial waste haulers shall be "franchised" pursuant to the provisions of Chapter 6.20 of the City Code, and such "franchise" shall be in full force and effect.

B. Franchised waste haulers shall offer collection service and automatic lift containers, bins or roll-off bins for designated recyclable materials sufficient to accommodate the quantity and types of designated recyclable materials to all its solid waste customers.

C. Franchised waste haulers shall equip and provide automatic lift containers, bins and roll off bins for designated recyclable materials with locks and/or other suitable features to prevent theft of recyclable materials.

D. Franchised waste haulers may subcontract for collection of designated recyclable materials, so long as the Subcontractor holds a current franchise or is an authorized recycler.

E. Franchised waste haulers shall conduct all activities in accordance with all applicable State and local laws and best management practices. Vehicles, equipment and containers shall be kept in a clean and well-maintained condition.

F. Franchised waste haulers shall not take a customer's designated recyclable materials to a landfill or other disposal site, but to a recycling facility.

G. Franchised waste haulers, upon request, shall provide the Public Works Director, and/or his or her designee, with a copy of a service agreement, recycling plan or other document (e.g., receipt from a Recycling Facility) demonstrating that the covered generator's designated recyclable materials are being taken to a recycling facility. The service agreement, recycling plan or other documents shall be available for inspection by the Public Works Director, and/or his or her designee, at the franchised waste haulers' place of business during normal business hours.

H. City staff may audit all franchised waste haulers' records.

6.21.080 Requirements for Service Agreements

A. Franchised waste haulers and authorized recyclers shall execute a written service agreement with all covered generators as required in section 6.21.030 of this Chapter before the franchised waste hauler or authorized recycler begins to collect solid waste and/or designated recyclable materials.

B. Service Agreements shall incorporate, but are not limited to the following terms and conditions:

1. Be clearly labeled as a service agreement.
2. Describe the solid waste and/or recycling collection services to be provided by the franchised waste hauler or authorized recycler, and the cost for providing such services to the customer.
3. Clearly state the initial term and renewal terms.
4. Allow for any term that is mutually agreed to by the customer and the franchised waste hauler, but recognizing that the hauler's franchise or recyclers authorization granted by the City must remain in full force and effect throughout the term of the agreement.
5. May contain automatic renewal for successive periods of no longer than one (1) year, unless either party gives written notice of termination by certified or registered mail at least sixty (60) days prior to termination date of the current agreement.
6. May be amended as mutually agreed upon by the customer and the franchised waste hauler or authorized recycler.
7. Customers are to receive a written notice of price increases not less than thirty (30) days prior to the effective date of such price increase.
8. Franchised waste haulers and authorized recyclers shall respond to customer inquiries regarding the service agreement within thirty (30) days.
9. Include language stating that collection containers will be removed from the property of a customer within thirty (30) days of final termination of services to the customer.
10. Not require customers to pay over three (3) months liquidated damages during the renewal term and over six (6) months liquidated damages during the initial term of the service agreement.
11. Not require a customer to give a franchised waste hauler the exclusive right to provide recycling collection services as a condition of a service agreement, unless the customer affirmatively indicates that is its desire.
12. Not require customers to give notice of any offer by a competitor or require customers to give franchised waste haulers the right to respond to such an offer.
13. Franchises must be in full force and effect for the service agreement to be effective.

C. The requirements for service agreements contained in this section shall be incorporated into all new service agreements upon enactment of this Chapter. Existing service agreements between a franchised waste hauler and a customer executed before the effective date of this Chapter shall remain in force for the remainder of the existing contract and shall be governed by the terms and conditions specified in the existing service agreement, provided that such existing service agreements shall comply, to the extent allowable by law with the new recycling programs established by this Chapter.

D. National contracts or agreements are exempt from the requirements of contract length and renewal terms.

6.21.090 Requirements for Recycling Plans

A. The Public Works Director, and/or his or her designee, shall provide a recycling plan template to each franchised waste hauler in order to document compliance with this Chapter for each covered generator.

B. Franchised waste haulers shall present, complete, and sign a recycling plan for each covered generator located in the City.

C. Franchised waste haulers shall maintain a copy of each completed recycling plan, and submit to the Public Works Director, and/or his or her designee, for audit purposes within five (5) days of receipt of a written request.

D. Franchised waste haulers shall complete and file recycling plans for 50% of their covered generator customers no later than April 1, 2009, and 100% no later than July 1, 2009.

E. Franchised waste haulers that fail to comply with the requirements of this section shall be subject to penalties under section 6.21.240 and/or section 6.21.330 of this Chapter.

6.21.100 Requirements for Authorized Recyclers

A. No person shall provide service as a franchised waste hauler or authorized recycler within the City without having obtained a Certificate of Operation and becoming an "Authorized Recycler." All franchised waste haulers shall file a Certificate of Operation application form approved by the Public Works Director, and/or his or her designee, providing the information and documentation that is requested by the Public Works Director, and/or his or her designee, including, but not limited to, the following:

1. The name, address and telephone number of the applicant.

2. A description of the vehicles that the applicant will use to collect recyclable materials, including the make, model, and serial number or Vehicle Identification Number (VIN) of each vehicle.

3. Authorized recyclers shall indemnify, defend with counsel selected by the City, and hold harmless the City and its officials, officers, employees, agents, and volunteers from and against any and all losses, liability, claims, suits, actions, damages, causes of action and the payment of all attorneys fees and other related costs and expenses arising out of any personal injury, bodily injury, loss of life, or damage to property, or any violation of any federal, state, or municipal law or ordinance, to the extent caused, in whole or in part, by the willful misconduct or negligent acts or omissions of authorized recycler or its employees, subcontractors, or agents, by acts for which they could be held strictly liable, or by the quality or character of their work.

4. Authorized recyclers shall defend, indemnify and hold harmless the City, including, but not limited to, elected officials, officers, directors, agents, employees and volunteers from and against any and all demands, claims, actions, losses, liabilities, damages, and costs, including reasonable attorneys' fees, arising out of or resulting from, the authorized recycler's activities pursuant to this Chapter. Authorized Recyclers shall defend with counsel selected by the City.

5. Without limiting the authorized hauler's indemnification, the authorized hauler shall maintain in force at all times during the term of this authorization certificate and any extensions or modifications thereto, insurance as specified in the addendum of the Certificate of Operation agreement. It is the responsibility of the authorized recycler to notify its insurance advisor or insurance carrier(s) regarding coverage, limits, forms and other insurance requirements specified in the addendum of the Certificate of Operation agreement.

6. A written statement certifying that the applicant has reviewed and will comply with all of the requirements in the Certificate of Operation and this Chapter.

B. If the Public Works Director, and/or his or her designee, determines that the applicant complies with the terms of this Chapter, the Public Works Director, and/or his or her designee, shall grant a Certificate of Operation. The Public Works Director, and/or his or her designee, shall deny an application for a Certificate of Operation if the Public Works Director, and/or his or her designee, determines that the applicant does not comply with the terms of this Chapter.

C. The Certificate of Operation shall remain in effect for a period of five (5) years.

D. The Public Works Director, and/or his or her designee, may revoke a Certificate of Operation if the Public Works Director, and/or his or her designee, determines after providing thirty (30) days written notice and an opportunity for a hearing, that an authorized recycler has violated the provisions in the Certificate of Operation or any applicable law.

E. Authorized recyclers shall offer collection service and automatic lift containers, bins or roll-off bins for designated recyclable materials sufficient to accommodate the quantity and types of recyclable materials to all its customers.

F. Authorized recyclers may subcontract for collection of designated recyclable materials; so long as the subcontractor is a franchised waste hauler or authorized recycler.

G. Authorized recyclers shall conduct all activities in accordance with all applicable laws, the City's Municipal Code and best management practices. An authorized recycler's vehicles, equipment and containers shall be kept in a clean and well-maintained condition.

H. An authorized recycler's automatic lift containers, bins or roll-off bins for recyclable materials shall be clearly identified with the name, or recognizable corporate or company logo, and phone number of the authorized recycler that is legible from a distance of fifty (50) feet.

I. Authorized recyclers shall equip and provide to all recycling, automatic lift containers, bins or roll-off bins for designated recyclable materials locks and/or other suitable features to prevent scavenging of recyclable materials.

J. Authorized recyclers shall deliver a customer's recyclable materials to a recycling facility, and not to a landfill or other site for disposal.

K. Authorized recyclers, upon request, shall provide the Public Works Director, and/or his or her designee, with a copy of a service agreement or other document (e.g., receipt from a recycling facility) demonstrating that the covered generator's designated recyclable materials are being delivered to a recycling facility. The service agreement or other document shall be available for inspection by the Public Works Director, and/or his or her designee, at the franchised waste haulers' place of business during normal business hours.

L. The Public Works Director, and/or his or her designee, may audit all franchised waste haulers' recycling records.

6.21.110 Requirements for Multi-Family Properties

A. Multi-family residential tenants shall be responsible for compliance with the requirement to source-separate designated recyclable materials from solid waste pursuant to Section 6.21.030(A)(1) of this Chapter.

B. No multi-family residential property owner who is a covered generator pursuant to Section 6.21.020(I) shall be cited for non-compliance with this Chapter as a result of the failure of his or her rental property tenants to source separate designated recyclable materials from solid waste pursuant to Section 6.21.030(A)(1).

C. Multi-family residential property owners who are covered generators pursuant to Section 6.21.020(I) shall be responsible for compliance with Sections 6.21.030(A)(2)(3) and (4), as well as Sections 6.21.030(B)(C)(D)(E) and (F).

D. Every multi-family residential unit shall have a recyclable materials container provided by either the multi-family residential property owner who is a covered generator pursuant to Section 6.21.020(I), or by the multi-family residential tenant as part of their rental agreement.

6.21.120 Requirements for Self-Hauling

A. A covered generator may haul or transport designated recyclable materials generated and collected at its business or multi-family property to a recycling facility, rather than hiring a franchised waste hauler or authorized recycler, only if an owner, generator or employee of the entity completes this activity by utilizing a vehicle owned by either an employee or the entity.

B. A covered generator that hauls or transports designated recyclable materials generated and collected at its business or multi-family property to a recycling facility without the utilization of a franchised waste hauler or authorized recycler must complete and retain on-site a self-hauling form that certifies that all self-hauling activities will be completed in accordance with the provisions of all applicable laws or regulations. The self-hauling form shall be made available to the Public Works Director, and/or his or her designee upon request. At a minimum, the covered generator shall provide the following information on the self-hauling form:

1. The name, address and telephone number of the covered generator that is signing the self-hauling form.

2. A list of the types of recyclable materials being self-hauled.

3. For each type of recyclable material, the amount that is being taken from the business and multi-family property to a recycling facility quarterly.

4. The name and address of the recycling facility(s).

C. The self-hauling form shall contain a written statement signed by the business or multi-family property, owner or generator, certifying that the owner or generator is in compliance with the requirements of this Chapter.

D. The Public Works Director, and/or his or her designee, may restrict or prohibit self-hauling by a person if the Public Works Director, and/or his or her designee, determines, after providing thirty (30) day written notice and an opportunity for a hearing, that the person's self-hauling activities violate the provisions of this Chapter or any other applicable law or regulation.

6.21.130 Appeal Upon Denial of Certificate of Operation or Self-Haul Certificate

A. Within thirty (30) days of written notification of denial, or within sixty (60) days of the Public Works Director's and/or his or her designee's failure to act on the Certificate, applicant has the right to meet with the Public Works Director, and/or his or her designee, to review the items cited in the written notice and provide any additional evidence to support an approval. Within fifteen (15) days of such meeting, the Public Works Director, and/or his or her designee, will make a final, written determination of the application based on the reviews of additional evidence, together with the original application. The Public Works Director, and/or his or her designee, will send a copy of all final, written determinations, including reasons for denial, if any, to both applicant and the City Council.

B. Applicant may, within ten (10) days after receiving the final denial from the Public Works Director, and/or his or her designee's, request a public hearing before the City Council by submitting to the City Clerk a written petition for an appeal hearing. If a public hearing is requested, the City Clerk shall set the matter for hearing at the next possible regularly scheduled City Council meeting or any later date as agreed upon by the applicant and the City Clerk. At such hearing, applicant may present evidence in writing and through testimony of its employees and others relevant to the application. During such hearing, the Council may demand from the applicant such additional information as the Council may deem relevant and necessary. Standard rules of evidence are not in effect at such public hearing, and the applicant shall have the burden of proof to show facts demonstrating that the applicant does, in fact, meet the requirements of this Chapter. Any hearing may be continued or adjourned to a stated time and place without the giving of further notice. The City Council will provide applicant with a written explanation of its determination on the application within thirty (30) days of such hearing. The City Council's decision is final.

6.21.140 Reporting

A. Franchised waste haulers shall provide the following reports to the City, no later than the 15th day of each month for the preceding reporting period. Reporting shall occur on a monthly basis during the implementation period and quarterly thereafter, or as requested by the Public Works Director, and/or his or her designee. Reports shall include, at a minimum, the following information:

1. The total number of covered generators in the City that are in compliance with this Chapter and for which a completed recycling plan is on file.

2. The total number of covered generators that are customers of the franchised waste hauler in the City.

3. The total number of covered generators that have completed a recycling plan but remain in violation of this Chapter for any reason.

4. The total weekly yardage of solid waste collection service and designated recyclable materials collection service provided to covered generators during the reporting period.

Due dates for reporting during the implementation period:

Reporting Period	Due Date
January 2009	February 15, 2009
February 2009	March 15, 2009
March 2009	April 15, 2009
April 2009	May 15, 2009
May 2009	June 15, 2009
June 2009	July 15, 2009

Due dates for reporting subsequent to the implementation period (ongoing):

Reporting Period	Due Date
January 1 – March 31	May 1
April 1 – June 30	August 1
July 1 – September 30	November 1
October 1 – December 31	February 1

B. If the quarterly report is not filed by the due dates above, the report shall be deemed delinquent and the franchised waste hauler shall pay to the City a delinquent report charge in the amount of fifty dollars (\$50.00) per day. If the report remains delinquent for more than fifteen (15) days, the franchised waste hauler shall pay to the City a delinquent report charge in the amount of one hundred dollars (\$100.00) per day.

C. Franchised waste haulers' failure to file the reports required by this Chapter shall constitute cause for termination or suspension of its franchise pursuant to Chapter 6.20 of the City Code.

D. Self-haulers shall prepare quarterly reports to be kept on site identifying, at a minimum, the following:

1. The recyclable materials tonnage collected and removed within the City region during the previous quarter.
2. The location of the recycling facility(s) to which the recyclable materials were taken during the previous quarter.

E. The Public Works Director, and/or his or her designee, shall provide and establish guidelines, forms and other appropriate material to assist franchised waste haulers, authorized recyclers and self-haulers in preparing the reports required by this Chapter.

6.21.150 Exemptions from Recycling Standards

A. Notwithstanding any other provision herein, a business or multi-family property, owner or generator, shall be exempt from the requirements of this Chapter if the owner or generator subscribes to less than four (4) cubic yards of solid waste collection service per week.

B. Notwithstanding any other provision herein, a covered generator shall not be required to source separate recyclable materials if the business or multi-family property, owner or generator, demonstrates to the Public Works Director, and/or his or her designee, that there is no collection service or other system available for recycling such material.

C. Notwithstanding any other provision herein, a covered generator shall be exempt from the requirements in section 6.21.030 if all of the generators on the owner's business or multi-family property are exempt from or not required to comply with the provisions of section 6.21.030, or if designated recyclable materials are not being generated by any activities occurring on the covered generator's property.

D. Covered generators may be exempted by the Public Works Director, and/or his or her designee, if it is determined through a site visit requested by the covered generator: 1) that there is not adequate storage space for automatic lift containers, rolling carts, bins or roll-off bins for designated recyclable materials on site and that it is infeasible for the covered generator to share automatic lift containers, rolling carts, bins or roll-off bins for designated recyclable materials with another covered generator on an adjoining property; or 2) that compliance with this Chapter results in a violation of the City's Zoning Code, including City zoning regulations for minimum parking spaces. If the Public Works Director, and/or his or her designee determines that it is feasible for recycling containers to be placed on site or shared with an adjoining generator, the covered generator will be responsible for compliance with this Chapter.

E. An application for an exemption shall be submitted to the Public Works Director, and/or his or her designee, on a form prescribed by the Public Works Director, and/or his or her designee. After reviewing the request, the Public Works Director, and/or his or her designee shall either approve or disapprove the exemption request.

F. The following persons shall automatically be exempt from the requirements of this Chapter:

1. The United States, State of California, a City, a County, a special district or other local public agency, or any employee or member of the Armed Forces thereof, when collecting or transporting designated recyclable materials produced by operation of the public entity under a system of recyclable materials' collection and transportation operated and maintained by the public agency within the City region as specified herein and in Chapter 6.20 of this Code.

2. Municipal corporations and other governmental agencies using their own vehicles and employees engaged in the collection, transportation or disposal of designated recyclable materials within the City.

6.21.160 City Rules and Regulations

A. The Public Works Director, and/or his or her designee, is authorized to make and enforce administrative rules and regulations governing recycling at businesses and multi-family residential properties, and all related activities including recycling and commercial solid waste generation, storage, recovery, accumulation, collection, removal, transportation and disposal; the manner in which commercial solid waste and recycling services are provided; types of commercial solid waste and recycling containers and vehicles used for the operation and maintenance of sanitary methods of commercial solid waste and recycling disposal; reporting requirements for franchised waste haulers, authorized recyclers and self-haulers; and for the effective administration of this Chapter. All such rules and regulations shall be consistent with the provisions of the City Code and shall be effective on the thirtieth (30th) day following the filing of any such rules and regulations with the City Clerk.

B. The City Council may, and is hereby empowered to grant to a qualified applicant a non-exclusive franchise to engage in the business of collecting, transporting or disposing of commercial solid waste or recyclable materials kept, accumulated or generated in the City region.

C. The City Council may grant a franchise based on compliance with this Chapter. Any grant of a franchise by the City Council may be subject to such terms, conditions, rules, regulations, restrictions, and limitations, as the City Council deems necessary to protect the public health, safety, or welfare.

D. The City Council hereby empowers and grants to the Public Works Director, and/or his or her designee, the authority to grant Certificates of Operation to franchised waste haulers, to make administrative and non-substantive changes to Certificates of Operation forms, to specify Designate Recyclable Materials and make administrative rules and regulations governing covered generators.

E. The City Council hereby empowers and grants to the Public Works Director, and/or his or her designee, the authority to administer, implement and enforce this Chapter and administrative rules and regulations governing business and multi-family property recycling thereafter.

F. It shall be unlawful and constitute a violation of this Chapter for any person to violate or otherwise fail to comply with any rule or regulation issued pursuant to this Chapter.

6.21.170 Rights Reserved to City

In addition to all other rights reserved to the City, the following shall apply:

A. There is hereby reserved to the City every right and power, and the exercise thereof, which is reserved or authorized by any provision of any lawful Code, title or resolution of the City, whether enacted before or after the effective date of this Chapter.

B. Neither the granting of any franchise or authorization, nor any provision of any franchise or authorization, shall constitute a waiver of or a bar to exercise of any governmental right or power of the City.

C. The grantee receiving any type of franchise agreement, license or certificate to collect recyclable materials shall have no recourse whatsoever against the City, its officers, employees or agents, or any of the City member entities, their officers, employees, or agents for any loss, cost, expense or damage arising out of any provision or requirement of this Chapter, or of any franchised waste hauler or franchised waste hauler's Certificate of Operation issued under this Chapter or because of the enforcement of this Chapter.

C. There is hereby expressly reserved to the City the power and authority to amend any section of this Chapter so as to require additional or greater standards on the part of the franchised waste hauler, commercial hauler or covered generator.

6.21.180 Administration and Costs

A. The administration of this Chapter is the duty of the Public Works Director, and/or his or her designee. The Public Works Director, and/or his or her designee, is authorized and directed by the City Council to administer this Chapter.

B. Commercial franchise fees will fund administration, implementation and enforcement costs.

6.21.190 Unlawful Acts

A. It shall be unlawful to combine designated recyclable materials with other solid waste. Failure of covered generators to source separate designated recyclable materials for recycling is a violation of this Chapter.

B. It shall be unlawful for franchised waste haulers or authorized recyclers to commingle materials in solid waste bins or carts with materials in recycling bins or carts in one collection vehicle.

C. It shall be the responsibility of the covered generator whose solid waste was not removed because it contained designated recyclable materials to properly separate designated recyclable materials from the uncollected solid waste for proper recycling. Allowing such unseparated solid waste to accumulate will be considered a violation of this Chapter.

6.21.200 Implementation and Enforcement

The implementation and enforcement of Chapter 6.21 is the duty of the Public Works Director, and/or his or her designee, of the City's Department of Public Works. The Public Works Director, and/or his or her designee, is authorized and directed by the City Council to implement and enforce this Chapter.

6.21.210 Posting of Notices

A. The Public Works Director, and/or his or her designee, may post notices on automatic lift containers, bins and roll-off bins that are used for solid waste collection and the collection of designated recyclable materials within the City if the owner of the automatic lift containers, bins and roll-off bins is in violation of this Chapter, including, but not limited to, any regulation, franchise requirement, permit, information request, order, variance, or other requirement that the Public Works Director, and/or his or her designee, is authorized to enforce or implement pursuant to this Chapter.

B. A notice shall remain on automatic lift containers, bins and roll-off bins that are used for solid waste collection within the City so long as the owner of the automatic lift containers, bins and roll-off bins is in violation of this Chapter. The notice shall be posted on the automatic lift container, bin, and/or roll-off bin so as to be clearly visible to the general public and include all of the following information:

1. The date the notice was posted on the container.
2. The address or location of the property, including the identification of any dwelling unit, room number, apartment number, business or multi-family property.
3. The name and contact telephone number of the agency posting the notice on the property.
4. The City Code section that has been violated.
5. A statement that it is unlawful for any person to engage in the business of collecting, transporting or disposing of commercial solid waste kept, accumulated or generated in the City, or to engage in the business of soliciting accounts or invoicing customers for Commercial solid waste service in the City unless a franchise has first been granted pursuant to the provisions of this Chapter and such a franchise is in full force and effect.

C. A statement that a person violating the posted notice is subject to criminal penalties pursuant to City Code and administrative civil penalties in an amount of up to one thousand dollars (\$1,000) per day for each violation.

D. A statement that a person disturbing or destroying the posted notice is subject to administrative civil penalties in an amount of up to one thousand dollars (\$1,000), in addition to any other remedies provided by this Chapter.

6.21.220 Notice of Violation

The Public Works Director, and/or his or her designee, may issue a Notice of Violation to any person found to be in violation of a provision of this Chapter, including, but not limited to, any regulation, franchise requirement, permit, information request, order, variance, or other requirement that the Public Works Director, and/or his or her designee, is authorized to enforce or implement pursuant to this Chapter. Issuance of a Notice of Violation may also result in the issuance of a Notice of Administrative Enforcement Order pursuant to this Chapter.

6.21.230 Notice of Violation—Content

A. In addition to any other content, a Notice of Violation shall contain the following elements:

1. A statement of the Public Works Director, and/or his or her designee, that indicates a violation has occurred.

2. A citation of the provision of this Chapter, including any regulation, franchise requirement, permit, information request, order, variance, or other requirement that has been violated.

3. A date by which any person must be in compliance with this Chapter including any regulation, franchise requirement, permit, information request, order, variance, or other requirement, or a date by which an action plan must be submitted by the person to propose a means and timeframe by which to correct violations. The Public Works Director, and/or his or her designee, may extend the compliance date when good cause exists for such an extension.

4. Notification that continued non-compliance may result in additional enforcement action being taken against the business, facility, or any responsible persons.

5. Notification that the City may recover any costs incurred by the City as a result of the violation.

6. Notification that a violation of this Chapter may result in an administrative civil penalty or in criminal penalties.

7. Notification that the correction of any alleged violation(s) within the specified deadline date(s) will not necessarily prevent the Public Works Director, and/or his or her designee, from issuing an Administrative Enforcement Order and imposing administrative civil penalties relating to the alleged violation(s).

B. In addition to any other content, a Notice of Violation may establish required corrective actions, including the following:

1. Terms, conditions, and requirements reasonably related to the provisions of this Chapter, including the following:

- a. Cessation of prohibited actions.
- b. Correction of prohibited conditions.
- c. A requirement for submittal of a written action plan for achieving and maintaining compliance with this Chapter.
- d. Reporting requirements to demonstrate ongoing compliance.

2. A requirement that the person receiving same shall submit written certification to the Public Works Director, and/or his or her designee, that the necessary corrective actions have been completed. As appropriate for the type of correction action taken, the Notice of Violation may require documentation that substantiates the certification, including but not limited to, receipts, contracts, or photographs.

3. Any other terms or conditions reasonably calculated to prevent additional violations of this Chapter.

C. An Administrative Enforcement Order may be issued separately, but only after issuance of a Notice of Violation, or in combination with a Notice and Order, for the same violations or set of related violations.

6.21.240 Administrative Enforcement Order

A. If the Public Works Director, and/or his or her designee, determines that a person, covered generator, franchised waste hauler or authorized recycler, has committed or is committing, a violation of any provision of this Chapter, the Public Works Director, and/or his or her designee, may issue an Administrative Enforcement Order, after issuing a Notice of Violation or in combination with a Notice of Violation, requiring that the violation be corrected and imposing an administrative penalty.

B. Pursuant to this Chapter, the violator shall be liable for a penalty of not more than one thousand dollars (\$1,000) for each day on which each violation occurs and/or continues.

6.21.250 Administrative Enforcement Order—Content

A. In addition to any other content, an Administrative Enforcement Order shall contain the following elements:

1. A statement of the Public Works Director, and/or his or her designee, that indicates a violation has occurred.

2. A citation of the provision of this Chapter including any regulation, franchise requirement, permit, information request, order, variance, or other requirement that has been violated.

3. A date by which any person must be in compliance with this Chapter, or a date by which an action plan must be submitted by the person to propose a means and timeframe by which to correct violations. The Public Works Director, and/or his or her designee, may extend the compliance date when good cause exists for such an extension.

4. Notification that continued non-compliance may result in additional enforcement action being taken against the business, facility, or any responsible persons.

5. Notification that the City may recover any costs incurred by the City as a result of the violation.

6. Notification as to whether an administrative civil penalty is imposed and the terms and conditions of payment, if any. In establishing the penalty amount, the Public Works Director, and/or his or her designee, shall take into consideration:

- a. The nature, circumstances, extent, and gravity of the violation.
- b. The violator's past and present efforts towards compliant behavior.
- c. The violator's ability to pay the penalty.
- d. The deterrent effect that the imposition of the penalty would have on both the violator and the regulated community.

7. Notification that the correction of any alleged violation(s) within the specified deadline date(s) will not necessarily prevent the Public Works Director, and/or his or her designee, from issuing an Administrative Enforcement Order and imposing administrative civil penalties relating to the alleged violation(s).

8. Notification that the recipient has a right to a hearing on the matter as set forth in section 6.21.260 of this Chapter to appeal any findings or required corrective actions established by the Public Works Director, and/or his or her designee.

9. Notification of procedures for requesting a hearing established according to section 6.21.260 of this Chapter.

B. In addition to any other content, an Administrative Enforcement Order may establish required corrective actions, including the following:

1. Terms, conditions, and requirements reasonably related to the provisions of this Chapter, including the following:

- a. Cessation of prohibited actions.
- b. Correction of prohibited conditions.
- c. A requirement for submittal of a written action plan for achieving and maintaining compliance with this Chapter.
- d. Reporting requirements to demonstrate ongoing compliance.

2. A requirement that the person receiving same shall submit written certification to the Public Works Director, and/or his or her designee, that the necessary corrective actions have been completed. As appropriate for the type of correction action taken, the Notice of Violation may require documentation that substantiates the certification, including, but not limited to, receipts, contracts, or photographs.

3. Any other terms or conditions reasonably calculated to prevent additional or on-going violations of this Chapter.

C. A Notice of Violation or an Administrative Enforcement Order may be issued separately or in combination with another notice or order for the same violations or set of related violations.

6.21.260 Delivery of Notice or Order

Any Notice of Violation, permit revocation, Administrative Enforcement Order or other enforcement action pursuant to the requirements of this Chapter shall be subject to the following requirements:

A. Delivery shall be deemed complete upon either personal delivery to the recipient or by certified mail.

B. Where the recipient of the notice or order is the owner of the premises, the address for notice or order shall be the address from the most recently issued equalized assessment roll for the premises.

C. Where the owner or occupant of any premises cannot be located after reasonable efforts of the Public Works Director, and/or his or her designee, the notice or order shall be deemed delivered after posting on the premises for a period of ten (10) business days.

6.21.270 Administrative Appeals

A. Hearing Request. Any person, owner or operator served with an Administrative Enforcement Order issued pursuant to this Chapter may contest the Order on the basis that there was no violation of this Chapter or that he or she is not the responsible party. To contest the Order, the person shall submit a request for hearing form to the City within fifteen (15) days from the date of the Administrative Enforcement Order. Directions on how to obtain the request form will be provided on the Order.

B. Filing Fee. The completed request must be submitted together with a filing fee, established and amended from time to time by the Public Works Director, and/or his or her designee, based on actual expense to conduct the hearing by the Hearing Officer.

C. Notice of Hearing. The person, owner or operator requesting the hearing shall be notified of the time and place set for the hearing at least ten (10) days before the date of the hearing.

D. Additional Reports. If the Public Works Director, and/or his or her designee, submits an additional written report concerning the Administrative Enforcement Order to the Hearing Officer for consideration at the hearing, then a copy of this report also shall be provided to the person requesting the hearing at least five (5) days before the date of the hearing.

6.21.280 Hearing Officer

Pursuant to Rancho Cordova Municipal Code (RCMC) 1.05.200, a Hearing Officer will be assigned the responsibility of conducting a hearing by the City Manager. The City Manager shall be authorized to assign hearing responsibilities from time to time to any person or persons, qualified by training or experience, whom the City Manager may appoint, employ or who are retained by contract to conduct such hearings.

6.21.290 Hearing Procedure

A. Setting the Hearing. A hearing before the hearing officer shall be set for a date that is not less than fifteen (15) days nor more than sixty (60) days from the date that the request for hearing is filed. The person requesting the hearing shall be notified of the time and place set for the hearing as soon as it is set, and at least ten (10) days before the hearing. If the Public Works Director, and/or his or her designee, submits a written report concerning the citation to the hearing officer for consideration at the hearing, then a copy of the report shall be served on the person requesting the hearing at least five days before the hearing. No hearing shall be held unless the filing fee has been paid in advance, under section 6.21.260(B) of this Chapter.

B. Failure to Appear. The failure of the person requesting the hearing to appear at the hearing shall constitute a forfeiture of the fine and a failure to exhaust his or her administrative remedies.

C. At the Hearing. The Administrative Enforcement Order and any additional report submitted by the Public Works Director, and/or his or her designee, shall constitute prima facie evidence of the respective facts contained in those documents. At the hearing, the party contesting the citation shall be given the opportunity to testify and to present evidence concerning the citation.

D. Continuances. The Hearing Officer may continue the hearing and may request additional information from the Public Works Director, and/or his or her designee, or the person receiving the Administrative Enforcement Order before issuing the decision.

6.21.300 Form and Contents of Decision—Finality of Decision

A. Following the hearing, the Hearing Officer shall issue an order in writing no later than thirty (30) days from the date of the hearing, unless the time is waived by the parties. The order shall contain findings of fact and rationale appropriate to the violation and result, and a resolution of the essential issues raised, including the following:

1. Confirmation or denial of the occurrence of violations of this Chapter that are alleged by the Public Works Director, and/or his or her designee.

2. Confirmation or rejection of any administrative civil penalty sought by the Public Works Director, and/or his or her designee, and establishment of the monetary amount of any administrative civil penalty to be enforced.

3. Confirmation, amendment, or rejection of required corrective actions related to compliance with this Chapter that are imposed by the Public Works Director, and/or his or her designee, but only if those requirements are appealed by the person.

B. The Hearing Officer's order shall uphold required corrective actions if the person fails to show clear and convincing evidence that the required corrective actions are unreasonable or unnecessary for achieving or demonstrating ongoing compliance with this Chapter. The Hearing Officer's order may amend or reject required corrective actions provided that compliance with this Chapter will be achieved.

C. The Hearing Officer's order shall inform the person that failure to comply with the Hearing Officer's order shall constitute a misdemeanor and is subject to additional enforcement action, including criminal penalties and additional civil and administrative penalties.

D. The Hearing Officer's order shall inform the person that the time and manner by which a person may file a challenge to the Hearing Officer's order is governed by Government Code section 53069.4 or any successor provision thereto.

E. The order issued by the Hearing Officer pursuant to this Chapter shall be effective upon issuance. The decision of the Hearing Officer is final and may not be appealed.

6.21.310 Procedures for Collection of Administrative Civil Penalty

A. Any administrative penalty due shall be paid to the City within thirty (30) days after the Hearing Officer's decision is issued. If the penalty is not timely paid, the Public Works Director, and/or his or her designee, may pursue all reasonable and legal means in collecting those sums authorized and due.

B. All administrative civil penalties collected from actions brought pursuant to this Chapter shall be paid to the Public Works Director, and/or his or her designee, enforcing this Chapter, and shall be deposited into a special account that shall be expended to fund the activities of the department to implement the applicable provisions of this Chapter.

6.21.320 Actions Not Prohibited

This Chapter does not do any of the following:

A. Otherwise affect the authority of the Public Works Director, and/or his or her designee, to take any other action authorized by any other provision of law.

B. Restrict the power of a city attorney, district attorney, or the Attorney General to bring, in the name of the people of California, any criminal proceeding otherwise authorized by law.

C. Prevent the Public Works Director, and/or his or her designee, from cooperating with, or participating in, proceeding specified in subsection 6.21.310(B) above.

6.21.330 Penalties

In addition to the administrative penalties imposed by section 6.21.230 of this Chapter, the City may seek all other legal remedies available under State law and under this Code, including, but not limited to, criminal sanctions.

Section 2. 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 3. 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 adoption.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on this 3rd day of November 2008, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Linda Budge, Mayor

ATTEST:

Mindy Cuppy, City Clerk

MEMORANDUM



DATE: November 3, 2008

TO: Honorable Mayor and Council Members

FROM: William Campbell, Principal Planner

SUBJECT: ZINFANDEL AND SUNRISE COMMERCIAL CENTER USE PERMIT FOR AN OVER HEIGHT FREESTANDING SIGN AND ADDITIONAL SIGN AREA OVER THE REQUIREMENTS SPECIFIED IN THE SPECIAL SIGN CORRIDOR, PROJECT NO. RC-08-342, LOCATED AT 1941-1967 ZINFANDEL DRIVE

PROPERTY OWNER: Byrne Properties, Inc. Andy Byrne PO Box 3549 Manhattan Beach, CA 90266	ARCHITECT: RMB Architects Mark Marvelli & Ann Greene 2277 Watt Avenue, Second Floor Sacramento, CA 95825
PROJECT: A Use Permit for two over height free-standing signs and additional sign area over the requirements specified in the Special Sign Corridor. FILE: RC-08-352 LOCATION: 1941- 1967 Zinfandel Drive APN: 058-0261-034 and 035 PLANNER: William Campbell	

RECOMMENDATION

That Council:

1. Adopt Resolution No. 126-2008 accepting the Planning Commission's recommendation to only approve the reconstruction of the 20 foot sign and an increase to the permitted sign ratio of 1 sq ft/1 lineal foot of building to 2 sq ft/1 lineal of building, or
2. Direct staff to prepare an alternative resolution, for consideration at the next meeting, rejecting the Planning Commission's recommendation and approving a sign permit for both over height signs ("B" and "C") and an increase to the permitted sign ratio of 1 sq ft/1 lineal foot of building to 2 sq ft/1 lineal of building.

RESULT OF RECOMMENDED ACTION

Approval of the reconstruction of the 20 feet multi-tenant free-standing sign will allow the center to improve its sign image along the Sunrise Boulevard Corridor. If the City Council decides to approve the additional 12 feet sign, the two multi-tenant signs will further improve the center's advertising capacity.

BACKGROUND

The applicant is seeking approval of a Use Permit to allow two free standing signs: 1) the reconstruction of an existing legal non-conforming 20 feet sign, 2) the construction of a new 12 feet sign, and 3) an increase to the permitted sign ratio of 1 sq ft/1 lineal foot of building to 2 sq ft/1 lineal of building. Both requested signs exceed the permitted height in the Special Sign Corridor (SSC).

The Council can decide to follow the Planning Commission's recommendation and grant the applicant a use permit for the reconstruction of the 20 feet sign and the increase in the allowed sign area for the buildings' signs, or grant the applicant's full sign program, which includes both signs.

On October 6th, the City Council approved the design review for the Project, however, decided to continue the matter of the sign program to the October 20th meeting. The Council requested staff to prepare further analysis of the sign program and applicable City codes. This item was further continued to the November 3rd meeting in order to accommodate the additional time needed by the applicant and staff to prepare the information. This report provides a clarification on the SSC criteria, specifically, what standards apply to the signs in question (i.e. height, location, number, etc) and lays out the City Council's options regarding this item.

SITE LOCATION

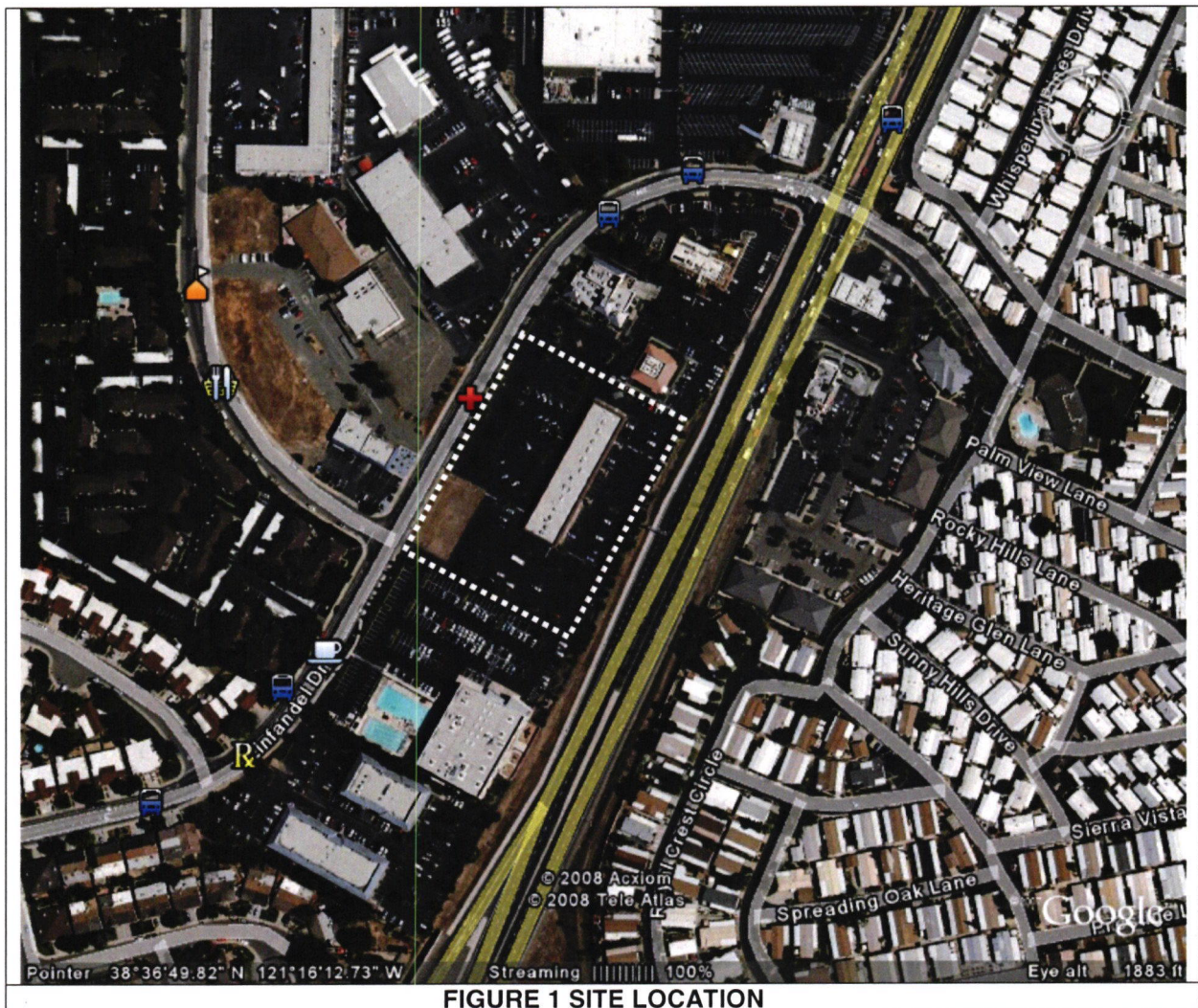


FIGURE 1 SITE LOCATION

REGULATIONS FOR SPECIAL SIGN CORRIDORS

The signs in questions are located within a special sign corridor. Due to the corridors' key locations, the City's Zoning Code has special provisions applicable for signs located in these areas (Title III, Chapter 35, Article 3 of the Zoning Code).

These provisions generally allow one freestanding sign that meets certain area, setback, location, height and spacing requirements, however, an applicant wishing to have a sign that is larger than the requirements, or have multiple signs, can apply for a use permit for his or her sign program.

The SSC requires that freestanding signs comply with the provisions applicable to the Business and Professional Office Zone (Section 335-31). As stated above, these sections set out detailed requirements for the area, setback, location and height of allowed freestanding signs. The only requirement relating to spacing is that the "spacing of freestanding signs shall be a minimum of fifty (50) feet from adjacent freestanding signs on adjacent parcels."

One Council Member asked whether the SSC allowed for multiple signs on one parcel. In looking at the SSC provisions, it appears that only one sign would be allowed without the requirement of making special findings. The only spacing requirements deal with the spacing of signs to adjacent signs on adjacent parcels. If this section was interpreted to allow multiple signs, a landowner could conceivably cover his or her property with signs, as long as they were a minimum of fifty (50) feet from adjacent freestanding signs on adjacent parcels. This would be contrary to the purpose of the SSC regulations.

REQUIRED FINDINGS TO APPROVE SIGN PROGRAM

If an applicant wishes to have a sign that is larger than allowed, or have multiple signs, the applicant can apply for a use permit (section 335-33(b)). In order for the applicant to apply for the use permit, it must first be demonstrated that the building and facilities are of size, shape, height, of multiple uses, or of such geographical conditions or location that the business professional sign provisions are not appropriate. In this case, the applicant's sign program serves multiple uses, allowing him to make this request. In order for the use permit to be granted for an individual sign or a sign program the City Council must consider and make the following findings:

- (1) Are proportional and in scale with the buildings.
- (2) Are compatible in design, color, and material with the building and surrounding area.
- (3) Do not constitute a special privilege over adjoining uses.
- (4) Do not block from view existing buildings and existing signs.
- (5) Are unobtrusive.
- (6) Are in keeping with the intent of the sign regulations.
- (7) Do not exceed the height and size entitlement for signs located on parcels in the same zone which are not within the Special Sign Corridor.

PLANNING COMMISSION'S CONSIDERATION OF REQUIRED FINDINGS

The Planning Commission recommended that the City Council only approve a use permit for the reconstruction of the 20 feet sign and the increase in the allowed sign area for the buildings' signs. The Planning Commission was unable to make the findings required above for the approval of the 12 feet sign, as stipulated in the proposed Resolution No. 126-2008. More specifically, the Planning Commission could not make affirmative findings #3 and #6 above, for the following reasons:

- The additional sign request was inherently contrary to the intent of the restrictive sign regulation that the City Council has consistently enforced by the denial of two over height free standing signs in the same sign corridor (Olsen Drive- San Joaquin College and Olsen Center).
- The Planning Commission discussed in detail the lack of visibility of the second sign location, height and its relationship to the other sign. The Commission also concluded that the second sign had little effective visibility by passing motorist that were accelerating onto Highway 50.
- The Commission believed the use of the code compliant 6 feet monument sign ("A") would be a better alternative for providing multi-tenant exposure to Sunrise Blvd and consistent with intent of the sign regulations.

CITY COUNCIL'S CONSIDERATION OF REQUIRED FINDINGS TO APPROVE THE SECOND SIGN

The City Council may accept the recommendation of the Planning Commission and only approve the reconstruction of the 20 feet non-conforming sign, or after independent review and consideration of the evidence on the record and any public testimony, decide to approve the applicant's request for the additional free standing sign as proposed. If the City Council decides to approve the 12 feet sign, the Council would need to make the following findings justifying the approval:

- (1) The second sign is proportional and in scale with the buildings.
- (2) The second sign is compatible in design, color, and material with the building and surrounding area.
- (3) Approval of the second sign will not constitute a special privilege over adjoining uses.
- (4) The second sign will not block from view existing buildings and existing signs.
- (5) The second sign is unobtrusive.
- (6) The approval of the second sign is in keeping with the intent of the sign regulations.
- (7) The second sign does not exceed the height and size entitlement for signs located on parcels in the same zone which are not within the Special Sign Corridor.

As indicated in the section above, the Planning Commission was unable to make the required finding for the approval of the additional 12 feet sign.

CONCLUSION

The new proposed sign program; regardless of whether the second free-standing sign (12 feet sign) is approved, will allow the businesses in this project area to have better sign exposure along Sunrise Boulevard and Zinfandel Drive. The sign package remains proportional to other businesses in the same area that are not subject to the SSC standards. The City Council can accept the Planning Commission recommendation and only approve the reconstruction of the 20 feet sign or determine that sufficient evidence exist to support both over-height free-standing signs.

ENVIRONMENTAL ANALYSIS

This project is Categorically Exempt under Section 15332, In-fill Development.

FINANCIAL IMPLICATIONS TO CITY

There are no significant cost implications to the City for this development. The improvement of Mills Shopping Center will result in a newly attractive shopping area that will encourage people to stay and shop in Rancho Cordova and has the potential to increase sales tax revenues for the City.

ATTACHMENTS

1. Resolution No. 126-2008 including the Sign Program **(Exhibit A)** and Implementation Criteria.
2. Applicant Justification letter for entire Sign Program.

CITY OF RANCHO CORDOVA

RESOLUTION NO. 126-2008

**A RESOLUTION OF THE CITY COUNCIL
APPROVING A USE PERMIT FOR THE ON-SITE SIGN PROGRAM, LOCATED BETWEEN
ZINFANDEL DRIVE AND SUNRISE BLVD, NORTH OF HIGHWAY 50
PROJECT # RC-08-352**

WHEREAS, Byrne Properties, Inc. (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova for approval of Design Review and the issuance of a Use Permit allowing the Applicant's proposed Sign Program, which would provide greater sign area than permitted in the Special Sign Corridor (SSC) for property located between Zinfandel Drive and Sunrise Blvd, north of Highway 50; and

WHEREAS, the proposed project is located on real property in the incorporated portions of the City of Rancho Cordova more particularly described as APN 058-0261-034 and 035; and

WHEREAS, the City Council is the appropriate authority to hear and take action on this project; and

WHEREAS, on September 11, 2008, the Planning Commission considered the project request pursuant to Title I, II and III of the City of Rancho Cordova Zoning Code, and all other applicable state and local regulations. The Planning Commission recommended the approval of the Design Review and the approval of the Sign Program, except for a proposed new 12 feet sign, to the City Council; and

WHEREAS, the City Council of the City of Rancho Cordova has conducted a properly noticed public hearing pursuant to Government Code Section 65090 and has duly considered all written and verbal testimony presented during the hearing.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA that the Council:

Approves the Use Permit, subject to the following findings and supporting evidence:

A. California Environmental Quality Act

The project has been reviewed and is in accordance with the Guidelines of the California Environmental Quality Act. Evidence: This proposed new sign program is Categorically Exempt under Section 15332, In-Fill Development Projects, of the California Environmental Quality Act Guidelines. Section 15332 applies when the project meets the following conditions: it conforms to General Plan and Zoning land use designations, policies, and standards; it is within City limits; it is less than five acres; it is substantially surrounded by urban uses; it has no value as habitat for endangered, rare, or threatened species; approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services. As the proposed project met all criteria of an in-fill project, and the sign program is adjunct to the main project, the project qualifies for categorical exemption under CEQA Guidelines Section 15332.

B. Use Permit Findings – Special Sign Corridor

Pursuant to Section 335-33(b) of the Rancho Cordova Zoning Code, a use permit for the additional sign area shall not be approved, unless the appropriate authority can make affirmative findings.

Section 335-33 (b) Where the building and facilities are of a size, shape, height, of multiple uses or of such geographical conditions or location that BP sign provisions are not appropriate, an individual sign or complete sign program for said parcel or facility may be considered by use permit when the granting authority finds that the proposed sign or signs comply with the seven conditions below. In this case, the applicant's Sign Program will serve buildings containing multiple uses, making the limited authorized signage not appropriate for these uses.

- 1) Are proportional and in scale with the building. According to the applicant, the existing building is for retail commercial use and has the size to accommodate multiple retail businesses. The City Council finds that the proposed Sign Program, except for the proposed new 12 foot sign (sign "B"), is proportional and in scale with the building.

The City Council can support the increase in sign area for the building signs for better visibility, due to location of the building on site. Free standing sign "C," which will replace the current 20 foot sign, complements the new design. The Planning Commission recommended that the City Council not support the new sign "B" due to a lack of visibility of the sign, the sign not being proportional to the buildings on site and the proposed sign would not be consistent with other signs in the Special Sign Corridor.

The City Council finds that sign "B" does not comply with this requirement and therefore cannot be part of the approved Sign Program. All references to the Sign Program in the analysis of these seven factors will exclude sign "B."

- 2) Are compatible in design, color and material with the building and surrounding area. The City Council finds that the proposed Sign Program is compatible in design, color and material with the building and surrounding area.

The Sign Program being proposed is fabricated with internally illuminated letters and logos that are consistent with the signage surrounding this site. No wall mounted cabinet signs, no exposed neon or flashing signs are proposed for this site. The new 20 foot tall multi-tenant sign provides ample spaces for those tenants of the center, and the sign rights to the multi-tenant signs shall be negotiated and controlled by the landlord.

- 3) Do not constitute a special privilege over adjoining uses. The City Council finds that the proposed Sign Program does not constitute a special privilege over adjoining uses.

Other adjoining businesses have large free standing signs that are not consistent with the SSC. These signs were either approved by the County or pre-date the ordinance which established the SSC. The Planning Commission could support the replacement of the legal non-conforming 20 foot tall sign in lieu of an additional over height sign, with the new design that is designed to complement the new center's design. Additionally, the Planning Commission could support the increase sign ratio on the buildings to keep the amount of free standing signs to a minimum.

The Planning Commission discussed in detail the lack of visibility of the additional 12 feet sign location, height and its relationship to the other sign. The Planning Commission concluded that the second sign had little effective visibility by passing motorist that were accelerating onto Highway 50. Approval of the second sign would constitute a special privilege for this project.

Further, the Planning Commission found that an additional 12 feet sign was not needed. The use of the code compliant 6 feet monument sign ("A") would be a better alternative for providing multi-tenant exposure to Sunrise Blvd and consistent with intent of the sign regulations.

The City Council finds that the proposed additional 12 feet sign, known as sign "B," does not comply with this requirement and therefore cannot be part of the approved Sign Program.

- 4) *Do not block from view existing buildings and existing signs.* The City Council finds that the proposed Sign Program does not block from view existing buildings and existing signs.

The existing building is a stand-alone building. The signage and building will not block other buildings or other on /off site signs

- 5) *Are unobtrusive.* The City Council finds that the Sign Program is unobtrusive.

The proposed signs in the Sign Program are unobtrusive and do not project above the building walls or project from the building face. The proposed building signs contain individually illuminated channel letters with possible logos that are mounted flush to the wall surface.

- 6) *Are in keeping with the intent of the sign regulations.* The City Council finds that the proposed Sign Program keeps with the intent of the sign regulations.

This proposed Sign Program keeps with the intent of the sign regulations in the Special Sign Corridor, which attempts to control over-height free standing signs along the Highway 50 corridor. The existing site has one over height, non-conforming multi-tenant sign, which will be replaced with a new multi-tenant design, which is more in keeping with the new design of the buildings.

The proposed Sign Program is requesting 903.34 square feet, which is 352 square feet less than what the Commercial and Industrial zone would allow in areas outside the SSC.

The Planning Commission did not find the Sign Program for the project to be too large or out of character with other sign programs in the area. However the addition of a new non-conforming 12 feet free standing sign, identified as sign "B," along Sunrise Blvd is not in keeping with the intent of the SSC.

Additionally, approval of the 12 feet sign is inherently contrary to the intent of the restrictive sign regulation that the City Council has consistently enforced by the denial of two over height free standing signs in the same sign corridor.

- 7) Do not exceed the height and size entitlement for signs located on parcels in the same zone, which are not within the Special Sign Corridor. The City Council finds that the proposed Sign Program does not exceed the height and size entitlements for signs located on parcels in the same zone, which are not within the Special Sign Corridor.

As stated in (6) above, the proposed Sign Program does not exceed the height and size entitlement for the signs located in the same zone as other commercial and Industrial zones, which are not impacted by the Special Sign Corridor. The applicant is requesting a 2 sf/ 1 lineal foot ratio for building signs for a total of 903 square feet of sign area to divide amongst the tenants, which is more than the SSC requirement, but less than what would be permitted in the SC Zone, outside of the SSC.

C. Granting of Use Permit

The City Council hereby approves a Use Permit for the proposed on-site Sign Program, attached hereto as **Exhibit A**, excluding the proposed new 12 feet sign, which is shown as sign "B" in the Exhibit.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 3rd day of November, 2008 by the following vote:

AYES:

NOES:

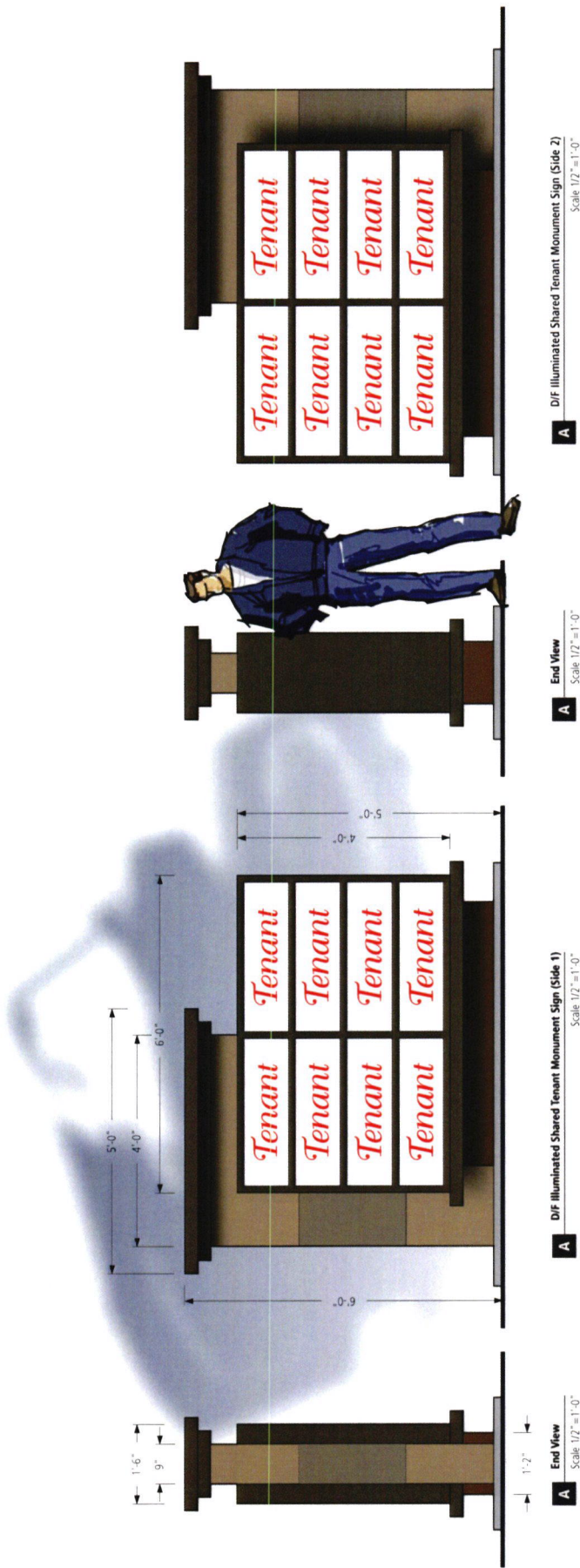
ABSENT:

ABSTAIN:

Linda Budge, Mayor

ATTEST:

Mindy Cuppy, City Clerk



A D/F Illuminated Shared Tenant Monument Sign (Side 1)
Scale 1/2" = 1'-0"

A End View
Scale 1/2" = 1'-0"

A D/F Illuminated Shared Tenant Monument Sign (Side 2)
Scale 1/2" = 1'-0"

MATERIAL SCHEDULE

- Sign Cabinet**
Cabinet to be fabricated aluminum construction with teakote finish. Cabinet and retainer to be painted to match Sherwin Williams SW7033 Brainstorm Bronze. Tenant panels to be White acrylic with applied 3M vinyl film overlays as tenant specifications.
- Cornices**
Cornices to be fabricated aluminum construction with teakote finish and painted to match Sherwin Williams SW7033 Brainstorm Bronze.
- Background/Base**
Background and base to be fabricated aluminum construction with teakote finish. Background to be painted to match Sherwin Williams SW7033 Brainstorm Bronze. Base to be painted to match Sherwin Williams SW7841 Weathered Shingle.



2939 Academy Way
Sacramento CA, 95815
Tel 916.927.0527
Fax 916.927.2414
www.pacificneon.com

Project No. 08-2792a-00
Account Executive: Ralph Curdoff
Approved:

Project Title
Zinfandel & Sunrise Retail

Address:
**1941-1967 Zinfandel Drive
Rancho Cordova, CA**

Status:

☒ Preliminary: 4.10.08

☐ Revised:

4.24.08
4.29.08
10.22.08

Electrical Circuits:

Sign and cabinet are to be wired to a separate electrical circuit with a separate ground to a separate dedicated 120V complete circuit. Sign and cabinet are to be wired to a separate electrical panel acceptable.

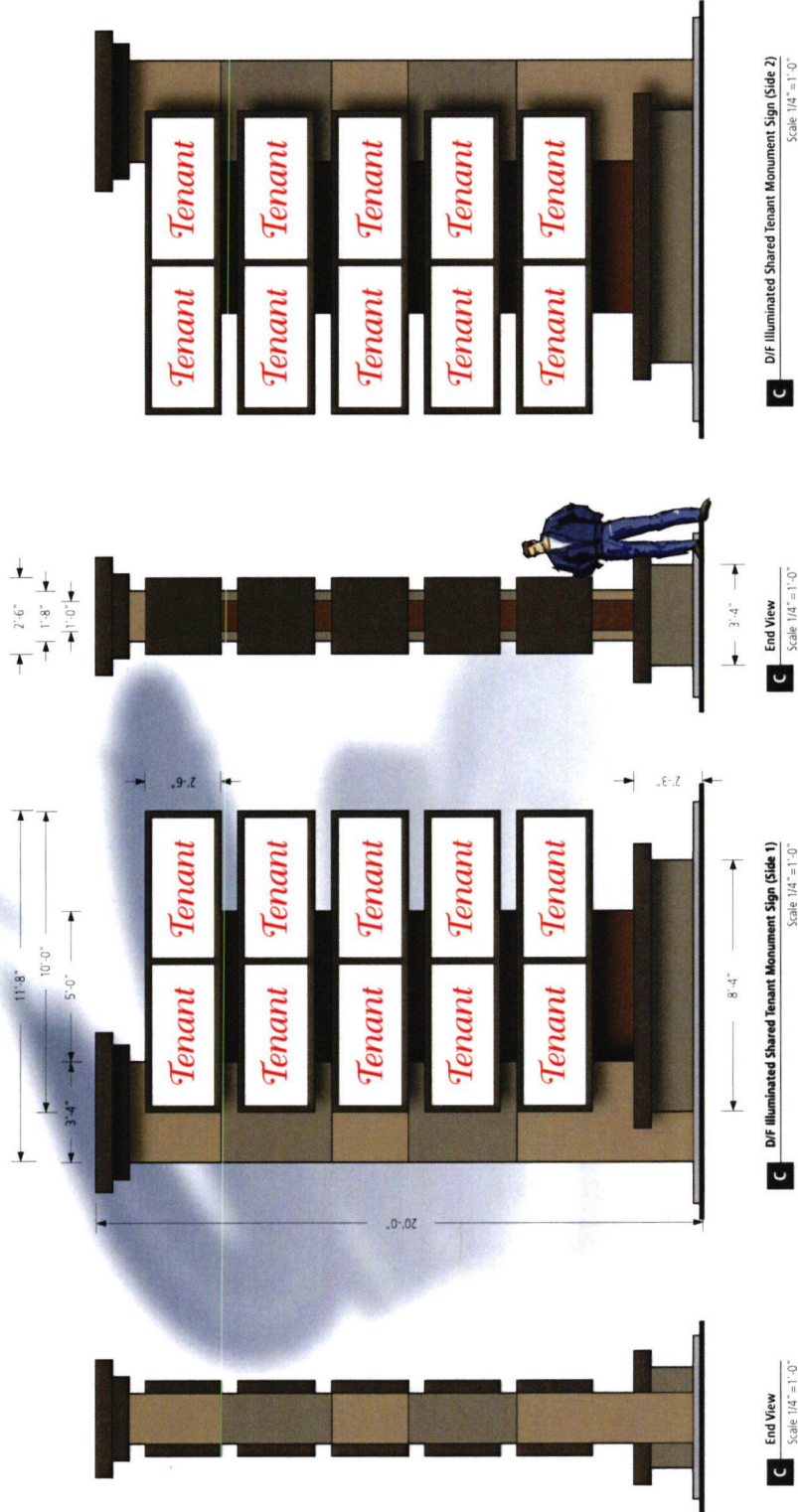
Copyright ©2008

Sign and cabinet are to be wired to a separate electrical circuit with a separate ground to a separate dedicated 120V complete circuit. Sign and cabinet are to be wired to a separate electrical panel acceptable.

Sheet No.

1

WD

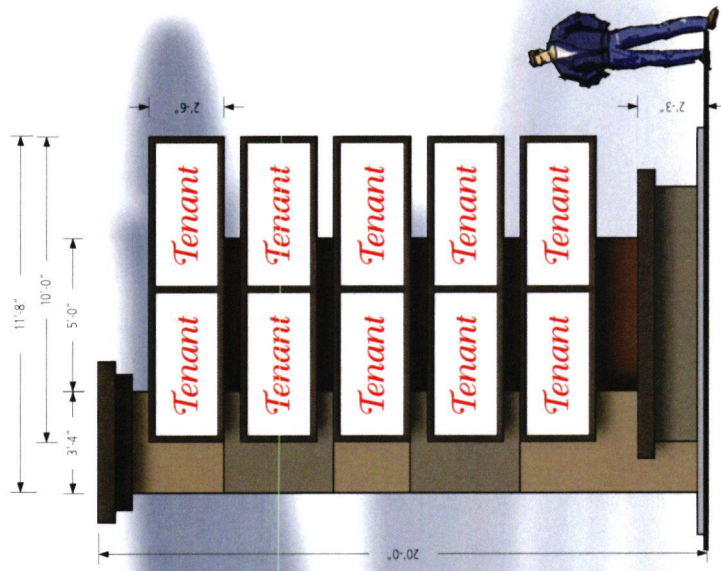


MATERIAL SCHEDULE

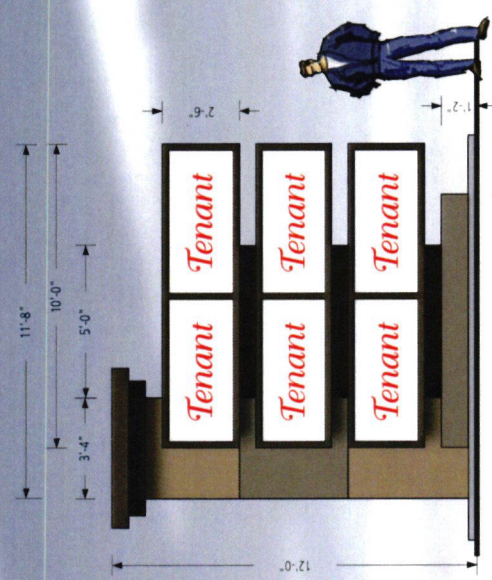
Sign Cabinet
Cabinet to be fabricated aluminum construction with texcote finish. Cabinet and retainer to be painted to match Sherwin Williams SW7033 Brainstorm Bronze. Tenant panels to be White acrylic with applied 3M vinyl film overlays as tenant specifications.

Cornices
Cornices to be fabricated aluminum construction with texcote finish and painted to match Sherwin Williams SW7033 Brainstorm Bronze.

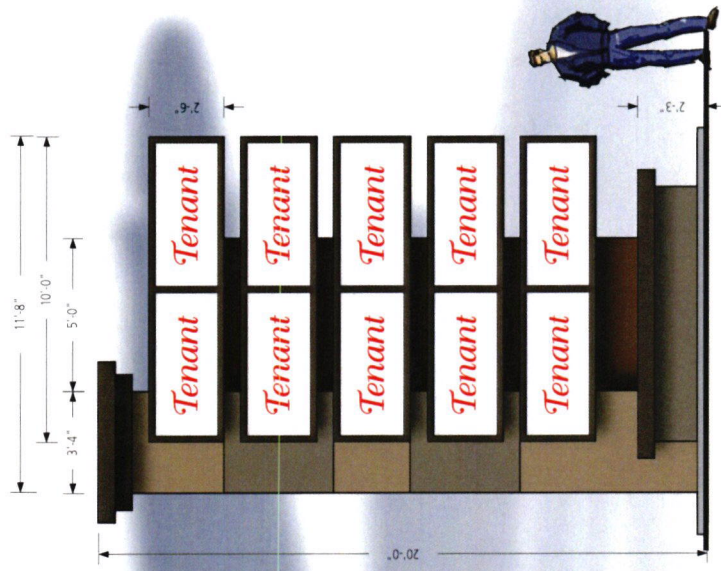
Background/Base
Background and base to be fabricated aluminum construction with texcote finish. Background to be painted to match Sherwin Williams SW7052 Gray Area and Sherwin Williams SW7841 Weathered Shingle. Base to be painted to match Sherwin Williams SW7052 Gray Area.



A D/F Illuminated Shared Tenant Monument Sign (Side 1)
Scale 1/4" = 1'-0"



B D/F Illuminated Shared Tenant Monument Sign (Side 1)
Scale 1/4" = 1'-0"



C D/F Illuminated Shared Tenant Monument Sign (Side 1)
Scale 1/4" = 1'-0"



**PACIFIC
NEON**

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Project Title
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Address:
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4.10.08
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10.22.08

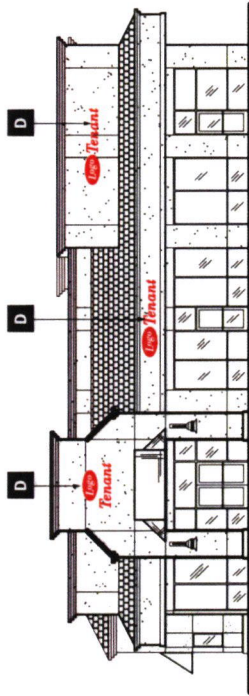
Electrical Circuits
Customer to provide primary dedicated circuit for the sign. The sign will be connected to the electrical panel. L.E.D. electronics to have a separate dedicated 120V complete circuit. The sign must be grounded to the common ground to electrical panel acceptable.

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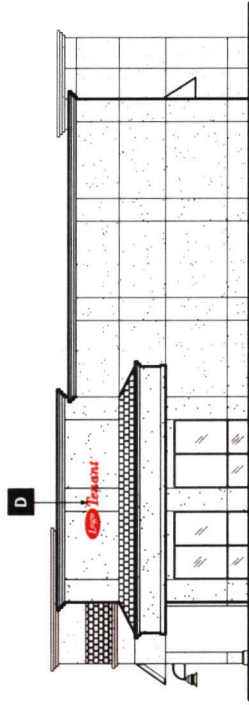
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4

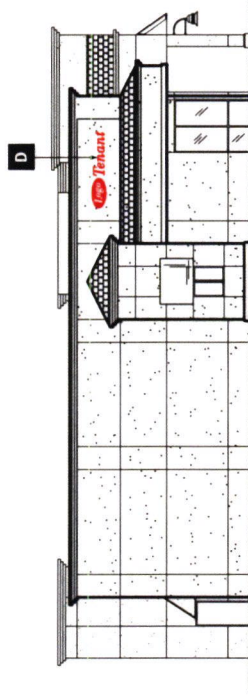
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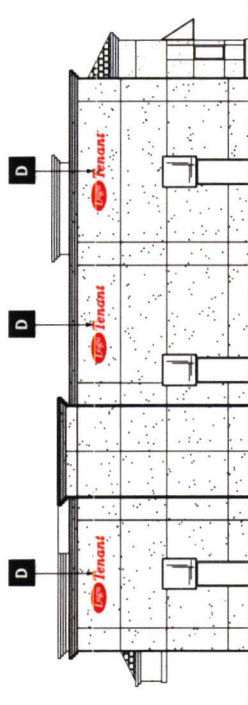
BUILDING 1 - East Elevation Scale 1/16" = 1'-0"



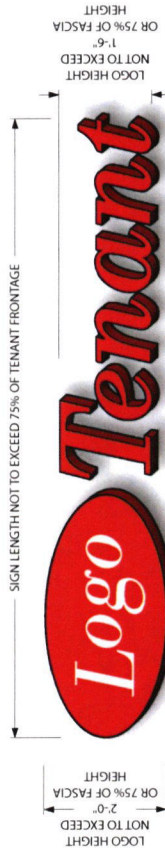
BUILDING 1 - North Elevation Scale 1/16" = 1'-0"



BUILDING 1 - South Elevation Scale 1/16" = 1'-0"



BUILDING 1 - West Elevation Scale 1/16" = 1'-0"



TYPICAL TENANT PAN CHANNEL LETTER/LOGO SIGN FOR BUILDING
Scale 3/8" = 1'-0"

TOTAL SIGN AREA NOT TO EXCEED
15% OF BUILDING FRONTAGE
OF TENANT BUILDING FRONTAGE

SPECIFICATIONS

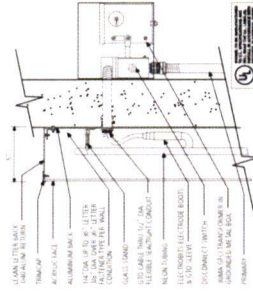
All letters and logos to be fabricated aluminum, pan channel construction with acrylic faces with or without 3M vinyl film. Signage shall be fabricated from aluminum. Internal illumination to be neon or LED, depending on application.

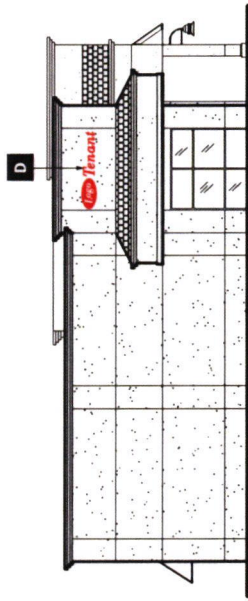
No cabinet signs will be allowed except for logo cabinets, but must conform to illuminated pan channel construction.

Construction and materials to meet or exceed U.L. electrical standards.

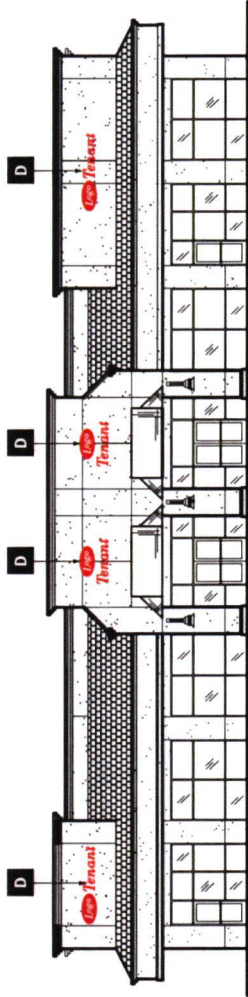
All graphics, lettering and/or artwork must have landlord approval and city approval/permits prior to manufacturing and installation.

LETTER SECTION INTERIALLY ILLUMINATED PAN CHANNEL LETTER W/ REMOTE TRANSFORMER

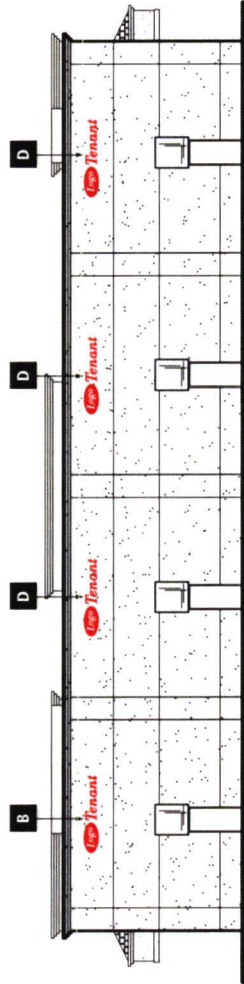




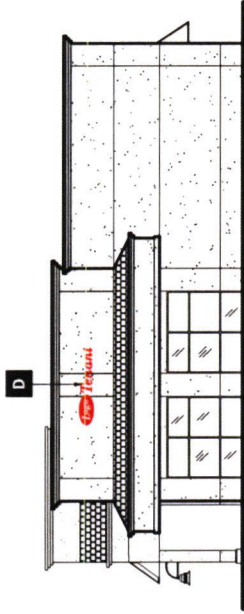
BUILDING 2 - East Elevation Scale 1/16" = 1'-0"



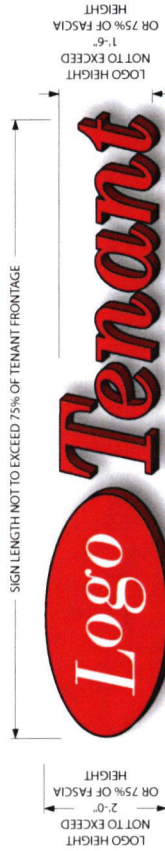
BUILDING 2 - North Elevation Scale 1/16" = 1'-0"



BUILDING 2 - South Elevation Scale 1/16" = 1'-0"



BUILDING 2 - West Elevation Scale 1/16" = 1'-0"



TYPICAL TENANT PAN CHANNEL LETTER/LOGO SIGN FOR BUILDING D Scale 3/8" = 1'-0"

SPECIFICATIONS

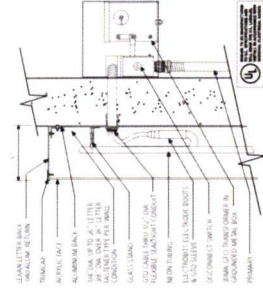
All letters and logos to be fabricated aluminum, pan channel construction with acrylic faces with or without 3M vinyl film overlays. 5" Returns and trim cap to be aluminum. Internal illumination to be neon or LED, depending on application.

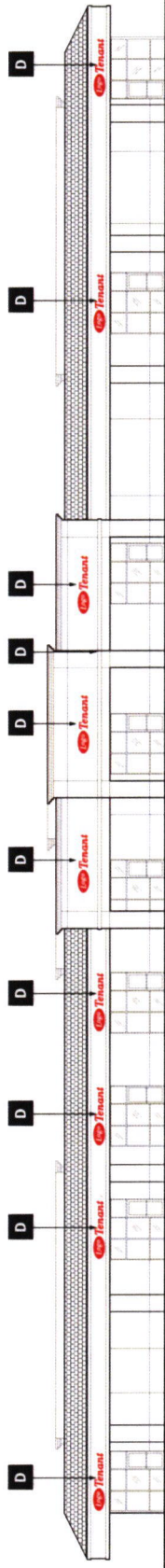
No cabinet signs will be allowed except for logo cabinets, but must conform to illuminated pan channel construction.

Construction and materials to meet or exceed U.L. electrical standards.

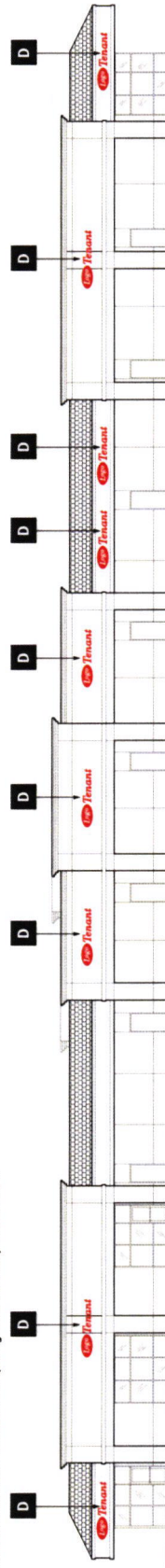
All graphics, lettering and/or artwork must have landlord approval and city approval permits prior to manufacturing and installation.

LETTER SECTION INTERNALLY ILLUMINATED PAN CHANNEL LETTER W/ REMOTE TRANSFORMER

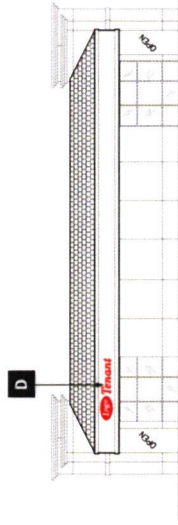




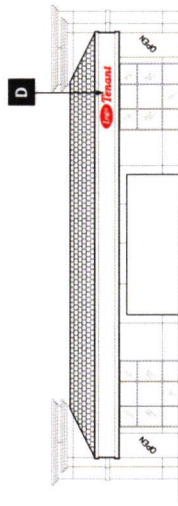
EXISTING BUILDING - West Elevation (Facing Zinfandel Road) Scale 1" = 20'-0"



EXISTING BUILDING - East Elevation (Facing Sunrise Boulevard) Scale 1" = 20'-0"



EXISTING BUILDING - South Elevation (Facing New Building) Scale 1" = 20'-0"



EXISTING BUILDING - North Elevation Scale 1" = 20'-0"



TYPICAL TENANT PAN CHANNEL LETTER/LOGO SIGN FOR BUILDING
Scale 3/8" = 1'-0"

TOTAL SIGN AREA NOT TO EXCEED
7 SQ. FT. PER LINEAL FOOT
OF TENANT BUILDING FRONTAGE

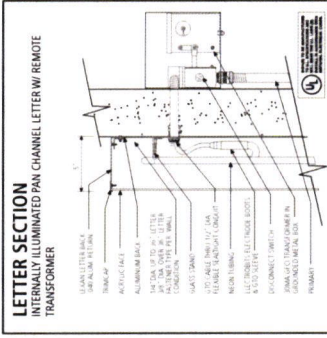
SPECIFICATIONS

All letters and logos to be fabricated aluminum, pan channel construction with acrylic faces with or without 3M vinyl film. Internal illumination to be neon or LED, depending on application.

No cabinet signs will be allowed except for logo cabinets, but must conform to illuminated pan channel construction.

Construction and materials to meet or exceed U.L. electrical standards.

All graphics, lettering and/or artwork must have landlord approval and city approval permits prior to manufacturing and installation.



2339 Academy Way
Sacramento CA 95815
Tel 916.927.0527
Fax 916.927.2414
www.pacificneon.com

Project No. 08-2792a-00
Account: Ralph Cundiff
Approved:

Project Title:
Zinfandel & Sunrise Retail

Address:
**1941-1967 Zinfandel Drive
Rancho Cordova, CA**

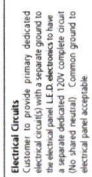
Status:
Preliminary: 4.10.08
Revised: 4.24.08
4.29.08
10.22.08

Electrical Details:
Customer to provide primary dedicated electrical circuit with a separate ground to the electrical panel. LED neon signs to have their own dedicated electrical circuit. (No shared neutral). Common ground to electrical panel acceptable.

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Sheet No.
7
WD

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Status:	
☐ Preliminary:	4.10.08
☐ Revised:	4.24.08
	4.29.08
	10.22.08

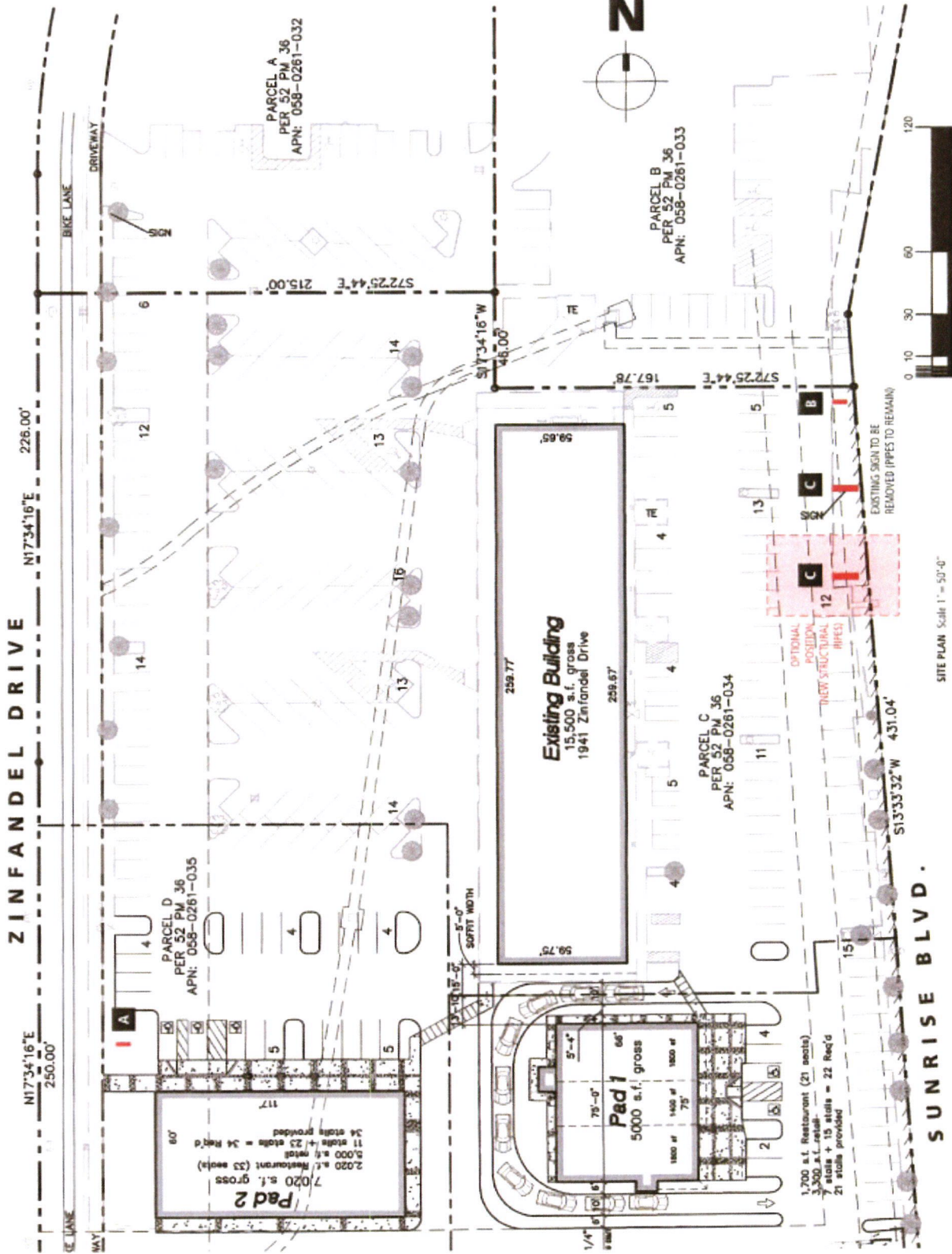
Address:
1941-1967 Zinfandel Drive
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Project Title:
Zinfandel & Sunrise Retail

Project No. 08-2792a-00
Account Executive: Ralph Cundiff
Approved:
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Fax 916.927.2414
www.pacificneon.com



Sights (OPTIONAL POSITION)



Way	Project No.	Project Title	Address	Status	Electrical Credits	Copyright ©2008	Sheet No.
95615	08-272b-00	Zinfandel & Sunrise Retail	1941-1967 Zinfandel Drive	Preliminary	Customer to provide primary dedicated electrical circuits with a separate ground to the electrical panel. L.L.B. reserves the right to modify or delete any portion of this plan at any time without notice. Credits provided to electrical panel acceptable.	All land and electronic are reserved for the sole copyright property of Public News Company and are not to be distributed, copied, emailed or transferred in any form without the written consent of Public News Company.	5
27	Account	Ralph Cusick	1941-1967 Zinfandel Drive	10.15.06	Revised		
114	Executive		San Jose, CA				
28.03	Approved:						WD

O B J E C T I V E

The objective of the following sign criteria is to provide standards and specifications that assure consistent quality, size, variety and placement for Tenant signs throughout this project. This criterion is also intended to stimulate creative invention and achieve the highest standard of excellence in environmental graphic communication. Such excellence is best achieved through open and frequent dialogue between Tenant, Operator, and the project's graphic design consultant. Signing at this location in Rancho Cordova is an integral part of the City's image and appeal, so signs must be thoughtfully designed, placed and proportioned to the individual architectural facade on which they are placed.

OVERVIEW

"Tenant" shall mean the occupant of the building or retail space, which could be the Owner, Operator or Tenant. The overview of the criteria is to assist the Tenant, Landlord/ City relationship. The Landlord will be responsible to:

Provide base building design and construction information requested by Tenant's sign design consultant.

Review, comment and approve tenant sign submission.

In return, the Tenant will be responsible for:

Design, fabrication, permitting and installation of signs, including any structural support and electrical service and any special installation requiring addition or modification to the shell building approved by the Landlord.

This document is part of the project as approved the City of Rancho Cordova. Signs submitted for required permit will be required to be consistent with the provisions of this document.

MAINTENANCE OF SIGNS

The tenant shall employ professional sign fabricators and installers approved by the Landlord who are well qualified in the techniques and procedures required to implement the sign design concept. The Tenant will abide by all provisions, guidelines and criteria contained within this Sunrise 50 Plaza Sign Criteria.

Only those sign types provided for and specifically approved by the Landlord in Tenant's sign submission documents will be allowed. The Landlord may, at his discretion and at the Tenant's expense and after proper notice to Tenant, replace or remove any sign that is installed without Landlord's written consent, or that is not executed in conformance with the approved submission. Tenant shall furnish the Landlord with a copy of all sign fabrication and installation permits prior to installation. City permits shall be required prior to sign installation.

Note: Should the Tenant vacate the premises or change signage, it will be the responsibility of the Tenant to remove the unneeded sign, fastening devices and related sign hardware, and satisfactorily repair and patch holes of their storefront sign area. It is the responsibility of the Tenant to keep the sign in good repair and working condition. If the Tenant fails to fulfill this responsibility, the property owner shall be required to bring the sign and/or building into compliance or risk City enforcement action.

MULTI-TENANT FREESTANDING MONUMENT SIGNS

Landlord shall have the discretion to assign tenant sign space on the approved freestanding signs, according to the approved sign program. Lettering shall be proportional to the sign face.

- Multi-tenant Sign A shall not exceed 6 feet in height, measured from the existing grade of the property, and have no more than 24 square feet in sign area.
- Multi-tenant Sign C shall not exceed 20 feet in height, measured from the existing grade of the property, and have no more than 200 square feet in sign area.
- Multi-tenant signs shall be separated by no less than 50 feet, from adjacent signs on adjacent parcels.

TENANT WALL SIGNS

Each Tenant is allowed (1) storefront ID sign above their storefront on each side of its space (Sunrise and Zinfandel- total 2). However, specific with secondary entrances or secondary building elevations may incorporate one (1) additional identification sign per elevation, subject to Landlords approval

The size of each Tenant's sign is based on the following criteria:

- Two (2.0) square feet per linear foot of Tenant's store frontage.
- The maximum width of any tenant's storefront sign may not exceed seventy-five (75%) percent of the tenants leased storefront.
- Signs may identify the business name and a generic word description of the service.

Note: Tenant with building elevations facing multiple exposures such as the end caps, a parking lot or street, may incorporate one (1) additional sign per elevation. (Maximum sign height: 2' - 0") as long as the cumulative area does not exceed the maximum area allowed.

For all Tenants:

- (1) Tenants may be allowed an extra 50% of sign height and 15% of sign area to allow enhancements to graphics and/or architectural balance. However, this option is at the discretion of the Landlord and requires approval of the City Planning Director prior to sign permit approval.
- (2) All signs shall be measured for area by drawing a shape (rectangular or other) around each element of the individual signs. For example, measure the area of letters and area of icon and/or logo separately. The sign height shall be the total height of all letter and graphics combined.
- (3) Double stacking of letters is permitted, if the total sign height limit is not exceeded. Adjacent text and graphics shall be considered one (1) sign for height measurement purposes.

SIGN STYLES

There are many acceptable sign treatments, however a Mixed Media * three-dimensional approach combining several different fabrication and lighting techniques is preferred. Tenants are strongly encouraged to consider the specific architectural style of their facade, the overall concept of the project, the scale of the proposed sign and the critical viewing angles and sight

lines when designing appropriate graphics and signs for the storefront. Note that specific locations and surrounding architectural treatments can limit the maximum sign height and length, which may differ from the general guidelines proposed above. The Landlord reserves the right to approve or reject any proposed sign on the basis of the size and placement.

Note: Mixed Media signs are subjected to the height and area limitations defined in the previous section.

Acceptable sign styles may include:

1. Creative use of standard illuminated channel letters
2. Front and halo illuminated channel letters.
3. Mixed media/dimensional signs using images, icons, logos, etc.
4. Mixed media, 3-dimensional signs painted gold, silver or copper leaf.
5. Halo illuminated letters, 3" deep minimum.
6. Dimensional geometric shapes.
7. Exposed neon if used as an accent, subject to approval by the Landlord and Planning Director.

* **Mixed Media** signs are signs employing two or more illumination and fabrication methods.

For example: Halo lit reverse channel letters with exposed neon accents.

Also, although simple rectangular cabinet signs are not allowed, mixed media signs may be composed of elements, one of which may be a panel or cabinet. However, the panel / cabinet sign should not exceed 50% of the total a sign area.

With the Landlord approval, complex shaped (i.e. Polyhedron) sign cabinets which is part of a national logo, may be used alone if they incorporate dimensional elements such as push-through letters.

TYPE STYLES & LOGOS

The use of logos and distinctive type styles is encouraged for all Tenants signs. Sign lettering may be combined with other graphics and or dimensional elements denoting the type of business. The tenant may adapt established styles, logos and/or images that are in use on similar buildings operated by the tenant in California, provided that these images are architecturally compatible and approved by the Landlord. The typeface may be arranged in one (1) or two (2) lines of copy and may consist of upper and/or lower case letters. The Tenant should identify trademark protected type and marks in their sign submission to assist the Landlord in the review process.

LIGHTING

Tenant signs should be creatively illuminated using a variety of lighting techniques. One or more of the following are allowed:

1. Neon or fluorescent contained in letters and panel cabinets
2. Light Emitting Diodes (LED's)
3. Cove Lighting (Indirect Illumination)
4. Exposed neon accents

If it is determined by Landlord at any time that the primary lighting of Tenants wall sign or blade sign is too intense, the Landlord may require at Tenants expense to install a dimmer switch.

COLORS

The following guidelines are for selecting colors of Tenants signing. The project and the individual building facade will consist of a variety of colors and materials.

- Signs may incorporate **regionally** and **nationally** recognized logo colors.
- Sign colors should be selected to provide sufficient contrast against building background colors.
- Sign colors should be compatible with and complement building background colors.
- Sign colors should provide variety, sophistication and excitement.
- Color of letter returns shall be a contrasting color to the face of the letter.
- Neon accent colors should complement related signing elements.
- Bright colors such as "Hot Pink" will not be allowed, unless part of a trade mark logo.

APPROVAL PROCESS (Landlord / Property Manager)

The Landlord will review and approve Tenant sign submissions and insure their conformance to the project's overall SIGN CRITERIA.

At least thirty (30) days prior to the Landlords' scheduled delivery of the premises; Tenant shall provide the following information to the Landlord for review.

Note: This information is separate from sign approval submission and store design and drawing submissions, and will be used to begin the sign design process.

- Store Name;
- Store Logo (in color with colors identified);
- Store interior materials, colors and finishes.

Allowing reasonable time for Landlord's review and Tenant's revision of submission in advance of sign fabrication, tenant shall submit for Landlord's approval, three (3) sets of complete and fully dimensioned shop drawings of the Tenants sign to the Landlord's Tenant coordinator.

Shop drawings shall include at least the following: Tenants entire building facade elevation, showing the proposed sign, in color drawing to scale of 1/4" - 1'-0"

Storefront (partial building) elevation showing the location, size, color, construction and installation details of the Tenants proposed sign. Typical "section-through" letter and/or sign panel showing the dimensioned projection of the letter or panel face and the illumination method.

Color and material samples together with a photograph (if possible) of a similar installation. Within thirty (30) days of receipt of the sign submission, the Landlord will approve, as noted, or disapprove with comments the Tenants sign design. Tenant must respond to the Landlords comments and re-submit within fourteen calendar days, and repeat this process until all sign design; fabrication and installation issues are resolved to the Landlord's satisfaction.

APPROVAL PROCESS (City)

The Tenant shall receive Landlord approval prior to applying for approval of a Sign Permit with the City of Rancho Cordova. Approved plans shall be stamped approved by the City prior to fabrication and installation of any sign(s).

HELEN HILLS LP
P. O. BOX 3549
MANHATTAN BEACH, CA 90266
Tel (310) 760-0511
Cell (310) 505-7170
Fax (310) 760-0516

August 26, 2008

Bill Campbell
Principal Planner
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

Re: 1941-1967 Zinfandel Drive, Rancho Cordova (Subject Property)

Dear Mr. Campbell,

Pursuant to Section 335-33, please see the justifications set forth below in support for our request for a Conditional Use Permit for oversized monument signs on Sunrise Boulevard and an enhanced building sign allowance (2:1). With respect to the two proposed monument signs on Sunrise, 1 of them will be replacing an existing sign that currently higher than the one proposed, and in desperate need of updating.

**Justification for Request for C.U.P. for Oversize Monument Signs and
Enhancement of Building Sign Allowance**

(a) Architecturally Compatible with Structure: We have requested approvals to update the existing building and add two additional buildings on the Subject Property that will architecturally match one another. Those architectural drawings are included in the application. The monument signs were professionally designed by Pacific Neon to visually match the proposed improvements. The material used on the sign is similar in appearance to stucco, the material used for the proposed improvements. In fact, if we make the improvements to the existing building, and leave the existing monument sign, they will not be architecturally compatible at all.

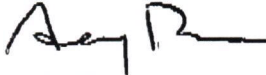
(b) Conditions/Location of the Building Justify Proposed CUP: Generally, the location of the property is such that the existing sign provisions pursuant to the Special Sign Corridor would not be effective. Cars traveling South on Sunrise Boulevard are traveling extremely fast as they approach the freeway on ramp or travel over the freeway. Additionally, the entrance to the property is in front of Denny's, which is before one reaches the Subject Property. In short, when cars are traveling South, because of the speeds, and because the Special Sign Corridor requires the monument signs and building signage to be smaller, the passengers in the cars are unlikely to see the smaller tenant signs prior to passing the curb cut. With respect to vehicles traveling North on Sunrise Boulevard, there is a similar problem with the speed of the vehicles. Additionally, the extreme width of Sunrise Boulevard contributes to the difficulty in reading the tenant signs while passing the Subject Property. It should be noted additionally, that there is an existing 20 foot high monument sign for the Subject Property that is in desperate need of being updated and modernized.

- 1) Proportional in Scale with Building: The existing building has nine tenants. In addition, the Luau Garden building has rights to use part of our Monument. The monument sign we are requesting is smaller in size and square footage than would be allowed if the Special Sign Corridor were not in place. Additionally, the enhancement of the building sign allowance would be aesthetically pleasing as shown in the renderings from Pacific Neon.
- 2) Compatible in Design: The design, color and material of the monument signs were designed to match the proposed new architecture. The material used on the sign is similar in appearance to stucco, the material used for the proposed improvements.
- 3) No Special Privilege: The adjoining uses, the California Family Fitness, Denny's, and McDonalds, have similar, if not bigger signage than that requested herein. California Family Fitness has building signage that is far greater than the 2:1 requested herein. Also, the monument signs for Denny's and McDonalds are larger than allowed under the Special Sign Corridor and appear to be larger than the ones proposed herein.
- 4) Will not Block Existing Buildings and Signs: The location of the signs will be on the Subject Property and will not block the visibility of the new or existing buildings. The property is very wide and blocking visibility to the building on the Subject Property or any adjoining properties will not be a problem.
- 5) Are Unobtrusive: The proposed signs have been designed in good taste to match the proposed improvements and will be a vast improvement over the existing sign on the Subject Property.

- 6) In Keeping with Intent of Sign Regulations: The signs have been designed in a way to be in good taste and in keeping with the overall enhancement of the Subject Property.
- 7) Do not Exceed Height and Size for Signs not within Special Sign Corridor: The proposed signs do not exceed the height and size entitlement for signs located on parcels in the same zone which are not within the Special Sign Corridor.

Please include this letter in our application for the proposed entitlements. It is my understanding that the application will go before the planning commission on September 11, 2008. If you need anything else or have any questions, please do not hesitate to contact me.

Sincerely,



Andy Byrne

MEMORANDUM



DATE: November 3, 2008

TO: Honorable Mayor and Council Members

FROM: Donna Silva, Finance Director

SUBJECT: **A RESOLUTION OF THE CITY COUNCIL APPROVING A REVENUE BOND FINANCING TO BE ISSUED BY THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY TO BENEFIT ALLIED WASTE NORTH AMERICA, INC.**

RECOMMENDATION

Conduct the public TEFRA (Tax Equity and Fiscal Responsibility Act of 1982) hearing. After taking public comment, close the public hearing and approve the project and the bonds by adopting Resolution No. 124-2008.

RESULT OF RECOMMENDED ACTION

Approving the tax-exempt financing will assist the local service provider to improve the equipment for the existing facilities. The California Municipal Finance Authority (CMFA) and Allied Waste North America, Inc. will be able to proceed with tax-exempt bond financing of the project. If Council declines to adopt the resolution, Allied Waste North America, Inc. will need to seek other financing at higher interest rates.

BACKGROUND

Reasons for the Hearing and the Resolution

Under federal tax law, Allied Waste North America, Inc. cannot obtain tax-exempt financing for the project unless the City Council, as the elected governing body of the City, holds a public hearing and approves the project and the bonds. The City Council held a public TEFRA hearing and passed a resolution on February 20, 2007 approving the same financing. Unfortunately a TEFRA hearing is only valid, per federal tax code, for one year thereby requiring another hearing. In addition, the CMFA cannot assist in the financing of a project without the approval of the local jurisdiction. Holding the hearing and adopting the resolution will allow CMFA and Allied Waste North America, Inc. to proceed with the financing phase of this project. The bonds will be part of a plan of finance, which may occur over a period of multiple years.

The Project

Allied Waste Services of Sacramento, an affiliate of Allied Waste of North America, Inc. operates as a non-hazardous solid waste management company and provides solid waste and recycling services in the City of Rancho Cordova.

Proceeds from the issuance of the bonds will be used to finance currently permitted and approved improvements to the existing collection (hauling) facility, including acquisition of solid waste disposal trucks, solid waste disposal containers and related equipment, all to be located at Allied Waste Services of Sacramento, 3326 Fitzgerald Road, Rancho Cordova.

The estimated expenditures consist of the following:

- Solid Waste Disposal Trucks: \$3,730,000
- Solid Waste Disposal Containers: \$5,370,000

The Proposed Bonds

The maximum principal amount of the bonds is \$250 million (no more than \$9,100,000 is intended to finance the cost of the improvements in Rancho Cordova), although Allied Waste North America, Inc. may decide to borrow a lower amount. The CMFA will issue the bonds and will loan the proceeds of the bonds to Allied Waste North America, Inc. to finance the project. Interest on the bonds will be exempt from federal income tax, which results in lower interest rates compared to other financing alternatives. The underwriter of the bonds will be Bank of America Securities LLC and Bank of America, N.A. will provide a Letter of Credit. The bonds are intended to be sold to Qualified Institutional Buyers.

In order for all or a portion of the bonds to qualify as tax-exempt bonds, a qualifying public agency, such as Rancho Cordova must conduct a public hearing (TEFRA Hearing), to provide the members of the community an opportunity to speak in favor of or against the use of tax-exempt bonds for the financing of the project. Since some of the facilities to be financed with the proceeds of the CMFA's debt are located within the jurisdiction of the City of Rancho Cordova, the City has been asked to conduct a TEFRA hearing and adopt a resolution (Attachment A) that approves the issuance of bonds by the CMFA for the benefit of Allied Waste. As previously stated, the City Council held a TEFRA hearing and passed a resolution on February 20, 2007 approving the same financing. A TEFRA hearing is only valid, per federal tax code, for one year, requiring another hearing. The public hearing is simply an opportunity for all interested persons to speak or to submit written comments concerning the proposal to issue the debt and the nature of the improvements to be financed; however, there is no formal obligation on the part of the borrower or the Council to respond to any specific comments made during the hearing or submitted in writing.

The bond financing does not create any direct fiscal impacts on the City. The bonds will not be an obligation of the City, and the City will not be obligated in any manner to pay off or guarantee the bonds or make any appropriation to pay off the bonds. The bonds will be repaid only from loan payments made by Allied Waste North America, Inc. to CMFA. If Allied Waste North America, Inc. defaults, the bond holders would look first to the Letter of Credit Bank, but have no recourse against the City. After adoption of this resolution, the CMFA along with the underwriter will handle the administration and structuring of the bond issue, and no further approvals or staff time are required from the City.

California Municipal Finance Authority

The CMFA is a joint powers agency that was originally created in 2004 by its original local government members to promote economic, cultural and community development through the financing of economic development and charitable activities. CMFA has over 80 local government members throughout California, including the Northern California cities of Oakland, Milpitas, Saratoga, Vallejo, Redding and Daly City, among others, and the Northern California counties of San Francisco, Alameda, Santa Cruz, Marin and Sacramento, among others. The City joined CMFA as a member in February 2007 (at the time the City granted the first approval for Allied Waste North America). There are no costs to membership.

ATTACHMENT

Resolution No. 124-2008

CITY OF RANCHO CORDOVA

RESOLUTION NO. 124-2008

**A RESOLUTION OF THE CITY COUNCIL
APPROVING A REVENUE BOND FINANCING TO BE ISSUED BY
THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY
TO BENEFIT ALLIED WASTE NORTH AMERICA, INC.**

WHEREAS, Allied Waste North America, Inc., Allied Waste Services of Sacramento, or an affiliate thereof (together, the "Company"), has requested that the California Municipal Finance Authority (the "Authority") adopt a plan of finance to issue bonds in one or more series in an aggregate principal amount not to exceed \$250,000,000 (the "Bonds") for the purpose of, among other things, financing, in an amount not expected to exceed \$9,100,000, the following projects (collectively, the "Projects") to be owned and/or operated by the Company in the City of Rancho Cordova (the "City"): improvements to the existing collection (hauling) facility, including (i) acquisition of solid waste disposal trucks and support vehicles, (ii) acquisition of solid waste disposal containers and related equipment, and (iii) acquisition of other equipment and assets necessary to support the foregoing improvements and place them into service, all to be located at Allied Waste Services of Sacramento, 3326 Fitzgerald Road, Rancho Cordova, California 95742 in the County of Sacramento, California (the "County"); and

WHEREAS, pursuant to Section 147(f) of the Internal Revenue Code of 1986 (the "Code"), and Section 4 of the Joint Exercise of Powers Agreement Relating to the California Municipal Finance Authority dated as of January 1, 2004 (the "Agreement"), the issuance of the Bonds by the Authority must be approved by the City; and

WHEREAS, the Authority has requested that the City Council of the City of Rancho Cordova (the "City") approve the plan of finance for the issuance of the Bonds by the Authority in order to satisfy such legal requirements; and

WHEREAS, pursuant to Section 147(f) of the Code and Section 6586.5 of the Government Code of the State of California, the City has, following notice duly given, held a public hearing regarding the Projects and the plan of finance for the issuance of the Bonds, and now desires to approve the Projects and the plan of finance for the issuance of the Bonds by the Authority.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA that the Council hereby approves, as follows:

Section 1. The City hereby approves the Projects and the plan of finance for the issuance of the Bonds by the Authority. It is the purpose and intent of the City that this Resolution constitute approval of the Projects and the plan of finance for the issuance of the Bonds for the purposes of (a) Section 147(f) of the Code by the applicable elected representative of the governmental unit having jurisdiction over the area in which the Projects are to be located, in accordance with said Section 147(f), and (b) Section 4 of the Agreement.

Section 2. The City finds that the actions authorized hereby regarding the financing of the Projects will result in demonstrable savings in effective interest rate, bond preparation, bond underwriting, or bond issuance costs to produce significant public benefits.

Section 3. The officers of the City are hereby authorized and directed, jointly and severally, to do any and all things and to execute and deliver any and all documents which they deem necessary or advisable in order to carry out, give effect to and comply with the terms and intent of this Resolution and the financing transaction approved hereby.

Section 4. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 3rd day of November, 2008 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Linda Budge, Mayor

ATTEST:

Mindy Cuppy, City Clerk

MEMORANDUM



DATE: November 3, 2008

TO: Honorable Mayor and Council Members

FROM: Reed Flory, Housing Services Administrator

SUBJECT: HOUSING ELEMENT UPDATE – SUBMITTAL TO STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

RECOMMENDATION

1) Direct Staff to submit the draft Housing Element update, dated September 29, 2008 as shown in **Attachment 1** with proposed amendments as shown in **Attachment 2** to the State Department of Housing and Community Development (HCD). The Housing Element includes, without modification, the existing Mixed Income Housing Policy (MIHP) language; or

2) Direct Staff to submit the draft Housing Element update, dated September 29, 2008 as shown in **Attachment 1**, to HCD, with the proposed amendments as shown in **Attachment 2**, along with the abbreviated MIHP language as shown in **Attachment 3** and the draft Affordable Housing Ordinance as shown in **Attachment 4**.

RESULT OF RECOMMENDED ACTION

Council endorsement will allow City staff to submit the draft Housing Element to HCD for their required review. Following Council endorsement, staff will require two to four weeks to complete final technical revisions and minor clarifications and will then transmit the draft Element to HCD.

Following the City's submittal, HCD is required to complete its review and provide comments on the draft Housing Element within 60 days. Based upon HCD's comments, staff may need to make revisions to the draft Element. Once issues identified by HCD have been resolved, the City will initiate its formal adoption of the draft Housing Element, including preparation and adoption of the environmental documentation. At this time, City staff anticipates beginning the formal hearing process for Housing Element adoption in late Spring of 2009.

If alternative "B" (which includes a draft Affordable Housing Ordinance) is selected, then an Ordinance will also be refined and processed for Public Hearing and adoption along with the Updated Draft Housing Element in late spring 2009. Action as recommended is intended to be consistent with the requirements of Government Code Section 65585.

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. Current State law requires that Rancho Cordova and other agencies within our region update their Housing Elements for the planning period 2006-2013. While the City has recently adopted its Housing Element, we are still required to complete this update process in order to address the current Regional Housing Needs Assessment (RHNA) allocation and to comply with recently adopted housing laws.

A major effort associated with this update has been to further refine the definition of the Mixed Income Housing Policy. Over the last 28 months, there have been more than a dozen workshops, study sessions and Council meetings involving the public, stakeholders, Planning Commissioners 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 Boulevard Specific Plan.

During its October 6th review, the Council received comments regarding various provisions of the draft Housing Element. Council members requested certain amendments and clarification to specific topics within the proposed Housing Element update. Proposed language amending the September 29th draft of the Housing Element is shown in **Attachment 2**. The subjects of the amended language are: LEED Standards, Accessibility Requirements and Executive Housing Options.

Mixed Income Housing Policy/Ordinance

In addition to the specific revisions in **Attachment 2**, noted above, the Mixed Income Housing Policy (MIHP) has been the subject of considerable discussion. During the October 6th meeting, staff received a request from at least one Council member to explore options for adopting an ordinance to formalize MIHP provisions and to remove those provisions from the General Plan Housing Element.

In response to the Council member's request, City staff, including the Economic Development Director, Planning Director and City Attorney, had an extended telephone conversation with senior HCD representatives to request how they would view moving the MIHP from the Housing Element and into a City ordinance. HCD senior staff said that the City cannot have an affordable housing ordinance without supporting provisions in its Housing Element.

HCD senior staff said the Housing Element must describe all strategies, policies and programs related to housing and therefore must include a general description of the Ordinance and its content, including the percentage of the affordable housing requirement. HCD staff also said that the Housing Element must analyze the potential constraints of affordable housing programs, including the percentage of affordable housing required.

Based upon the direction provided by HCD staff and City staff's review of Housing Element law (Government Code section 65583(a) (5)), the Housing Element must clearly describe the parameters of all affordable housing programs. While an affordable housing ordinance is a viable solution for describing affordable housing program details, the Housing Element itself must describe and analyze the affects of the program.

Nevertheless, in order to be responsive to the comments from the Council member regarding an affordable housing ordinance, staff prepared a draft affordable housing ordinance, and related text revisions for the Housing Element for discussion (**Attachment 4**). However, based upon the input from HCD, staff has not completely eliminated all of the language regarding affordable housing requirements from the Housing Element by transferring it to the draft Ordinance. Rather, staff has proposed to substantially abbreviate the MIHP language in the Housing Element while attempting to retain sufficient content to comply with HCD's requirements.

Specifically:

Policy H.1.6: Developers of new residential projects within the newly developing areas of the City (generally in the large, vacant areas southerly of the 50 freeway) shall prepare an Affordable Housing Plan (the Plan) for the project that the City Council determines will cause the production of affordable housing in an amount as specified in Chapter 22.400 - Affordable Housing of the Municipal Code of the City of Rancho Cordova. In no case shall such amount be less than 10% of the total residential housing units to be developed in the new project. Chapter 22.400 will also describe the percent of owner versus rental units required, the timing of approval of the Plan, performance schedule requirements, and alternative forms of performance. This policy requirement shall be referred to as the Mixed Income Housing Policy (MIHP).

The underlined text, above, reflects new language added since the previously circulated Stakeholder Memo dated October 23, 2008, posted on the City's website.

If the Council supports the recommendation in alternative B, which includes an affordable housing ordinance, staff requests that this action be an indication of support for the adoption of an affordable housing ordinance, substantially in the form of the attached draft ordinance (**Attachment 4**). It is not adoption or introduction of the ordinance at this time.

ATTACHMENTS

1. Draft Housing Element (Sept 29, 2008) including Appendix A Housing Needs Assessment
2. Summary of Recent Revisions
3. Amended MIHP (applicable only to alternative B)
4. Draft Affordable Housing Ordinance (applicable only to alternative B) including (**Exhibit A**) New Development Area Map



Housing Element for the General Plan

2008-2013

Redline Draft

~~May 27~~September 29, 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 strike-out.

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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 serviceserves 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, 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 (~~59.760.2~~ percent) and ~~108.6~~ percentage points lower than the national homeownership rate (~~6968.8~~ percent). Only ~~4424~~ 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 \$1,404~~189~~. A worker earning minimum wage (\$6.75 per hour) must work ~~426~~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 (~~345~~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 government 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				Total
	Very Low	Low	Moderate	Above Moderate	
Citrus Heights	30% <u>29.8%</u>	17% <u>17.6%</u>	7% <u>4%</u>	45 <u>8.6%</u>	973 <u>262</u>
Elk Grove	27% <u>30.0%</u>	11 <u>9.8%</u>	20% <u>18.1%</u>	35% <u>32.1%</u>	12,999 <u>11,314</u>
Folsom	27% <u>29.8%</u>	19% <u>21.3%</u>	22.5%	32% <u>26.4%</u>	6,315 <u>3,601</u>
Galt	23% <u>21.6%</u>	16% <u>10.45</u>	18% <u>14.7%</u>	43% <u>53.2%</u>	2,162 <u>635</u>
Rancho Cordova	20.3%<u>20.3%</u>	14%<u>15.3%</u>	18%<u>19.2%</u>	48%<u>45.2%</u>	2,811<u>10,395</u>
Isleton	4% <u>5.2%</u>	7% <u>14.3%</u>	26% <u>14.3%</u>	63% <u>66.2%</u>	90 <u>77</u>
Sacramento	5% <u>14.0%</u>	14.6%	22 <u>0.4%</u>	57% <u>50.9%</u>	19,313 <u>17,649</u>
Unincorporated County	26% <u>22.0%</u>	18% <u>15.1%</u>	17.8%	38% <u>45.1%</u>	19,465 <u>15,230</u>
Sacramento County Total	19% <u>21.3%</u>	17% <u>16.2%</u>	21 <u>9.1%</u>	43.4%	64,128 <u>59,093</u>

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	559 2,107	20 ⁴ 0	539 2,107	372 ¹ 404	(21) 472
Low Low	407 1,595	70 ⁴ 0	337 1,595		
Moderate	506 1,991	225 ² 203	281 1,788	1,793 ² 1,019	(5) —
Above Moderate	1,339 4,702	2,473 ¹ 1,024	-3,678	—	—
Total	2,811 10,395	2,788 1,227	1,157 9,168		472 ⁺

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

⁴Rancho 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.

²Twenty-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.

¹This number is based on the total amount of vacant land within the RD-10 zoning designation.

⁴¹Action 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. This requirement will add to the land available to meet the needs of housing for lower-income households, to meet the remaining housing need.

²This number is based on the total amount of vacant land within the RD-10 zoning designation.

Based on the state allocation needs, the City of Rancho Cordova will need to demonstrate the capacity, based on appropriately zoned land, to accommodate 5392,107 housing units affordable to very low-income households and 3371,595 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 any additional 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. Of the 2,107 very low-income units, it is presumed that 50% (1,054 units) will be needed for extremely low-income households.

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 ~~22.1~~248.74 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.

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.

In addition to the City's vacant land area, the adopted Folsom Boulevard Specific Plan (FBSP) development strategy will focus efforts on the promotion of new infill development, redevelopment of underutilized properties and the revitalization of existing development along the Folsom Boulevard corridor. Based on a market feasibility study conducted as part of the creation of the FBSP, new development will need to be high density. The market study identifies the need for the construction of several thousand single-family and multi-family housing units in the FBSP area. The realistic

development potential of an additional 5,255 units is based on a percentage of maximum development capacity rather than assuming all property develops at a maximum capacity.

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 housing needs of our 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 ~~to 180,986~~to 176,755.

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 Solutions¹, 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

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.

~~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 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 3,337 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~~ \$13,250 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 further to \$281,000 by March 2008². Developers building homes within the next year plan to offer single-family units with prices starting in the ~~low to middle \$300,000's~~ low \$300,000's and ranging up to the high \$800,000s. Townhouses in the area, most of 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~~ \$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

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

¹ Sacramento Bee, Homes Sold, March 2008. \$281,000 was the median sales price on a 3 bedroom home.

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 – ~~deleted (see Policies H.1.6 and H.1.7 and related Actions)– 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.~~

~~Funding Source: General Fund~~

~~Responsible Party: Housing Department~~

~~Time Frame: The specific requirements for the program and the incentives to be offered will be 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.~~

- 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 2007December 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, sites 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 20062008. Incentives will be developed by January 20072009 and promoted as funding becomes available.

Policy H.1.6: Developers of new residential projects within the newly developing areas of the City (generally in the large, vacant areas southerly of the 50 freeway) shall prepare an Affordable Housing Plan (the 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.

Action H.1.6.1 – Residential units produced in satisfaction of the ten percent requirement as specified in the Plan approved by the City shall be affordable to households with incomes at or between 50% and 120% of area median income (AMI) as defined in California Health and Safety Code 50079.5 and as annually published by the State of California.

Action H.1.6.2 - The split between affordable ownership and rental unit production shall be determined by the City based on needs, market conditions and other relevant factors and shall be addressed within the Plan of each individual project.

Action H.1.6.3 - 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. (MIHP implementation detail (i.e. underwriting criteria, regulatory agreement requirements, loan security, etc.) will be described in guidelines, separate from the General Plan. Staff will return to the City Council with recommendations as to the codification (ordinance, resolution, policy) of the MIHP.)

Action H.1.6.4 – For projects proposing to satisfy affordable housing obligations through construction or renovation of dwellings, such 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 Plan, with the expectation that the City will pursue construction of affordable units generally concurrent with construction of project market rate housing.

Policy H.1.7: To ensure the production and preservation of housing affordable to the city's workforce, no productive, reasonable program or incentive option will be excluded from consideration.

Action H.1.7.1 - Program options may include but are not limited to the following:

- Actual production (on-site or off-site) of affordable units (including ownership and rental opportunities in the form of corner units, half-plexes, duplexes, cottages, creative alternative housing products etc), (Please refer to Goal H.4 for additional discussion of City promotion of housing diversity),
- Land dedication (on-site and off-site),
- Rehabilitation of existing residential structures,
- Payment of in-lieu fees, and
- Rehabilitation of existing residential structures

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 and the efforts of its non-profit partners 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 percent of area median income.

Action H.1.7.3 - 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 and Federal Housing programs, and the City/Agency programs such as its non-residential linkage fee and the Redevelopment Agency's Low and Moderate Income Housing fund.

Action H.1.7.4 – The City will grant incentives including density bonuses and fee waivers or deferrals (as reasonably available) as further described in Goal H.7.to developers of affordable housing.

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 identify 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.

Cross reference:
LU.5.3

- 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.

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- 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.

- 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 ~~beginningbeing~~ 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 ~~beginningbeing~~ 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 strategy 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 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.
- 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, including single-room occupancy and supportive housing 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 through 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.

Action H.4.4.5 – Amend the Zoning Code to allow transitional housing and supportive housing (as defined in the Health and Safety Code) as a proposed residential use without the requirement of a conditional use permit and subject to the same restrictions that apply to other residential uses of the same type in the same zone.

	Funding Source:	General Fund
	Responsible Party:	Planning Department
	Time Frame:	Will be addressed as part of the comprehensive Zoning Code update in 2008.

Action 4.4.6 – Amend the Zoning Code to identify zone(s) where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit.

	Funding Source:	General Fund
	Responsible Party:	Planning Department

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

Action H.4.4.7 - The City will work with housing providers to encourage the development of supportive housing for special needs populations and SRO units for special needs and/or extremely low-income households.

Funding Source: CDBG, Low/Mod fund, Very low-income fund, HOME, and other federal and state programs as funding becomes available.

Responsible Party: Housing Division

Timeframe: Ongoing.

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: AmendWill be addressed as part of the comprehensive Zoning Code parking standards by December 2007.update in 2008 and the Folsom Boulevard 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: OngoingImplemented 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
 - ☐ Time Frame: ~~The City will establish a homebuyer assistance program by January 2007~~Ongoing.

Agency

Cross reference:
UD.3.1

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

Cross reference: NR.7.1

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 20072009.

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-xxx new units, assist with the rehabilitation of 26-xx units, preserve 99-xx units, and convert 46-xx market-rate rental units to affordable homeownership units between 2005-2006 and 20072013.

TABLE H-3
QUANTIFIED OBJECTIVES

Action Item	Extremely Low-Income	Very Low-Income	Low-Income	Moderate-Income	Total
New Construction					
Policy H.1.1.3 (Mixed-Income Housing)		<u>224--</u>	<u>22470</u>	<u>224500</u>	<u>663570</u>
Policy H.4.1 (Sustainable Neighborhoods)		--	<u>40--</u>	--	<u>40--</u>
Policy H.5.1 (First-Time Homebuyer) ¹		--	<u>45</u>	<u>20</u>	<u>625</u>
Policy H.7.4 (VLHTF)		<u>210</u>	-	-	<u>210</u>
Policy H.7.5 (Housing Set-Aside <u>Low/Mod</u> Funds) ¹		<u>4020</u>	<u>510</u>	<u>510</u>	<u>2040</u>
Subtotal		<u>233 30</u>	<u>24085</u>	<u>228530</u>	<u>704645</u>

Action Item	Extremely Low-Income	Very Low-Income	Low-Income	Moderate-Income	Total
Rehabilitation					
Policy H.2.2.1 (Rehabilitation)		44 ¹ 40	44 ² 50	-10	22100
Policy H.2.3.2.1 (Barrier Removal)		210	210	--	420
Subtotal		4350	4360	-10	26120 ²
Preservation					
H.2.7		99	--	99	
Subtotal		99	--	99	
Conversion of Existing Market-Rate Housing to Affordable and/or Homeownership					
Policy H.5.1 (First-Time Homebuyer)		--	405	65	4610
Policy H.5.2 (Multifamily Conversion)		10	10	10	30
Subtotal		10	2015	1615	4640
Total		628	281	909	

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 ~~undeservedunderserved~~ 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 shapegather 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. BIA2007 – 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 proposal for the revised Mixed Income Housing Policy (MIHP) and obtain feedback from the housing community. In addition to the MIHP, the housing for Special Needs populations and available resources were also discussed.~~

Surveys

~~General Plan Survey.~~

- ~~• A General PlanHousing 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.~~
- ~~• 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 (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.~~

- ~~• 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.~~

~~June 2008 – City Council meeting. Discussion of the MIHP, including public comment on the proposed revised Policy and Action items.~~

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~~
- ~~Hodgson Company~~
- ~~North State Building Industry Association~~
- ~~Beazer Homes~~
- ~~Mercy Housing~~
- ~~St. Anton Properties~~
- ~~Sacramento Self Help Housing~~
- ~~Resources for Independent Living (RIL)~~
- ~~AKT Development Corporation~~
- ~~Lennar Homes~~
- ~~Sacramento Central Labor Council~~
- ~~Legal Services of Northern California~~
- ~~USA Properties~~
- ~~Rancho Cordova Chamber of Commerce~~
- ~~Community Housing Opportunities Corporation (CHOC)~~

~~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)

Public Comments

Due to the short period of time that has elapsed since the adoption of the City's housing element in 2006, relatively few changes have been proposed to the housing element update. The primary focus of outreach efforts, stakeholder meetings and workshops has revolved around the clarification of the former Action H.1.1.3 and the formation of a Mixed Income Housing Policy ("MIHP") (Now Policy H.1.6 and H.1.7 and related Actions) also known as an inclusionary housing policy. Therefore, this is the area in which the most comments have been received.

Comments were received from the for-profit building industry, non-profit housing developers, special needs and community interest groups and individuals and have been divided on both sides of the issue. Generally, the for-profit developers and some members of the community are opposed to any specific mandates for requiring the production of housing affordable to lower-income households in the newly developing neighborhoods, while the non-profit groups and special needs interest groups and other members of the community support a mandatory inclusionary policy.

After lengthy discussions and much input from stakeholders and members of the community, City leaders have determined that a failure to provide a wide range of housing options in the newly developing areas of Rancho Cordova would result in a community divided by income levels that would, in effect, create two cities; one old and one new. The Mixed Income Housing Policy is a tool to help ensure the production of a wide range of housing choices in the newly developing areas and will provide persons of all income levels access to new schools, shopping and jobs as well as community services. In order to ensure that the development of affordable housing remains feasible, and to encourage and facilitate the production of affordable housing, the City is committed to the Policies and Actions that support the MIHP, including a wide variety of incentives and resources for developers of affordable housing.

In addition to comments received in response to the MIHP there were numerous comments that generally supported reinvestment in the existing neighborhoods including rehabilitation of existing housing, programs to eliminate blight, educate landlords of rental properties, and increase homeownership. The City will continue the existing Programs which address these needs.

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. . The following table contains a review of programs for which quantified objectives were stated in the previous element. For a complete list of the status of all non-quantified programs of the housing element, see Appendix B of the 2007 General Plan Annual Report.

<u>Policy/Program</u>	<u>Objective (quantified/ qualified)</u>	<u>Result</u>	<u>Evaluation</u>	<u>Continue/Modify/ Delete</u>
<u>Action H.1.1.3</u> <u>Action H.1.1.4</u> <u>(Mixed Income</u> <u>Housing)</u>	<u>Create 221 units</u> <u>for very low-</u> <u>income</u> <u>households, 221</u> <u>units for low-</u> <u>income households</u> <u>and 221 units for</u> <u>moderate income</u> <u>households.</u>	<u>20 units for</u> <u>low-income,</u> <u>203 units</u> <u>for</u> <u>moderate</u> <u>income</u> <u>households</u> <u>have been</u> <u>built.</u>	<u>Somewhat</u> <u>successful.</u> <u>No new units</u> <u>have been</u> <u>entitled since the</u> <u>City's Housing</u> <u>Element was</u> <u>Certified. All</u> <u>new</u> <u>development is</u> <u>required to</u> <u>satisfy the City's</u> <u>Mixed Income</u> <u>Housing Policy.</u>	<u>Modify. The</u> <u>City's Mixed</u> <u>Income Housing</u> <u>Program policy</u> <u>will be finalized</u> <u>and implemented</u> <u>in 2008.</u> <u>City Staff has been</u> <u>authorized to</u> <u>evaluate the</u> <u>formation of a</u> <u>multiple-function</u> <u>Housing Trust.</u>
<u>Policy H.4.1.</u> <u>(Sustainable</u> <u>Neighborhoods)</u>	<u>Create 10 units for</u> <u>low-income</u> <u>households.</u>	<u>No units</u> <u>completed.</u>	<u>Not successful.</u>	<u>Continue. City</u> <u>will continue to</u> <u>pursue funding for</u> <u>low- and</u> <u>moderate-income</u> <u>home buyers.</u>
<u>Action H.5.1</u> <u>(First-time</u> <u>Homebuyer – new</u> <u>construction)</u>	<u>Create</u> <u>homeownership</u> <u>opportunities for 4</u> <u>low-income and 2</u> <u>moderate income</u> <u>households.</u>	<u>No units</u> <u>completed.</u> <u>Currently in</u> <u>negotiations</u> <u>with non-</u> <u>profit</u> <u>developer to</u> <u>develop up</u> <u>to 4 units</u> <u>for low-</u> <u>income</u> <u>households</u>	<u>Somewhat</u> <u>successful.</u>	<u>Continue. City</u> <u>will continue to</u> <u>pursue funding for</u> <u>low- and</u> <u>moderate-income</u> <u>home buyers.</u>
<u>Action H.7.4</u> <u>(VLIHTF)</u>	<u>Utilize the Very</u> <u>Low Income</u> <u>Housing Trust</u> <u>Fund (VLIHTF) to</u> <u>create 2 units of</u> <u>housing of very</u> <u>low-income</u> <u>households.</u>	<u>No units</u> <u>completed.</u> <u>Negotiation</u> <u>in process</u> <u>for</u> <u>developmen</u> <u>t of very</u> <u>low-income</u> <u>units on two</u> <u>separate</u>	<u>Somewhat</u> <u>successful.</u>	<u>Modify. Update</u> <u>the City's VLIHTF</u> <u>fees to generate</u> <u>funding for very-</u> <u>low income</u> <u>housing.</u>

		<u>sites.</u>		
<u>Action H.7.4.5 (RDA Housing Set-Aside Funds)</u>	<u>Utilize the Housing Set-Aside funds to create units for 10 very low-, 5 low-, and 5 moderate income households.</u>	<u>No units completed. Negotiation s in process for developmen t of very low-income housing.</u>	<u>Somewhat successful. Source of funding becoming available in FY 08-09.</u>	<u>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.</u>
<u>Action H.2.2 (Rehabilitation)</u>	<u>Provide funding for the rehabilitation of 11 units for very low- , and 11 units for low-income households.</u>	<u>146 units rehabilitated , including 24 units very low- income and 112 units low-income.</u>	<u>Successful Exceeded expectations</u>	<u>Continue. City will continue to pursue funding sources for rehabilitation of units for very low- , and low-income households.</u>
<u>Action H.2.2 (Barrier removal)</u>	<u>Provide funding for emergency repairs, including accessibility barrier removal, for 2 very low- and 2 low-income senior and disabled households.</u>	<u>Four units improved for elderly and/or disabled households.</u>	<u>Successful</u>	<u>Continue. Funding provided through the CDBG program.</u>
<u>Action H.2.7 (Preservation)</u>	<u>Preserve 99 rental units for very low- income households.</u>	<u>34 units preserved</u>	<u>Somewhat successful</u>	<u>Continue.</u>
<u>Action H.5.1 (First-time Homebuyer - conversion)</u>	<u>Implement homebuyer assistance programs resulting in 10 units for low- , and 6 units for moderate-income households.</u>	<u>No units assisted</u>	<u>Not Successful</u>	<u>Continue. City will continue to pursue funding sources to assist low- and moderate-income households purchase homes.</u>
<u>Action H.5.2 (Multifamily Conversion)</u>	<u>Conversion of rental units to for- sale ownership</u>	<u>No units converted.</u>	<u>Not successful</u>	<u>Modify. The City will adopt a Condo Conversion</u>

	<u>units, resulting in 10 units for very low-, 10 units for low-, and 10 units for moderate-income households.</u>			<u>Ordinance as part of the Zoning Code update in 2008.</u>
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Appendix

Draft Housing Element
Needs Assessment

Redline Draft
September 29, 2008

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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 Solutions¹, in 2007 there were approximately 56,000 jobs, within a four-mile radius of Rancho Cordova's city center. This number accounts for around ~~429~~ 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 (~~44~~18,000 jobs), financial (~~43~~9,000 jobs), wholesale and retail trade (~~41~~13,000 jobs), construction (~~97~~,000 jobs), and manufacturing (~~64~~,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

¹ www.RanchoCordovaProspector.com

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~~ 1425 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 OPPORTUNITIES

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 ¹ 1991	51,322	1,041,219	29,758,213
2000 ² 2002	53,605	1,223,499	33,871,648
2004 ³ 2043	57,527	1,346,205	36,271,091
2009 ⁴ 2094	61,848	N/A	N/A

Source: ¹1990 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

Source: Census 2000. Summary File 1 presents counts and collected from all people and housing units.

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%

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 a 105 percent increase in households are expected to occur.

TABLE A-4
CITY OF RANCHO CORDOVA GROWTH PROJECTIONS

	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.

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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 Individuals > 65 years old	3,929	20%	96,579	21%	2,570,170	20%

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

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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). It is estimated, based on data available from the 2000 Census, approximately 3,155 households have incomes below the poverty level and are considered extremely low-income.

HCD has defined the following income categories for Sacramento County, based on the median income for a household of four persons.

- Extremely low-income: 0 to 30 percent of median income (\$0 to \$21,300)
- Very low-income: 31 to 50 percent of median income (~~\$21,301~~to \$32,050)
- Low-income: 51 to 80 percent of median income (~~\$32,051~~to \$51,300)
- Moderate-income: 81 to 120 percent of median income (~~\$51,301~~\$56,801 to \$76,900)
- Above moderate-income: Above 120 percent ~~or more~~ of median income (~~\$76,901~~\$85,201 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				
	Extremely Low	Very Low	Low	Median	Moderate
1-Person	\$14,900	\$24,850	\$39,750	\$49,700	\$59,600
2-Person	\$17,050	\$28,400	\$45,450	\$56,800	\$68,200
3-Person	\$19,150	\$31,950	\$51,100	\$63,900	\$76,700
4-Person	\$21,300	\$35,500	\$56,800	\$71,000	\$85,200
5-Person	\$23,000	\$38,350	\$61,350	\$76,700	\$92,000
6-Person	\$24,700	\$41,200	\$65,900	\$82,400	\$98,800
7-Person	\$26,400	\$44,000	\$70,450	\$88,000	\$105,600
8-Person	\$28,100	\$46,850	\$75,000	\$93,700	\$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

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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 Income		\$40,989	\$43,816	\$47,493

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.

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 2007⁴. 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 <u>\$9,444</u>	Two Adults, One Child	\$15,205 <u>\$16,689</u>
Single Person Under 65	\$9,827 <u>\$10,787</u>	One Adult, Three Children	\$19,223 <u>\$21,100</u>
Two Persons 65+	\$11,418 <u>\$12,533</u>	Two Adults, Two Children	\$19,157 <u>\$21,027</u>
Two Persons Under 65	\$12,649 <u>\$13,884</u>	One Adult, Four Children	\$22,199 <u>\$24,366</u>
One Adult, Two	\$15,219 <u>\$16,705</u>	Two Adults, Three	\$22,543 <u>\$24,744</u>

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Children	Children
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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		
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%	14%	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%	11%	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](#), [Aerjet](#), and [Cedar Valley Concrete Systems](#) [Vision Service Plan](#) are the City's largest private-sector employers.

According to Applied [Development Economics](#)² [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 429 percent of Sacramento County's total employment. The City's most concentrated major industries are professional and business services (4418,000 jobs), financial (439,000 jobs), wholesale and retail trade (4413,000 jobs), construction (97,000 jobs) and manufacturing (64,000 jobs). These industries represent 7891 percent of all city employment. This strong city employment base leads to a jobs-housing balance of approximately 2:1³, meaning there are threetwo job opportunities in Rancho Cordova for every household, a benefit other communities envy.

TABLE A-12
LARGEST EMPLOYERS IN THE CITY OF RANCHO CORDOVA

75-99 Employees	
California Family Health, Inc.	Brown & Caldwell
Woodmark Products, Inc.	Medinitatives
M.H.W. Home Improvements	C.C. Myers, Inc.
Western Contract Business & Home Interiors	Moss Adams LLP
U.S. Post Office	Indy Mac Bank
Spec West, Inc.	
100-299 Employees	
Acordia of CA Insurance Services, Inc.	Ampac Fine Chemicals
Guardsmark, Inc.	Nevada Republic Electric
Aerjet Fine Chemicals	Automotive Importing Manufacturing
Home Depot	Pearson Schools

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.

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Inc	
Automotive Importing Manufacturing, Inc.	California Dept. of Social Services
Kaiser Permanente	Progressive Insurance
Beek's Furniture	Cordova Recreation and Park District
Karsten Homes	Target
Bel-Air Markets	Deloitte Consulting
Maximus, Inc.	Toliver Plastering
BFI Waste	Fireman's Fund Insurance
Marriott	Tri Tool
G.C. Myers, Inc.	Kaiser Permanente
McKesson Corporation	Urata & Sons Cement
Casa Coloma Health Care	Liberty Reverse Mortgage
Old Spaghetti Factory	Verizon Wireless
Claims Management	Maximus, Inc.
Reserve America	Wachovia
Cordova Recreation and Park District	McKesson Corporation
School Innovations and Advocacy	Walmart
Costco Wholesale	Mercury Insurance
Sutter Health @ Work	Wells Fargo Insurance Services
Encompass Insurance	NEC
Target	Zurich Insurance
Franklin Templeton Group	
300+ Employees	
Aerojet/GenCorp	Health Net
Agilent Technologies	Bank of America
Mercy Health Care	Motion Control Engineering
Catholic Health Care	Healthcare West/Mercy
Motion Control Engineering	Pacific Coast Building Products
Cedar Valley Concrete	Pacific Coast Building Products
State of California	
Delta Dental	Sunworld Landscape
Sprint Communications	
Electronic Data Systems Corp.	Volcano Therapeutics, Inc.
E*TRADE Securities	Franklin 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

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EMPLOYMENT (2005)

Occupation	Employment Estimates	Mean Annual Wage	25 th Percentile Annual Wage ¹	75 th Percentile Annual Wage ¹
Carpenter	9,470 2,990	\$52,051 45,377	\$33,041 40,220	\$56,211 62,233
Hotel/Food Service Manager	1,260 1,840	\$44,542 47,485	\$31,223 37,860	\$53,246 53,248
Computer Support Specialist	2,870 3,610	\$45,148 53,099	\$33,682 38,334	\$54,350 64,700
Preschool Teacher	2,890 2,720	\$23,018 25,124	\$18,093 20,321	\$25,492 30,413
Librarians	570	\$54,864 60,934	\$43,692 46,520	\$65,785 79,622
Travel Agent	340 500	\$27,850 32,147	\$21,008 21,600	\$34,140 38,980
Call Center/Switch Board Operator	880 960	\$23,683 26,159	\$19,181 20,220	\$27,564 30,555
Bank Teller Tellers	4,010 3,670	\$22,904 26,649	\$20,558 21,460	\$24,395 30,180
Receptionists and Information Clerks	6,710 6,880	\$24,597 25,507	\$19,849 20,640	\$28,662 32,593
Postal Service Mail Carriers	2,110 2,270	\$43,762 44,626	\$38,147 39,700	\$50,914 49,254
Automotive Service Technicians and Mechanics	4,510 4,110	\$38,654 44,749	\$25,383 33,180	\$49,376 54,412
Security Guards	4,930 6,270	\$21,389 24,070	\$17,725 19,700	\$23,492 26,228
Registered Nurses	13,500 13,130	\$65,902 83,168	\$54,791 66,220	\$76,258 97,926
Emergency Medical Technicians	700 620	\$29,288 29,749	\$22,072 21,600	\$36,569 35,339

Source: California Employment Development Department, ~~2005~~2008.

¹Annual wages calculated by multiplying the published hourly wages at 40 hours per week x 52 weeks/year.

Table A-14 shows employment projections from 2001 through 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 Annual Average Employment (2004/2004)	Projected Employment (2008/2014)	Numeric Change	Percentage Change	Annual Salary ¹
Office and Administrative Support	118,620 176,800	134,940 195,810	16,290 19,010	14% 10.8%	\$33,185 \$32,260
Sales and Related Occupations	55,640 99,790	67,800 118,130	12,160 18,340	22% 18.4%	\$33,874 \$26,109
Food Preparation and Serving Related Occupations	38,820 67,250	46,460 85,020	7,640 17,770	20% 26.4%	\$28,428 \$17,388
Computer and Mathematical Occupations	17,510 25,790	24,100 33,030	6,590 7,240	38% 28.1%	\$69,137 \$65,873
Education, Training, and Library Occupations	33,530 65,380	39,880 88,770	6,350 23,390	19% 35.8%	\$46,286 \$44,761
Management Occupations	31,920 55,500	38,180 66,660	6,260 11,160	20.1%	\$90,647 \$84,011
Construction and Extraction Occupations	30,470 76,110	36,630 90,340	6,160 14,230	20 18.7%	\$43,003 \$43,076
Business and Financial Operations Occupations	43,680 58,660	49,250 70,870	5,570 12,210	13% 20.8%	\$56,256 \$54,704
Production Occupations	22,870 35,860	28,070 41,590	5,200 5,730	23% 16%	\$30,230 \$27,872
Healthcare Practitioners and Technical Occupations	23,300 36,760	28,120 45,590	4,820 8,830	21% 24%	\$37,465 \$64,750
<u>Installation, Maintenance and Repair Occupations</u>	18,880 32,770	23,440 40,040	4,560 7,270	24% 22.2%	\$32,929 \$32,977

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Occupation	Estimated Annual Average Employment (2004/2004)	Projected Employment (2008/2014)	Numeric Change	Percentage Change	Annual Salary ¹
Building and Grounds Cleaning and Maintenance	46,57028,980	20,76036,390	4,1907,410	25%25.6%	\$24,127\$21,008
Protective Service Occupations	49,04021,500	23,15026,830	4,1105,330	22%24.8%	\$41,216\$40,664
Cashiers	43,81020,950	47,02033,270	3,2102,320	23%11.1%	\$24,747\$18,595

Source: California Employment Development Department, 2005/2008.

¹Annual wages calculated by multiplying the published hourly wages at 40 hours per week x 52 weeks/year.

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

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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

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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
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

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Facility Name	Address	Capacity (persons)	Price Range
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 Apartments	35	--	--	\$850
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 Health 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, 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.

Currently, Transitional Housing is allowed in all agriculture and residential zones subject to issuance of a conditional use permit. An amendment to the City's Zoning Code will permit transitional housing as a residential use subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. Tables 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.

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.~~

⁵ ~~The applicable section of the Rancho Cordova Zoning Code is Title 3, Chapter 20, Article 4.~~
Redline DRAFT 9/30/08

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 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 single family residential zone.

Transitional shelters and social rehabilitation centers are currently 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 rentalowner households in Rancho Cordova (5257 percent) than there are ownerrenter-occupied households (4843 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 (42³⁹ percent) and ~~somewhat higher than~~ California as a whole (43⁴² percent).

Table

TABLE A-21
2000 Household TenureHOUSEHOLD TENURE

	Rancho Cordova		Sacramento County		California	
Occupied Housing Units	20,446	100%	453,602	100%	41,502,870	100%
	24,652		00,292		2,151,227	
Owner-Occupied	9,860	48%	263,849	58%	6,546,334	57%
	14,041	57%	06,047	1%	02,197	58%
Renter-Occupied	10,556	52%	189,783	42%	4,956,536	43%
	6611	43%	94,245	39%	49,030	42%

Source: 2000 Census. Summary File 3 presents detailed population and housing data for Rancho Cordova 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. Rancho Cordova. 2 Sacramento County and California, 2000 Census. Rancho Cordova data not available in the 2000 Census.

Single

According to the 2000 Census, single-family homes in the City of Rancho Cordova ~~comprise~~^{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%

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	Rancho Cordova		Sacramento County		California	
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	7,229	3%	12,832	7%	20,061	4%

Type	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
room)						
Severely Overcrowded (1.50+ persons per room)	4,687	2%	14,090	7%	18,777	4%
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, 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.

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, ~~953~~17 apartment units were constructed, of which ~~2022~~ units were affordable to households with incomes below 50 percent of AMI and ~~70295~~ 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 ~~1425~~ 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

Year	Rancho Cordova		Sacramento County		California	
	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	24,090¹	100%	524,648²	100%	12,945,237²	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

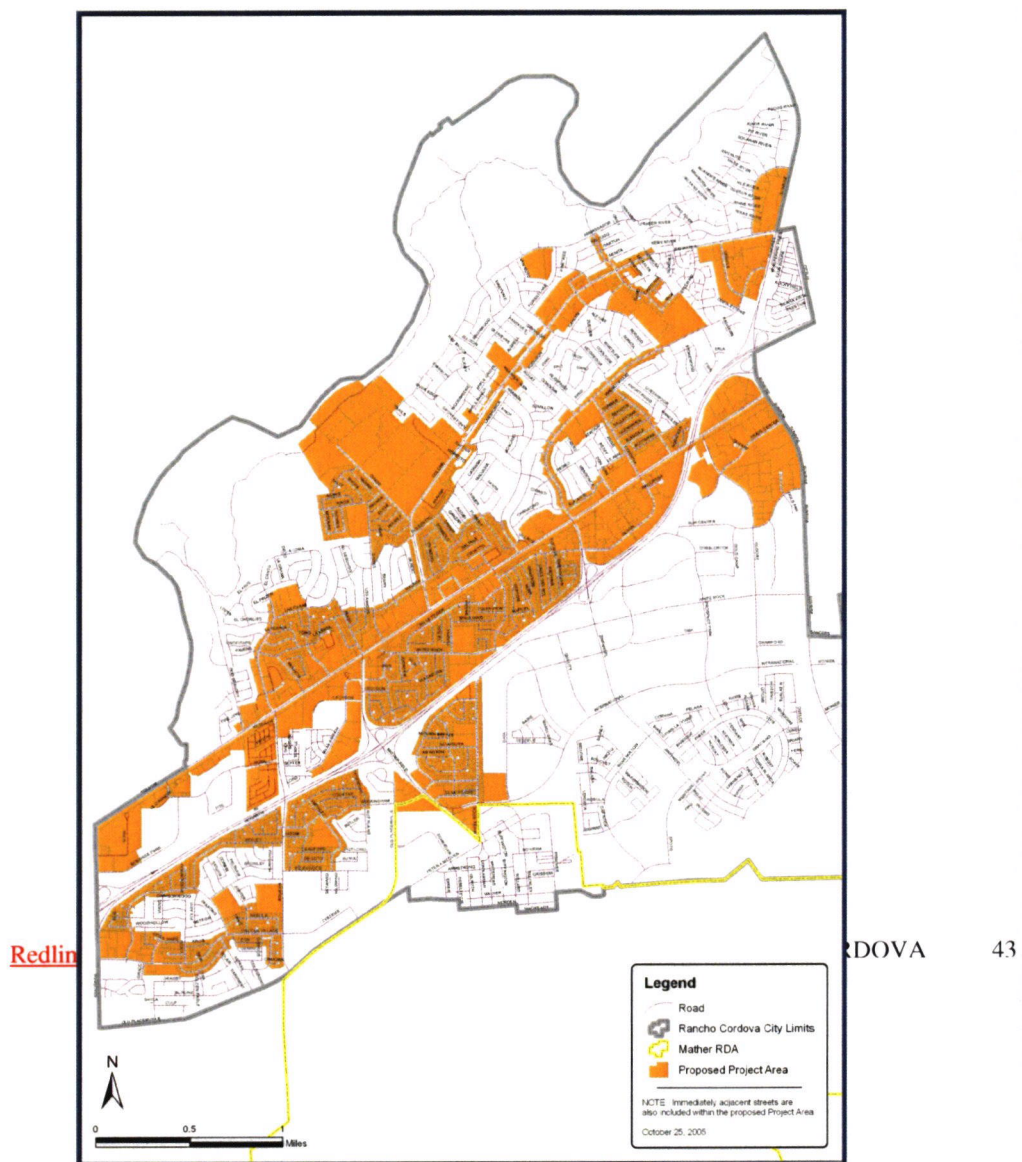
Rating	Units	Percentage
Detached Single-Family	4,252	39% of total units
Very good to excellent condition (Rating 4)	105	2%

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Rating	Units	Percentage
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%
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 had ~~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 the~~ the median sales price for a home in Rancho Cordova ~~was dropping from \$347,325,000 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 2005 through May 2008	City Range	Average	Median	% of Total
Single-Family Homes (Resale)					
1	40	\$259,000--	\$259,000--	\$259,000--	<1%0%
2	7747	\$129,000-- \$420,000\$155,300 - \$425,000	\$208,668\$234,287	\$205,000\$223,550	3.7%
3	743631	\$22,000-- \$489,000\$31,500 - \$698,500	\$243,784\$310,539	\$248,250\$281,000	65%49.8%
4	280453	\$25,500--	\$281,500\$374,541	\$281,500\$320,440	25%35.7%

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Bedrooms	Units Sold May 2004 June 2006 May 2008 January 2009	City Range	Average	Median	% of Total
		\$685,000-\$814,000			
5+	44	\$3345,000 - \$435,000	\$293,707	\$292,500	3%
Total	1,442	--	--	--	100%
Condominiums (Resale)					
1	--	--	--	--	
2	82	\$651,000 - \$250,240,000	\$150,719	\$146,500	60%
3	52	\$145,120,000 - \$268,265,000	\$197,604	\$195,215,000	38%
4	30	\$150,000 - \$225,000	\$175,666	\$152,000	2%
Total	137	--	--	--	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	4215	1,327-2,042	\$289,990-446,990	1,610	\$380,970
3/3	21	2,276-2,362	\$427,990-431,372	N/A	N/A
4/2	76	1,595-2,711	\$382,950-550,990	2,204	\$402,990

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4/3	4610	1,834 4,265 3,942	\$397,950 \$354,999 542,990	2,605878	\$470449,990
5/3	3	2,783 4,050 3,937	\$510,950 \$429,990 511,990	3,400070	\$677,490\$509,990
5/46/3	41	3,465 4,150 374	\$547469,990 800,490 N/A	4,103N/A	\$675,720N/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%
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
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 2005~~April 2008.

Mobile Home Parks

Redline DRAFT 9/30/08

RANCHO CORDOVA

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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 \$150,000	\$11,000- \$34 \$215,000	\$100,500- \$45,000- \$235,000	\$40,380 \$142,000	\$55,718 280,000	\$52,000- \$300,000
Median	\$53,500	\$86,825	\$83,450	\$57,177	\$79,971	\$140,130

Source: Sacramento Bee classifieds, *Property Managers* and ~~manufacturer and resale~~
websites, June 2005, www.mhville.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				

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Bradshaw Mobile Home Park	3501 Bradshaw Road	140	2	\$500	\$0.00	W/S/G
Briarwood Mobile Home Park	2950 Routier Road	105	06	\$453520	\$49.00	W/S/G
Centennial Estates	9885 Mills Station Road	183	018	\$475	\$37.09	W/S/G; storm drain
Colonial Estates	10026 Horn Road	144	06	\$510540	\$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	480479	01	\$410-475525	\$4.20	W/S/G; storm drain
Park Royale Mobile Village	2910 Routier Road	95				
Twilight RV and Mobile Home Park	61 Rocket Circle	5460	0	\$340417	\$90.00	W/S/G; gas; electric
Total	9 properties	1,400405	233			

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%
\$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%

Income	Housing Type				Total
	Owner		Renter		
	30%	35%	30%	35%	
\$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. In April 2008 ~~May 2005~~, the median single-family three-bedroom new home sales price in the City was \$340,900 ~~\$47,000~~, 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 \$662	\$930 \$758
Monthly Income	\$1,871 \$2,071	\$2,138 \$367	\$2,404 \$663	\$2,671 \$958

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Income Group	Household Rent Level Maximum Affordable Rents			
	1-Person	2-Person	3-Person	4-Person
Low				
Monthly Rent	<u>\$984</u> <u>\$11</u>	<u>\$1,468</u> <u>\$53</u>	<u>\$1,283</u> <u>\$148</u>	<u>\$1,442</u> <u>\$291</u>
Monthly Income	<u>\$2,992</u> <u>\$3,313</u>	<u>\$3,417</u> <u>\$788</u>	<u>\$3,845</u> <u>\$4,258</u>	<u>\$4,275</u> <u>\$733</u>
Moderate				
Monthly Rent	<u>\$1,429</u> <u>\$407</u>	<u>\$1,624</u> <u>\$622</u>	<u>\$1,859</u> <u>\$789</u>	<u>\$4,590</u> <u>\$2,001</u>
Monthly Income	<u>\$4,488</u> <u>\$967</u>	<u>\$5,425</u> <u>\$683</u>	<u>\$5,767</u> <u>\$6,392</u>	<u>\$6,408</u> <u>\$7,100</u>
Above Moderate				
Monthly Rent	> <u>\$1,429</u> <u>\$407</u>	> <u>\$1,624</u> <u>\$622</u>	> <u>\$1,859</u> <u>\$789</u>	> <u>\$4,590</u> <u>\$2,001</u>
Monthly Income	> <u>\$4,488</u> <u>\$967</u>	> <u>\$5,425</u> <u>\$683</u>	> <u>\$5,767</u> <u>\$6,392</u>	> <u>\$6,408</u> <u>\$7,100</u>

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 households is \$83/month. Assumed utility allowance for a 3- and 4-person households 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	<u>\$74,790</u> <u>\$60,800</u>	<u>\$85,500</u> <u>\$77,600</u>	<u>\$96,129</u> <u>\$94,500</u>	<u>\$106,839</u> <u>\$111,200</u>
Annual Income	<u>\$22,450</u> <u>\$24,850</u>	<u>\$25,650</u> <u>\$28,400</u>	<u>\$28,850</u> <u>\$31,950</u>	<u>\$32,050</u> <u>\$35,500</u>
Low				
Max Sales Price	<u>\$119,640</u> <u>\$85,300</u>	<u>\$136,710</u> <u>\$112,300</u>	<u>\$153,840</u> <u>\$139,100</u>	<u>\$171,000</u> <u>\$166,000</u>
Annual Income	<u>\$35,900</u> <u>\$39,750</u>	<u>\$41,000</u> <u>\$45,450</u>	<u>\$46,150</u> <u>\$51,100</u>	<u>\$51,300</u> <u>\$56,800</u>
Moderate				

Income Group	Household Sales Price			
	1-Person	2-Person	3-Person	4-Person
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: ~~40-3~~ 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 ~~6480~~ percent between 2005 and 2010 and an additional ~~40582~~ 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 high foreclosure rates stemming from sub-prime mortgages have resulted in tightened lending standards. Fewer households will qualify for market rate financing and the number of households requiring affordable rental and owner housing opportunities will continue to grow. (HCD, 2008). Therefore, the~~ need to plan for affordable housing in Rancho Cordova will remain important through ~~2007~~2013.

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

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Income Group	Existing (2000) #	Projected (2007)(2013) #	New Units Needed	
			#	%
Very Low	5,366,406	5,925,751 ¹	559,107 ¹	20.3%
Low	4,990,085	4,497,568	407,159	14%15.3%
Moderate	4,349,491	4,855,648	506,191	18%19.2%
Above Moderate	6,737,340	8,076,110	1,339,702	48%45.2%
TOTAL	20,542,322	23,353,071	2,811,039	100%

Source: SACOG Regional Housing Needs Plan; City of Rancho Cordova

¹ Includes 1,054 units for extremely low-income households.

Based on the above projections the City of Rancho Cordova will need to provide an additional 966,370 affordable housing units or 34.36 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. Of the 2,107 very low-income need, 50% (1,054 units) are presumed to be needed for extremely low-income households (households with incomes below 30% AMI). In addition, the City will have to provide 1,845,693 housing units available to moderate and above-moderate income households. A total of 2,811,039 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 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 68.48/150.25 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 21,2248.74 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 66.18101.51 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 1,6531,820, 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 20072013. 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 accommodated 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-unit 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 <u>D</u> esignated <u>s</u> ites							

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076-0213-009	1.41	RD-30	HDR	33		
Subtotal	1.41			33		
Villages of Zinfandel Special Planning Area						
072-2360-004	19.5	RD-20	MDR	348		
Subtotal	19.5			348		
Folsom Boulevard Special Planning Area						
075-0033-017	.83	RMU		11		
075-0450-005	7.82	RMU		78		
075-0450-005	6.63	RMU-TOD		132		
057-0211-038	.40	RMU		5		VLI proposed HfH site
Subtotal	15.2815.68			221226		
Sunridge Planning Area						
067-0430-037	2.76	RD-20		44		
067-0430-039	10.11	RD-20		162		
Subtotal	12.87			206		
Villages of Zinfandel Special Planning Area						
072-2360-006	42.8	BP	OMU	256		
072-2360-016	30.9	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	BP	OMU	128		
Subtotal	94.7			576		
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			560		
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		
Subtotal	2.81			44		
The Preserve Planning Area						

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		<u>RD-30</u>			<u>288</u>		
Subtotal					288		
Mather Redevelopment Area							
<u>077-0050-078</u>	<u>2.47</u>	<u>LC/SC</u>			<u>39</u>		
<u>067-0010-056</u>	<u>3.79</u>	<u>LC/SC</u>			<u>60</u>		
<u>067-0010-060</u>	<u>2.75</u>	<u>LC/SC</u>			<u>44</u>		
<u>067-0010-059</u>	<u>2.76</u>	<u>LC/SC</u>			<u>44</u>		
<u>067-0010-058</u>	<u>1.71</u>	<u>LC/SC</u>			<u>27</u>		
<u>067-0010-061</u>	<u>2.62</u>	<u>LC/SC</u>			<u>41</u>		
<u>067-0010-063</u>	<u>19.95</u>	<u>LC/SC</u>			<u>319</u>		
Portion of <u>067-0010-076</u>	<u>2.37</u>	<u>LC/SC</u>			<u>37</u>		
Subtotal	38.82				611		
Total Vacant Sites	224.28				2,892		

In addition to the vacant land available for multifamily development, the City's adopted Folsom Boulevard Specific Plan (FBSP) establishes policy guidance and regulatory provisions for the development and redevelopment of FBSP project area. The FBSP area spans a stretch of land along the Sacramento Regional Transit light rail line which includes four existing transit stops. The FBSP contains transit oriented development (TOD) overlay zones with minimum residential density of 20 dwelling units per acre.

TABLE A-39
NON-VACANT MULTI-FAMILY SITE CHARACTERISTICS

<u>APN</u>	<u>Parcel Size</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Allowable Density</u>	<u>Capacity</u>	<u>Infrastructure Capacity</u>	<u>Existing Use</u>
Multifamily Designated Sites							
Folsom Boulevard Specific Plan Area – Mather TOD							
<u>076-0020-011⁽¹⁾</u>	<u>7.14</u>	<u>RMU</u>			<u>350</u>		<u>Vacant building</u>
Subtotal	7.14				350		
Folsom Boulevard Specific Plan Area – Outside TOD							
<u>057-0221-010</u>	<u>.79</u>	<u>RMU</u>			<u>40 on contiguous parcels</u>		<u>Substandard and/or obsolete structures, Commercial and residential.</u>
<u>057-0221-017</u>	<u>.15</u>	<u>RMU</u>					
<u>057-0221-016</u>	<u>.17</u>	<u>RMU</u>					
<u>057-0221-015</u>	<u>.17</u>	<u>RMU</u>					
<u>057-0221-014</u>	<u>.45</u>	<u>RMU</u>					
<u>057-0221-009</u>	<u>.16</u>	<u>RMU</u>					
Subtotal	1.89				51		
Folsom Boulevard Specific Plan Area – Mather TOD							
<u>076-0212-017</u>	<u>2.01</u>	<u>CMU</u>			<u>40</u>		<u>Motel</u>
<u>076-0212-020</u>	<u>.68</u>	<u>CMU</u>	<u>CMU Contiguous parcels</u>		<u>13</u>		<u>Gas station</u>
<u>077-0030-009</u>	<u>.47</u>	<u>CMU</u>			<u>9</u>		<u>Single house</u>
<u>077-0030-012</u>	<u>.31</u>	<u>CMU</u>			<u>6</u>		<u>Restaurant/s mall</u>
					<u>4</u>		

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				29		business
077-0030-008	.20	CMU		4580 on		Single house
077-0030-005	1.47	CMU		contiguous		Restaurant
077-0030-013	.78	CMU		parcels.		multifamily
Subtotal	5.92			120		
Mather Redevelopment Area						
Portion of 067-0010-064	6.9	LC/SC		110		
Subtotal	6.9			110		
Town Center TOD						
058-0291-003	8.58			180		½ parcel is retail/ ½ vacant land
Portion of 072-0280-024	1.20	CMU		20		Parking lot
Subtotal	9.78			200		
Total Non-vacant	31.63			831		
Total Vacant	224.28			2,892		
Total All Sites				3,723		

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~~

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
<u>Single-Family Sites</u>			
<u>Anatolia I</u>			
	<u>RD-5</u>	<u>40</u>	<u>202</u>
	<u>RD-7</u>	<u>12</u>	<u>47</u>
	<u>RD-10</u>	<u>13.1</u>	<u>118</u>
<u>Subtotal</u>		<u>65.1</u>	<u>367</u>
<u>Anatolia II</u>			
	<u>RD-4</u>	<u>35</u>	<u>140</u>
	<u>RD-5</u>	<u>20</u>	<u>100</u>
	<u>RD-10</u>	<u>2</u>	<u>99</u>
<u>Subtotal</u>		<u>64</u>	<u>339</u>
<u>Anatolia III</u>			
	<u>RD-4</u>	<u>45.3</u>	<u>163</u>
	<u>RD-5</u>	<u>31.1</u>	<u>140</u>
<u>Subtotal</u>		<u>76.7</u>	<u>303</u>
<u>Sunridge Park</u>			
	<u>RD-4</u>	<u>22</u>	<u>82</u>
	<u>RD-5</u>	<u>128</u>	<u>736</u>
	<u>RD-7</u>	<u>18.4</u>	<u>115</u>
<u>Subtotal</u>		<u>168.4</u>	<u>933</u>
<u>Ellenwood Condominiums</u>			
	<u>RD-10</u>	<u>3.0</u>	<u>28</u>

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<u>Project</u>	<u>Zoning</u>	<u>Acres</u>	<u>Units Capacity</u>
Subtotal		3.0	28
<u>Ellenwood Estates</u>			
	<u>RD-5</u>	<u>1.2</u>	<u>6</u>
Subtotal		1.2	6
<u>North Douglas</u>			
	<u>RD-5</u>	<u>61.2</u>	<u>229</u>
	<u>RD-7</u>	<u>15.0</u>	<u>75</u>
	<u>RD-10</u>	<u>7.9</u>	<u>62</u>
Subtotal		84.1	366
<u>Villages of Zinfandel (Alexander Collection)</u>			
	<u>RD-10</u>	<u>5</u>	<u>50</u>
Subtotal		5	50
<u>Mather East</u>			
	<u>LC</u>	<u>11.9</u>	<u>129</u>
Subtotal		11.9	129
<u>Capital Village</u>			
	<u>RD-8</u>	<u>18.9</u>	<u>151</u>
	<u>RD-10</u>	<u>4.2</u>	<u>43</u>
	<u>RD-11</u>	<u>19.2</u>	<u>213</u>
	<u>RD-12</u>	<u>3.1</u>	<u>38</u>
	<u>RD-13</u>	<u>8.0</u>	<u>101</u>
	<u>RD-15</u>	<u>14.9</u>	<u>229</u>
	<u>RD-17</u>	<u>2.5</u>	<u>42</u>
Subtotal		70.8	817
Total		550.25	8,338
<u>Future Planning Areas</u>			
<u>Heritage Falls Specific Plan Area</u>			
	<u>22.3</u>	<u>RD-10</u>	<u>132</u>
Subtotal	22.3		132
<u>Sun Ridge</u>			
<u>Vista Del Sol</u>			
	<u>33.1</u>	<u>RD-10</u>	<u>324</u>

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Project	Zoning	Acres	Units Capacity
Douglas 103			
	17.8	RD-10	213
Subtotal	50.9		537
Totals	92.7		969
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

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Project	Zoning	Acres	Units Capacity
	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			
	LG	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~~schedules 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 the environmental stage with construction anticipated to begin in 2007. The Preserve will likely take approximately seven years to complete, achieving build-out around 2014.~~

Litigation is currently pending against the Preserve Project. The Trial court ruled that the approval violated CEQA and was inconsistent with certain City General Plan policies. The City appealed the trial court ruling and the appeal is currently pending before the state Court of Appeal. The trial court decision is stayed during the appeal. The City approval of the Preserve Project remains in force and effect.

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.

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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 2024/2024 .
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 C/QA 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 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 (4.2)	599/172 (5.9/9.8)	--	--	144.0	874 units	Project is tentative map has been

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	Density Range (per net acre)				Mixed-Use	Acres	Total Potential Units	Project Status
	Low	Medium	High					
	units per acre)	units per acre)						
								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.

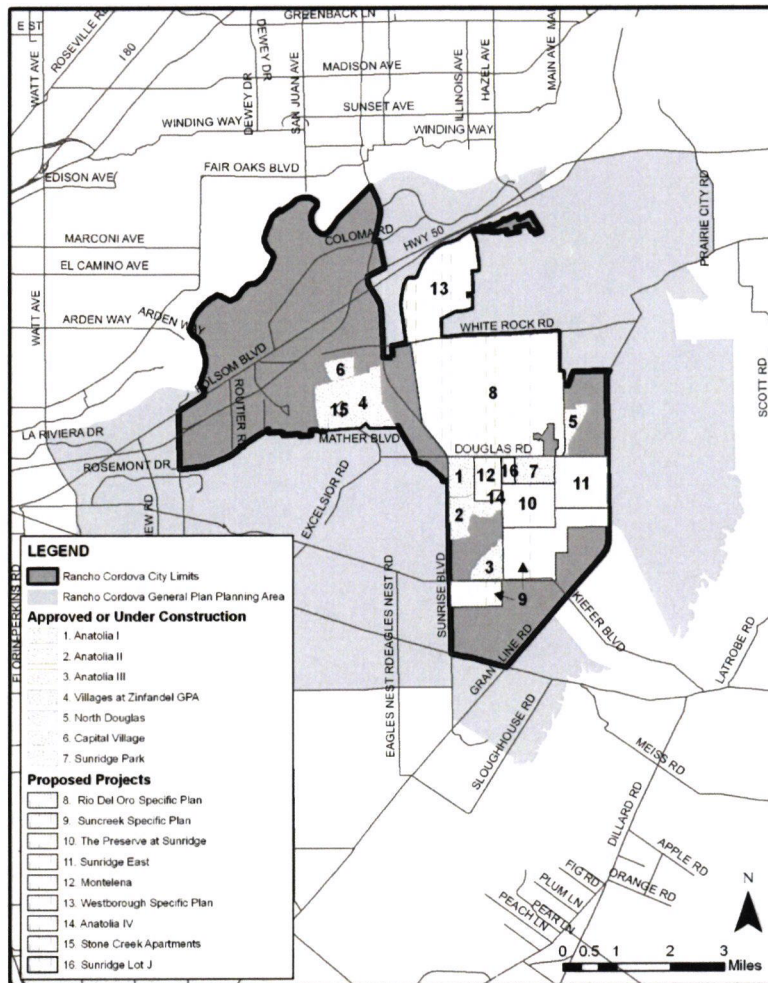
City of Rancho Cordova
Planning Department



HOUSING RESOURCES AND INCENTIVES

Source: City of Rancho Cordova, March 2008.

FIGURE A-3
APPROVED UNDER CONSTRUCTION AND PROPOSED PROJECTS



City of Rancho Cordova
Planning Department

Figure A-3
Approved, Under Construction, and Proposed Projects

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 Commons	3600 Data Drive	1 bedroom	63	\$598	Very Low	Housing Choice Voucher; bond program
		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	
		1 bedroom	3	\$641	Very Low	
Rancho Cordova Apartments	10685 Coloma Road	1 bedroom	9	\$673	Low	Tax Credits
		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	

Name	Address	Bedrooms	Affordable Units	Rents	Income Level	Financing
La Loma Apartments ¹	2088 West	1 bedroom	6	\$709	Very Low	California Housing Finance Agency
	La Loma Drive	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 Meadows ⁴	11020 Coloma Road	1 bedroom	45	\$641	Low;	236(j)(1);
		2 bedroom	54	\$775	low	very Housing Choice Voucher
Total	10 properties	--	747	--	--	--

Source: ~~SHRA, 2002, and~~ California Housing Partnership Corporation, ~~June 2005~~September, 2008.

- 1 Expiration Date 5/21/2020
- 2 Expiration Date ~~12/31/2006~~6/30/09, the owner is annually renewing the project.
- 3 Expiration Date ~~4/3/2006~~10/31/08.
- 4 Expiration Date ~~6/30/1999~~12/31/11, the owner ~~is annually~~has been 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 \$8067,000 per dwelling unit to over \$9086,000 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 \$2.41.9 to \$8.02 million ~~dollars~~. The cost to acquire all 136 of the rental units at risk is estimated to be between \$40.59.1 and \$42.211.7 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 (SHIP)	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.	
State Programs		

Program Name	Description	Eligible Activities
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 funds 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

Program Name	Description	Eligible Activities	
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:	New Construction	
	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
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	

Program Name	Description	Eligible Activities
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
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~~ Policies H.1.6 and H.1.7

In addition to the incentives listed above the City is proposing Housing Element ~~Action~~ Policies H.1.6 and H.1.7 ~~H.1.1.3~~. ~~These policies and their related Actions is 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 behave been~~ developed through a stakeholder ~~group~~groups consisting of nonprofit and for-profit homebuilders, housing and special needs advocates, residents and landlords, decision makers, 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 offered to developers of market-rate housing will~~ ~~that will be evaluated may~~ include ~~all of~~ the following:

- ~~On-site Construction;~~ Construction of all or part of the required number of affordable units on parcel(s) located within the developer's subdivision.
- ~~Off-Site Construction;~~ Construction of all or part of the required number of affordable housing units outside of the market rate housing subdivision. Affordable units may be located within the special planning area, or within existing neighborhoods.
- ~~In-lieu Fee;~~ Option to pay a fee for each market-rate unit, in lieu of constructing affordable housing units.
- ~~Dedication of Land;~~ Donation of land to the City, or to an affordable housing developer, for the purpose of constructing the required number of affordable housing units. Land donated to an entity other than the City must be dedicated to the purpose of affordable housing.
- ~~Construct duplexes on corner lots;~~ Duplexes (rental) or half-plexes (ownership) may be constructed to satisfy the affordable housing unit requirements.
- ~~Rehabilitation of existing housing; and~~ Affordable housing requirements may be satisfied through the acquisition and substantial rehabilitation of rental units located in the existing neighborhoods of the City, provided that the rehabilitation project results in the creation and/or preservation of the required number of affordable units.
- ~~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 policies, 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

Designations	Residential Land Uses	
	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 20 – 80.0	Multifamily is allowed at a minimum density of 18.1 20 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)	52
			6,200 (corner lot)	62
Duplex	RD-7	7	8,500	80
Single-family			4,000 (interior lot)	40
			5,200 (corner lot)	52
Duplex			6,200 (interior lot)	62
			8,500 (corner lot)	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.			

Type of Use	Zoning Classification	Maximum Number of Units Per Acre	Minimum Lot Area (Sq. Ft.)	Minimum Lot Width
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.			
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 – 5 ft. 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 lot 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

Housing Type	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

Housing Type	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

Housing Type	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
Mobilhomes	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

Rancho Cordova collects fees from new development projects to cover the costs of 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		\$16,429
Residential to	CC	\$2,669
Commercial/Industrial		\$4,614
Agricultural to Urban		
Community Plan Amendment	CC	\$11,588
Rezone	CC	\$13,747
Specific Plan Initiation	CC	\$4,376
Zoning Ordinance Amendment	CC	\$8,497
	PC	\$5,397
Development Plan Review	CC	\$6,668
Development Agreement	CC	\$8,472
	PC	\$5,397
Conditional Use Permit	CC	\$6,668 \$7,194
		\$9,180
Special Development Permit	PC	\$6,800

Application Type	Approving Body ¹	Deposit ²
Tentative Parcel Map	CC	\$8,330
	PC	\$6,189
	CC	\$7,141 \$8,650
Tentative Subdivision Map (1 to 25 lots)	PC	\$6,189
	CC	\$7,141
		\$957
		\$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		

	Unit ¹	100-Unit Project
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
Sewer Connection		
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

	Unit ¹	100-Unit Project
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 Fee²		
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
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

Fees	Fee per Unit ¹
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

Utility Connection Charges

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.

Mixed Income Housing Program

California communities are looking for effective ways to address the need for the production of affordable housing. Mixed-income or more often called “inclusionary housing” programs have been in effect for many years and are currently the subject of significant debate as to whether they have a negative impact on the overall housing market or are an effective technique for actually producing affordable housing.

One report, “Inclusionary Housing: Making it Work!” February 2004 (updated June 2004) prepared by Alisha Sanders, Edited by Chris Glaudel, discussed the effectiveness of inclusionary housing programs. Inclusionary housing or zoning policies require or encourage a certain percentage of housing in a proposed residential development be made affordable to lower-income households. In its ideal form, inclusionary zoning is seen not only as a way of increasing the supply of affordable housing, but also as a method of creating diverse, vibrant neighborhoods throughout a community.

Opponents of inclusionary housing policies and zoning believe that developers are forced to pass on the losses they feel they take on the affordable units to the market-rate units, thereby merely increasing the costs for moderate- and higher income households who purchase market-priced units. Ultimately, some argue, inclusionary housing requirements could even discourage developers from building at all, further exacerbating the limited housing supply problem. Others feel that inclusionary programs are an inefficient way of addressing the affordable housing problem and that lower-income families are better served through methods such as mortgage and rental assistance programs that directly support the consumer.

Supporters believe inclusionary housing is a way to increase the affordable housing production and supply at little cost to local governments. This is significant as the demand for affordable housing soars, while the level of funding local entities receive continues to dwindle. It is also a way to produce affordable housing in areas that would never otherwise support it, either due to existing development patterns, limited land for residential development, high land costs, or neighborhood opposition. Another argument in favor of inclusionary housing production is that market prices are not the result of inputs (land, fees, construction materials, labor, marketing, etc.), put rather are a reflection of the price that the market builder can charge and the buyer can pay as determined by regional, or sub-regional market conditions at the time. For example, today’s post sub-prime mortgage related substantial drop in housing prices is a market condition that is affecting sales prices, not the cost of developing and building such units.

Despite these on-going deliberations, the use of inclusionary housing policies continues to expand. Since the first policy was adopted in 1971 by Fairfax County, Virginia, at least

130 municipalities and counties across the country have implemented inclusionary housing programs of some form. With some of the highest housing costs in the nation, California is currently leading the charge in the adoption of inclusionary programs.

According to a recent study by the Non-Profit Housing Association of Northern California and the California Coalition for Rural Housing, one-fifth of all localities in California (107 cities and counties) have implemented some form of inclusionary housing policy. At least a dozen other jurisdictions are also considering adopting such a program.

A study conducted by David Rosen & Associates for the National Housing Conference (2004), in which 20 years (1981 – 2001) of building permit history for both multifamily and single family housing in 28 California jurisdictions (including Sacramento County) was examined, found no correlation whatsoever between a city's adoption of inclusionary housing and a reduction in housing development activity.

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 adopted 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 licenses 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	9	9	131
Pest infestation	4	11	3	6	71
Utilities	2	12	8	7	70
Other	9	16	10	11	3,288
Complaint Total²	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.

VIOLETIONS OF CODE REPORTED BY TYPE

	2003 ¹	2004	2005 ²
Water Intrusion	46	29	49
Mold	13	13	6
Illegal occupancy/second dwelling	9	2	0
Structural problems	3	7	8

	2003 ¹	2004	2005 ²
Deterioration (interior)	7	12	9
Pest infestation	4	11	3
Utilities	2	12	8
Other	9	16	10
Complaint Total²	48	74	45

¹2003 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 21,2248.74 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 66.18101.51 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.

The total number of units that can be accommodated on these sites is 1,6534,713 units and the RHNA for very low- and low-income units is 966-3,702 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.

The City's adopted Folsom Boulevard Specific Plan (FBSP), consistent with the General Plan, establishes allowable residential density ranges and identifies the target, or likely, residential development, which is less than the maximum allowable density. Currently, there are 2,745 residential dwelling units in the FBSP area. The new development opportunities created by the rezoning of property along the Folsom Boulevard corridor is expected to result in an additional 5,235 dwelling units. The FBSP includes a transit oriented development (TOD) overlay districts. Residential development within these districts would require a minimum density of 20 dwelling units per acre. The high density of these sites along with the close proximity to light rail stations will provide an inducement to the development of housing for lower-income households, including extremely low-income.

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 mgd 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 ~~\$6050,000~~ \$260194,000, while parcels zoned for multi-family use are listed for ~~\$23,41429,000~~ \$6458,000 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 <u>\$774,999</u>	\$193,75 <u>0</u>
Residential - SF	0.73/5.46/2	Sacramento (95829) Carmichael (95608)	\$459,350,000	\$91,800 <u>\$179,50</u>
Residential - SF	0.12/12.14/14	Sacramento (95817) Antelope (95843)	\$400,203,000	\$100145,000
Residential - SF	0.12/13.18/9	Sacramento (95817) Citrus Heights (95610)	\$100,450,000	\$100161,000
Residential - SF	2.0/91.47/7	Citrus Heights (95610) Fair Oaks (95608)	\$990,185,000	\$140,000 <u>\$169,285</u>
Residential - SF	1.17/62.2/9	Carmichael (95608) Elk Grove (95624)	\$865,585,000	\$144,167 <u>\$65,00</u>
Residential - SF	1.00/425/15	Sacramento (95821) Elk Grove (95758)	\$650,000 <u>\$749,950</u>	\$162,500 <u>\$49,996</u>
Residential - SF	0.15/42.04/12	Sacramento (95827) Elk Grove (95624)	\$199,999 <u>\$1,250,000</u>	\$199,999 <u>\$104,166</u>
Residential - SF	0.24/42.1/11	Sacramento (95820) 95838	\$200,575,000	\$200,000 <u>\$52,272</u>
Residential - SF	0.25/11.0/3	Carmichael (95608) Fair Oaks (95628)	\$260,550,000	\$260,000 <u>\$183,333</u>
Residential - MF - SF	0.99/29.8/4	Gold River (95670) Citrus Heights (95621)	\$679,480,000	\$23,414 <u>\$120,000</u>
Residential - MF	0.6/181.93/19	Sacramento (95821) Carmichael (95508)	\$469,109,000	\$26,056 <u>\$57,782</u>

Type	Lot Size/Total Units ¹	Location	Price	Price/ Unit
Residential - MF	<u>0.27/81.75/17</u>	Sacramento (95824) Carmichael(95608)	\$225,775,000	\$28,425 \$45,588
Residential - MF	<u>0.65/13.82/12</u>	Sacramento (95824) Carmichael (95628)	\$370,000 \$699,950	\$28,462 \$58,322
Residential - MF	<u>0.45/8.91/18</u>	Sacramento (95820)95841)	\$429,525,000	\$53,625 \$29,166
Residential - MF	<u>5.25/25.49/6</u>	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 decline, 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
5.250125	1.1710.5	5.2505	1.4310.5

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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SUMMARY OF RECENT CHANGES

LEED STANDARDS

Action H.6.1.1 – Incorporate Title 24 ~~and LEED~~ requirements into Zoning Ordinance, specific plans and develop agreements as appropriate and assess the feasibility of implementing LEED or similar energy saving program requirements.

Funding Source: General Fund
 Responsible Party: Planning and Building Departments
 Time Frame: Amend Zoning Code for Title 24 requirements, and begin assessment of LEED and similar programs, by December 2008 and update Specific Plan and development agreements as they are processed through Planning Department.

ACCESSIBILITY REQUIREMENTS

Action H.4.4.1 – Provide accessibility in housing for persons with disabilities by implementing state and federal requirements by 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, Building Departments and Housing
 Time Frame: Ongoing, provide accessibility in housing for persons with disabilities as projects are processed through the Planning Department.

Action 4.8.2 – The City will update the Zoning Code to provide a process for requests for reasonable accommodation in regard to relief from the various land use, zoning or rules, policies, practices and/or procedures that may be necessary to ensure equal access to housing designed for, intended for occupancy by, or with supportive services for, individuals with disabilities.

Funding Source: General Fund
Responsible Party: Planning Department
Time Frame: Will be addressed as part of the comprehensive Zoning Code update in 2008.

EXECUTIVE HOUSING OPTIONS

Action H.1.3.2 – Modify Zoning Ordinance to ~~require~~ accommodate and facilitate the inclusion of executive housing options in Specific Plans and large subdivisions (500+ units) 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

AMENDED MIHP LANGUAGE

Policy H.1.6: Developers of new residential projects within the newly developing areas of the City (generally in the large, vacant areas southerly of the 50 freeway) shall prepare an Affordable Housing Plan (the Plan) for the project that the City Council determines will cause the production of affordable housing in an amount as specified in Chapter 22.400 - Affordable Housing of the Municipal Code of the City of Rancho Cordova. In no case shall such amount be less than 10% of the total residential housing units to be developed in the new project. Chapter 22.400 will also describe the percent of owner versus rental units required, the timing of approval of the Plan, performance schedule requirements, and alternative forms of performance. This policy requirement shall be referred to as the Mixed Income Housing Policy (MIHP). ~~equal to ten percent of the total residential housing units to be developed in the new project. Housing Element~~

Action H.1.6.1 MIHP implementation detail (i.e. pattern books, underwriting criteria, regulatory agreement requirements, loan security, etc.) will be described in guidelines, separate from the General Plan and the Affordable Housing Ordinance. ~~Staff will return to the City Council with recommendations as to the codification (ordinance, resolution, policy) of the MIHP.)~~

~~Action H.1.6.1 Residential units produced in satisfaction of the ten percent requirement as specified in the Plan approved by the City shall be affordable to households with incomes at or between 50% and 120% of area median income (AMI) as defined in California Health and Safety Code 50079.5 and as annually published by the State of California.~~

~~Action H.1.6.2 The split between affordable ownership and rental unit production shall be determined by the City based on needs, market conditions and other relevant factors and shall be addressed within the Plan of each individual project.~~

~~Action H.1.6.3 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.1.6.4 For projects proposing to satisfy affordable housing obligations through construction or renovation of dwellings, such 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 Plan, with the expectation that the City will pursue construction of affordable units generally concurrent with construction of project market rate housing.~~

Policy H.1.7: To ensure the production and preservation of housing affordable to the city's workforce, no productive, reasonable program or incentive option will be excluded from consideration.

- ~~Action H.1.7.1 – Program options may include but are not limited to the following:~~
- ~~• Actual production (on-site or off-site) of affordable units (including ownership and rental opportunities in the form of corner units, half-plexes, duplexes, cottages, creative alternative housing products etc), (Please refer to Goal H.4 for additional discussion of City promotion of housing diversity),~~
 - ~~• Land dedication (on-site and off-site),~~
 - ~~• Rehabilitation of existing residential structures,~~
 - ~~• Payment of in-lieu fees, and~~
 - ~~• Rehabilitation of existing residential structures~~

Action H.1.7.2-1– At the City's Council'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 the efforts of the City and ~~the efforts of~~ its non-profit partners to provide, preserve or upgrade housing affordable to all income levels throughout the community. In such cases, the City ~~will~~ may pursue supplemental funding to allow affordability to households earning less than 50 percent of area median income.

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 and Federal Housing programs, and the City/Agency programs such as its non-residential linkage fee and the Redevelopment Agency's Low and Moderate Income Housing fund\

Action H.1.7.3 – The City will develop a program to consider and evaluate granting incentives including but not limited to density bonuses, flexible standards, fast tracking, technical assistance and fee waivers or deferrals (as reasonably available) to developers of affordable housing. (Also refer to as further described in Goal H.7.)

CITY OF RANCHO CORDOVA

ORDINANCE NO. XX-2008

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
AFFORDABLE HOUSING

WHEREAS, it is the intent of the City of Rancho Cordova to promote the development and preservation of housing for all economic segments of the community, especially those who work in the City.

WHEREAS, it is the intent of the City of Rancho Cordova to ensure residential development in new growth areas include affordable housing for very low, low and moderate income households, dispersed within new residential developments.

WHEREAS, it is the intent of the City of Rancho Cordova to provide a program of incentives and local assistance to implement the Affordable Housing Policy as envisioned in the Housing Element of the City's General Plan.

WHEREAS, it is the intent of the City of Rancho Cordova to ensure that affordable rental housing, and common area and buildings within affordable for-sale housing developments, are managed, maintained and operated consistently with its status as an important community asset.

WHEREAS, the City, as a member of the Sacramento Area Council of Governments has received housing development goals, which require the use of a variety of tools and methods to address the housing needs of very low, lower and moderate income households.

WHEREAS, Federal and state housing financing and subsidy programs are insufficient, by themselves, to satisfy affordable housing needs.

WHEREAS, the City's Housing Element of the General Plan, which guides and directs new growth and development, calls for an implementing Chapter to further the Mixed Income Housing goals, policies and actions of the City and address State housing requirements, including the City's regional "fair share" allocation pursuant to Government Code Section 65584.

THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA DOES ORDAIN AS FOLLOWS:

Section 1. Affordable Housing

Chapter 22.300 AFFORDABLE HOUSING is hereby added to Title 22, LAND DEVELOPMENT of the Rancho Cordova Municipal Code to read as follows:

Chapter 22.400 AFFORDABLE HOUSING**22.400.010 Applicability**

All Residential Development in newly developing areas of the City as described in the attached **Exhibit A** shall comply with the requirements set forth in this Chapter, with the following exceptions:

A. Residential Projects subject to a vesting tentative map or vesting parcel map for which the City received a completed application on or before December 31, 2006;

B. Residential Projects subject to Development Agreement approved by the City on or before December 31, 2006;

C. Existing residences which are altered, improved, restored, repaired, expanded or extended, provided that the number of units is not increased, except that this Chapter shall pertain to the subdivision of land for the conversion of apartments to condominium.

D. Conversion of a mobilehome park pursuant to Section _____ of this Code.

E. The construction of a new residential structure which replaces a residential structure that was destroyed or demolished within two years prior to the approval of a building permit for the new residential structure, provided that the number of residential units is not increased from the number of residential units of the previously destroyed or demolished residential structure.

F. Second dwelling units not constructed to fulfill inclusionary housing requirements and developed in accordance with Section _____ of this Code.

G. Residential Projects which have otherwise acquired a vested right under California law to proceed with development without complying with this Chapter.

22.400.020 Housing Agreement

No building permit shall be issued and no use permit, final parcel or subdivision map, or other agreement with the City shall be approved, in connection with any Residential Project, until the City Manager confirms:

A. That the developer has caused to be prepared an Affordable Housing Agreement (the Agreement) for the project.

B. The Agreement has been approved by the City Council with the earliest stage of project entitlement, typically with the approval of the Specific Plan, Development Agreement or other primary land use entitlement.

C. That a Memorandum of Agreement is recorded with the Sacramento County Recorder.

22.400.030 Standards for Implementation

The City Council shall only approve an Affordable Housing Agreement if it determines it will cause the production or preservation of affordable housing in an amount equal to ten percent (the Requirement) of the total residential housing units to be developed in the new project:

A. Residential units produced in satisfaction of the Requirement shall be affordable to households with incomes at or between 50% and 120% of area median income (AMI) as defined in California Health and Safety Code 50079.5 and as annually published by the State of California.

B. The split between affordable ownership and rental unit production shall be determined by the City Council based on needs, market conditions and other relevant factors and shall be addressed within each Agreement.

22.400.040 Timing of Performance

A. For projects proposing to satisfy affordable housing obligations through construction or renovation of dwellings, such unit construction or renovation shall be generally concurrent with the overall development schedule of the market rate residential units.

B. For projects providing alternative contributions (land dedication, funds, etc), timing of such contributions shall be identified in the Agreement, with the expectation that the City will pursue construction of affordable units generally concurrent with construction of project market rate housing.

22.400.050 Alternatives

A. To ensure the production and preservation of housing affordable to the city's workforce, no productive, reasonable program or incentive option will be excluded from consideration.

B. Program options may include but are not limited to the following:

C. Actual production (on-site or off-site) of affordable units (including ownership and rental opportunities in the form of corner units, half-plexes, duplexes, cottages, creative alternative housing products, etc), (Please refer to Goal H.4 for additional discussion of City promotion of housing diversity),

1. Land dedication (on-site and off-site),
2. Rehabilitation of existing residential structures, and
3. Payment in-lieu fees.

22.400.060 Incentives

The City will grant incentives including density bonuses and fee waivers or deferrals (as reasonably available) and as further described in the Housing Element of the City's General Plan to developers of affordable housing.

Section 2. Severability

If any provision of this ordinance or the application thereof to any person or circumstance, is held invalid, the remainder of the ordinance, including the application of such part or provision to other persons or circumstances shall not be affected thereby and shall continue in full force and effect. To this end, provisions of this ordinance are severable. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases be held unconstitutional, invalid or unenforceable.

Section 3. 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 adoption.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on this 3rd day of November 2008, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Linda Budge, Mayor

ATTEST:

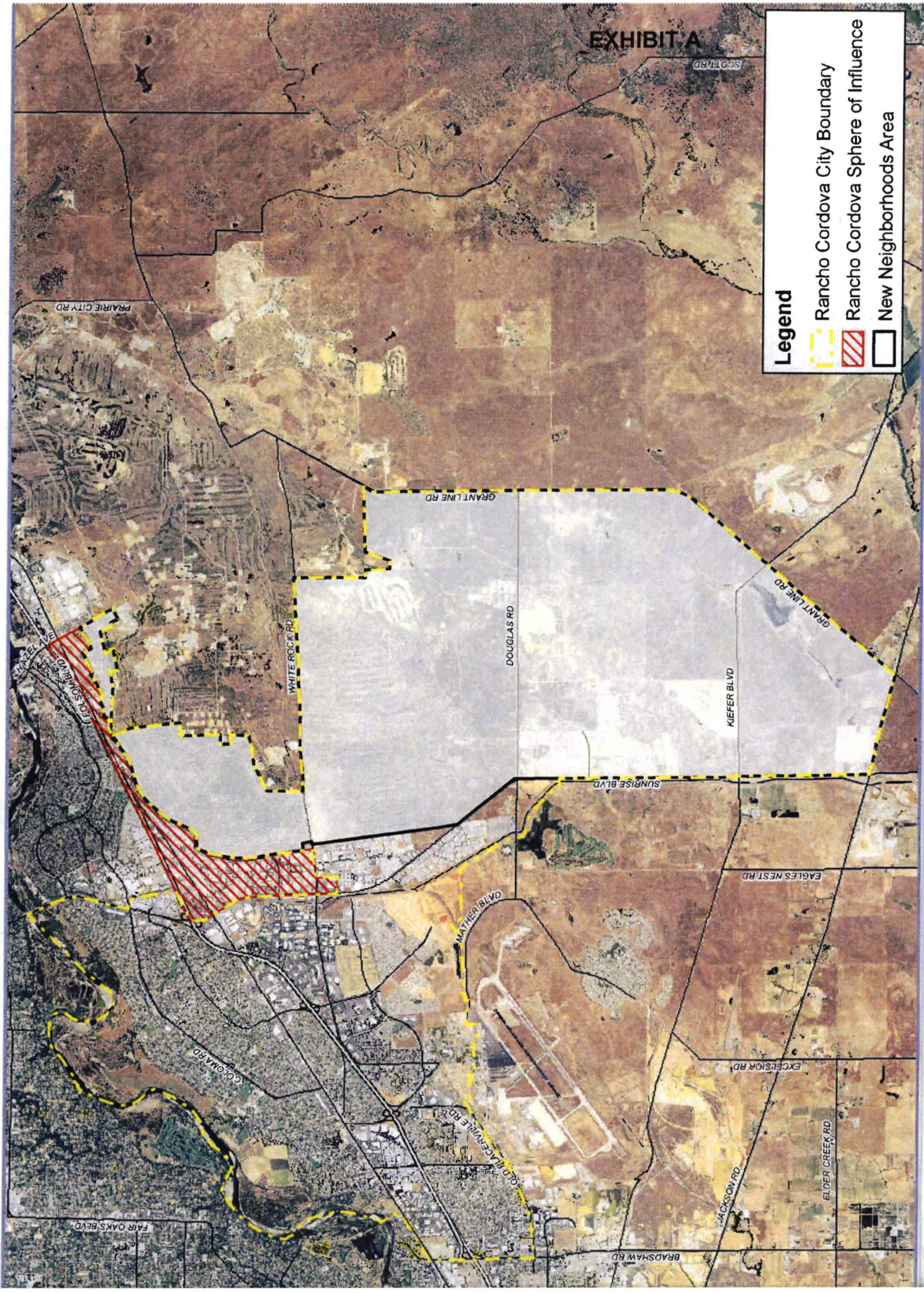
Mindy Cuppy, City Clerk

NEW NEIGHBORHOODS AREA MAP

EXHIBIT A

Legend

-  Rancho Cordova City Boundary
-  Rancho Cordova Sphere of Influence
-  New Neighborhoods Area





November 3, 2008

The Hon. Linda Budge
Mayor, City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

RE: City of Rancho Cordova, Draft Housing Element Dated 9/29/08
Including Stakeholder Memo Dated 10/23/08 from Reed Flory & Diane Snyder

Dear Mayor Budge:

On behalf of the North State Building Industry Association, I am submitting the following comments on the above referenced documents. On behalf of the BIA and our members I wish to express our agreement with your staff on the proposed changes to LEED Standards, Accessibility Requirements and the Executive Housing Options of your Draft Housing Element. While we believe that the proposed modifications to your Draft Housing Element move the document in the right direction, there is still one area of proposed policy that we would suggest be modified.

The mixed income housing policy/affordable housing ordinance language presented by staff in "Exhibit C" we believe comes close to providing the needed flexibility that we have been advocating. It would be our suggestion that you and your colleagues modify "Exhibit C" as follows:

Policy H.1.6: Developers of new residential projects within the newly developing areas of the City (generally in the large, vacant areas southerly of the 50 freeway) shall prepare an Affordable Housing Plan (the Plan) for the project that the City Council determines is in compliance with ~~will cause the production of affordable housing in an amount as specified in~~ Chapter 22.400 - Affordable Housing of the Municipal Code of the City of Rancho Cordova. ~~Chapter 22.400 will also describe the percent of owner versus rental units required, the timing of approval of the plan, performance schedule~~

Supplemental Report 1
Agenda Item 10.2

~~requirements, and alternative forms of performance.~~
~~The policy requirement shall be referred to as the Mixed~~
~~Income Housing Policy (MIHP).~~

By separating the implementation details from the policy document, we believe that the City Council is afforded maximum flexibility.

Attached to this letter is a proposed ordinance that we believe addresses the City's needs as well as those of the development community. Should the City amend H.1.6 as indicated above and adopt the attached "Exhibit A," we would not oppose the adoption of this Housing Element.

I look forward to our discussion this evening. Should you have any questions, or need additional answers, please feel free to contact me at 916.751.2750 or dennis@northstatebia.org.

Regards,



Dennis M. Rogers
Senior Vice President
Governmental and Public Affairs

CC: Honorable City Council Members
City Staff

Exhibit A

CITY OF RANCHO CORDOVA
ORDINANCE NO. XX-2008

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
AFFORDABLE HOUSING

WHEREAS, it is the intent of the City of Rancho Cordova to promote the development and preservation of housing for all economic segments of the community, especially those who work in the City.

WHEREAS, it is the intent of the City of Rancho Cordova to implement policies that ensure that the goal of providing affordable housing for all income levels is shared by all members of the Rancho Cordova community (government, new development, business/manufacturing and nonprofit associations), and that all members of the Rancho Cordova community will work together to achieve the City's affordable housing goals;

WHEREAS, it is the intent of the City of Rancho Cordova to ensure **that** residential development in new growth areas include affordable housing for very low, low and moderate income households, dispersed within new residential developments, **and also that existing neighborhoods maintain a safe and affordable mix of housing for all income levels;**

WHEREAS, it is the intent of the City of Rancho Cordova to provide a program of incentives and local assistance to implement the Affordable Housing Policy as envisioned in the Housing Element of the City's General Plan;

WHEREAS, it is the intent of the City of Rancho Cordova to remove barriers to the construction of affordable housing in new growth areas, taking into account existing and proposed fee and infrastructure requirements (including requirements imposed by other public agencies) and the resulting impact on the overall cost of affordability for new homes;

WHEREAS, it is the intent of the City of Rancho Cordova to ensure that affordable rental housing, and common area and buildings within affordable for-sale housing developments, are managed, maintained and operated consistently with **the status of such housing** as an important community asset;

WHEREAS, the City, as a member of the Sacramento Area Council of Governments has received housing development goals, which require the use of a variety of tools and methods to address the housing needs of very low, lower and moderate income households;

WHEREAS, Federal and state housing and financing and subsidy programs are insufficient, by themselves, to satisfy affordable housing needs;

WHEREAS, **periodic constraints on the sales prices of market rate housing will limit available funds for construction of new rental and owner-occupied affordable housing, such that the City must maintain flexibility in its affordable housing programs to ensure that required contributions from new development are economically feasible;**

WHEREAS, the City's Housing Element of the General Plan, which guides and directs new growth and development, calls for an implementing Chapter to further the Mixed Income Housing goals, policies and actions of the City and address State housing requirements, including the City's regional "fair share" allocation pursuant to Government Code section 65584.

THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA DOES ORDAIN AS
FOLLOWS:

Section 1. Affordable Housing

Chapter 22.300 AFFORDABLE HOUSING is hereby added to Title 22, LAND DEVELOPMENT of the Rancho Cordova Municipal Code, to read as follows:

Chapter 22.400 AFFORDABLE HOUSING

22.400.010 Goals

A. The affordable housing programs of the City shall be implemented in a manner that ensures that the goal of producing and maintaining affordable housing is shared by all members of the Rancho Cordova community (government, new development, business/manufacturing and nonprofit associations);

B. The affordable housing programs of the City shall be implemented in a manner that does not unduly burden new development with the cost of constructing affordable housing, but achieves a goal of spreading affordable housing throughout the entire Rancho Cordova community, including newly constructed neighborhoods; and

C. The City shall have an overall policy goal of identifying 10% of total residential housing units in newly developed areas (as identified on Exhibit A hereto) as being affordable to moderate and low income residents (defined as affordable to households with incomes at or between 50% and 120% of area median income as defined in California Health and Safety Code section 50079.5 and as annually published by the State of California), but shall allow flexibility in implementing this policy and therefore does not mandate any inclusionary housing program as part of a zoning standard or affordable housing policy.

22.400.020 Applicability

All Residential Development in newly developing areas of the City as described in attached Exhibit A shall comply with the requirements set forth in this Chapter, with the following exceptions:

- A. Residential Projects subject to a vesting tentative map or vesting parcel map for which the City received a completed application on or before December 31, 2006;
- B. Residential Projects subject to Development Agreement approved by the City on or before December 31, 2006;
- C. Existing residences which are altered, improved, restored, repaired, expanded or extended, provided that the number of units is not increased, except that this Chapter shall pertain to the subdivision of land for the conversion of apartments to condominium.
- D. Conversion of a mobile home park pursuant to Section _____._____ of this Code.
- E. The construction of a new residential structure which replaces a residential structure that was destroyed or demolished within two years prior to the approval of a building permit for the new residential structure, provided that the number of residential unites is not increased from the number of residential units of the previously destroyed or demolished residential structure.

- F. Second dwelling units not constructed to fulfill **affordable** housing requirements and developed in accordance with Section ____, ____, ____ of this Code.
- G. Residential projects which have otherwise acquired a vested right under California law to proceed with development without complying with this Chapter.

22.400.030 Housing Agreement

Each developer of a Residential Project subject to the provisions of this Chapter shall prepare and submit to the City Council for approval an Affordable Housing Agreement (Agreement) that complies with the provisions of this Chapter.

- A. The Agreement shall be approved by the City Council at the earliest stage of project entitlement, typically with the approval of the Specific Plan, Development Agreement, or other primary land use entitlement.
- B. No building permit shall be issued and no use permit, final parcel or subdivision map, or other agreement with the City shall be approved, in connection with any Residential Project, until the City Council has approved such Agreement.
- C. A Memorandum of Agreement shall be filed with the Sacramento County Recorder.

22.400.040 Alternatives

To ensure the production and preservation of housing affordable to the City's workforce, no productive, reasonable program or incentive option **that achieves the goals stated in this Chapter** will be excluded from consideration. **The Affordable Housing Agreement may include, but is not limited to, any of the following options:**

- A. Identification of land (on site and off site) that will be designated for the construction of affordable housing;
- B. Programs to assist in the construction of affordable housing units, taking into account the availability of government subsidies to facilitate construction of affordable housing units;
- C. Rehabilitation of existing residential structures;
- D. Payment of in-lieu fees.

22.400.040 Standards for Implementation

The City Council shall evaluate the Affordable Housing Agreement taking into account the following criteria:

- A. The percentage of the newly constructed units that will be affordable units (as defined in this Chapter) within newly developed areas or will otherwise be constructed through substantial rehabilitation of existing structures, in-lieu fees or dedications or other components of the affordable housing program.
- B. **The mix** between affordable ownership and rental unit production, taking into account needs, market conditions and other relevant factors.

Supplemental Report 1

Agenda Item 10.2

- C. The availability of public subsidies to assist in achieving the City's affordable housing goals, and any existing barriers to the construction of affordable housing, including impact fees and infrastructure requirements that cannot be alleviated to promote the production of affordable housing.
- D. Fluctuations in the sales prices of market rate homes that may restrict the availability of funding for the construction of affordable units.

22.400.040 Timing of Performance

Subject to the availability of funding, the City seeks to ensure that construction of new affordable units or renovation of existing dwellings that are affordable shall be generally concurrent with the overall development schedule of the market rate residential units.

22.400.060 Incentives

The City shall grant incentives, including density bonuses and fee waivers or deferrals (as reasonably available) and as further described in the Housing Element of the City's General Plan to developers of affordable housing.

Section 2. Severability

If any provision of this ordinance or the application thereof to any person or circumstance, is held invalid, the remainder of the ordinance, including the application of such part of provision to other persons or circumstances shall not be affected thereby and shall continue in full force and effect. To this end, provisions of this ordinance are severable. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be held unconstitutional, invalid or unenforceable.

Section 3. Effective Date

Within fifteen (15) days after adoption, a Summary of this Ordinance shall be published once in the Grapevine Independent of 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 within thirty (30) days after its adoption.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on this ____ Day of _____, 200_, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Linda Budge, Mayor

ATTEST:

Mindy Cuppy, City Clerk

**Supplemental Report 2
Agenda Item 10.2****SACRAMENTO
HOUSING ALLIANCE**

P:: 916.455.4900 | F:: 916.455.4917

November 3, 2008

City of Rancho Cordova
Mayor Budge and Council Members
2729 Prospect Drive
Rancho Cordova, CA 95670

RE: Draft Housing Element

Dear Mayor Budge and Council Members:

On behalf of the Sacramento Housing Alliance, I submit our support that the language in the Mixed Income Housing Policy (MIHP) is included in the draft Housing Element scheduled to be adopted by City Council on November 3, 2008. The Sacramento Housing Alliance is comprised of 75 local organizations and hundreds of individuals promoting safe, decent, affordable and accessible housing for low-income households in the greater Sacramento region for 20 years.

While home prices throughout the nation have decreased dramatically, the supply of housing for seniors, veterans, persons with disabilities, emancipated foster youth and working families living on fixed incomes continues to be in short supply. According to the National Coalition for Homeless Veterans, 37% of homeless veterans need help finding housing. One of the factors cited that accounts for the number of homeless veterans is an "extreme shortage of affordable housing."

Affordable housing is a key component of smart growth. If the City of Rancho Cordova is to realize its potential as a City with a mix of homes for all income levels, language that supports that goal should be included in the Housing Element now.

Additionally, the City of Rancho Cordova's Housing Element is late and without a valid Housing Element the City loses the ability to apply for state and federal funds that come in the form of block grants. Failure to comply with state housing law also has other consequences as was the case in the City of Folsom several years ago when the City was forced by court order to halt development.

**SACRAMENTO
HOUSING ALLIANCE**

P: 916.455.4900 | F: 916.455.4917

The draft Housing Element before you includes language that will allow for the production of homes for seniors, veterans, persons with disabilities and working families when building occurs in the City in the years ahead. The affordable housing requirement only applies when building in the City is taking place. Planning for a City that includes a mix of homes for all income levels should not be delayed. Please include language in the Housing Element that provides stability and opportunity for everyone in Rancho Cordova as the City grows.

Sincerely,


Sandra Hamameh
Program Director

cc: SHA Board of Directors
Citizens for One Rancho Cordova, Affordable for All



The League of Women Voters of Sacramento County
1107 9th Street, Suite 300, Sacramento, CA 95814
(916)447-VOTE, FAX (916)447-8620 lwvs@lwvsacramento.org

Supplemental Report
#3
Agenda Item 10.2

November 3, 2008

Rancho Cordova City Council
2729 Prospect Park Drive
Rancho Cordova, CA 95670

Subject: Proposed Amendments to Draft Housing Element Update

Mayor Budge and City Council members:

The League of Women Voters of Sacramento County supports the Rancho Cordova City Council public meetings that provide the public with an opportunity to participate in the discussion prior to adoption of the proposed Draft Housing Element Update and Affordable Housing Ordinance to be submitted to the State Department of Housing and Community Development (HCD) and the Mixed Income Housing Policy (MIHP).

The League has reviewed the October 23, 2008, Stakeholders Memo. Since the Housing Element is the repository for all strategies, policies, and programs, we believe that policy language such as the 10 percent affordable housing requirement should not be removed from the Housing Element.

The League supports the participation of Rancho Cordova in the Sacramento Area Council of Government (SACOG) as the Rancho Cordova community considers how it can help meet the regional housing development goals to help provide for the common good of your residents in need.

The League has been involved with the Sacramento County's Affordable Housing Ordinance and the draft Inclusionary Ordinance for nearly five years. The League asks that Rancho Cordova's efforts explore how

- to make some new housing affordable to extremely low, very low & low income households
- to make this affordable housing available in new residential development
- to make alternatives available to builders
- to make accessible affordable housing available
- to build market rate and affordable units concurrently



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The League supports integrating the affordable units with market rate units and opposes building more complexes where only the poor live. Neighborhoods should never be stratified: homes for teachers, waiters, laborers, attorney's builders and developers should be mixed. This can be achieved by mixing rental units with for-sale units. Mid-town Sacramento is a good example where people with very low to very high incomes live peacefully together.

The League supports the availability of housing for the low and moderate income citizens of Sacramento County and encourages local governments to explore a variety of approaches to increase the supply of housing affordable to these groups.

The League believes that while local government plays an important role in provision of affordable housing, federal and state governments must provide the major funding for these efforts.

Regards,

Roseanna Torretto
President