

## CITY OF RANCHO CORDOVA



### CITY COUNCIL MEETING Monday, February 1, 2021

3:00 PM – Special Meeting  
David B. Roberts Council Chambers

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

In response to Governor's Executive Order N-29-20 and the Resolution Declaring the Existence of a Local Emergency Relating to the COVID-19 Pandemic adopted by the City of Rancho Cordova, the City Council meetings are currently Teleconference Meetings Only to align with local and federal guidelines and social distancing recommendations for the containment of COVID-19. If there is a need for training or assistance in using the teleconferencing platform, please contact the office of the City Clerk no later than 10:00 a.m. Monday, February 1, 2021 at (916) 851-2720.

City Hall  
2729 Prospect Park Drive, Rancho Cordova

Join the Meeting Via Zoom Link:

<https://cityofranhocordova.zoom.us/j/97619247121?pwd=bUFGWWQvc2YrZURrOVlxcTNzSnZ2dz09>

Join the Meeting via the Zoom Phone Number

Zoom Phone Number: US: +1 669 900 6833, +1 253 215 8782, 888 475 4499 (Toll Free)

Webinar ID: 976 1924 7121

Password: 501041

Live video streams and indexed archives of meetings are also available via the Internet. Visit the City's official website at: <https://ranhocordovaca.civicclerk.com/web/home.aspx>

### Instructions to Make Public Comment

#### Submitting Public Comment via Email

Members of the public who wish to provide public comment via email will need to submit comments to [CityClerk@cityofranhocordova.org](mailto:CityClerk@cityofranhocordova.org) no later than 1:30 p.m. on Monday, February 1, 2021. All

comments submitted later than 2:30 p.m. will be sent to the City Council for their review and may not be read during the meeting.

During the meeting, members of the public who wish to provide verbal comments during the meeting can do so by video/teleconference. If you wish to provide verbal comments via video/teleconference, follow these instructions:

#### Listening to a Zoom Meeting by Zoom Video Conference

To make a public comment using the Zoom platform, please use the “raise hand” feature at the bottom center of the screen. Please make sure to enable audio controls once access has been given by the City Clerk’s office to speak. Please wait to be called upon by the City Clerk.

#### Listening to a Zoom Meeting by Phone Only

You can join a Zoom meeting via teleconferencing/audio conferencing using a cell phone or traditional landline phone. To request to make a public comment by phone press \*9 to raise your hand. Please wait to be called upon by the City Clerk.

All public comments will be limited to three-minutes.

If you have questions related to the City Council Meeting or the use of Zoom, please contact the City Clerk’s Office at (916) 851-8720 Monday, February 1, 2021 before 1:30 p.m.

## **AMENDED AGENDA**

### **1. SPECIAL MEETING - CALL TO ORDER/ROLL CALL**

Council Members Budge, Pulipati, Sander, Terry, and Mayor Gatewood.

### **2. PUBLIC COMMENT**

At a special meeting, citizens wishing to address the Council for any matter on the agenda may do so at the time the matter is discussed. Under the provisions of the California Government Code, the City Council is prohibited from discussing or taking action on any item not on the agenda.

### **3. SPECIAL MEETING ITEMS**

- 3.1. **Subject:** Update on Ethics, Transparency, and Governance: Semi-Annual AB1234 Ethics Training.

**Recommendation:** Receive information and training.

### **4. ADJOURNMENT OF SPECIAL MEETING**

Mayor Gatewood will adjourn the special meeting to the regular meeting.

### **5. REGULAR MEETING - CALL TO ORDER/ROLL CALL**

Council Members Budge, Pulipati, Sander, Terry, and Mayor Gatewood.

### **6. METRO CABLE TV TELEVISION ANNOUNCEMENT**

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

**7. PLEDGE OF ALLEGIANCE**

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

**8. INVOCATION**

Michael Dack with the United Church of Christ will give the invocation.

**9. PRESENTATIONS**

9.1. Introduction of New Employee: Kristine Courdy, Associate Civil Engineer, by Edgar Medina, Senior Civil Engineer

9.2. Employee Milestone Anniversary Presentations.

**10. PUBLIC COMMENT**

Citizens wishing to address the Council for any matter not on the agenda may do so at this time via teleconference using Zoom.

If you want to make a public comment, please use the "raise hand" feature at the bottom center of the screen. If you are participating by telephone and you want to make a public comment, please press \*9 to raise your hand. For those participating by Zoom or telephone, please wait to be called upon by the City Clerk.

Speakers are encouraged to keep comments to three minutes or less and to state name and community of residence. Under the provisions of the California Government Code, the City Council is prohibited from discussing or taking immediate action on any item not on the agenda 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.

**11. COUNCIL REPORTS**

**12. CITY MANAGER'S REPORT**

**13. CONSENT CALENDAR ITEMS - ROLL CALL VOTE**

13.1. **Subject:** Meeting Minutes from the Regular City Council Meeting of January 19, 2021 and the Special Meetings of January 26, 2021 and January 27, 2021.

**Recommendation:** Adopt the Minutes.

13.2. **Subject:** Approval of Council Member Appointments to Regional Boards, Commissions, and Committees.

**Recommendation:** That Council approves commitments to serve on other agency boards, commissions, and committees.

13.3. **Subject:** A Resolution Authorizing the City Manager to Execute Contract Amendments with Eight Participating Local Food Service Providers up to and Not to Exceed \$300,000 for the Great Plates Delivered Program.

**Recommendation:** Adopt the Resolution.

**14. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE**

14.1. **Subject:** An Ordinance Adopting the Fourth Amendment of the Development Agreement (DA)

for the Montelena Villages 3, 5 and 7.

**Recommendation:** Waive first reading and introduce the Ordinance.

**15. PUBLIC HEARING ITEMS**

- 15.1. **Subject:** A Resolution Approving Amendments to the Community Development Block Grant (CDBG) 2020-2024 Consolidated Plan and the 2020 Annual Action Plan to Make Awards for the CDBG-CV Round 3 Program Applications.

**Recommendation:** Adopt the Resolution of the City Council of the City of Rancho Cordova to submit the amended 2020-2024 Consolidated Plan (2020 Con Plan) and the 2020 Annual Action Plan (2020 AAP).

**16. REGULAR CALENDAR ITEMS**

- 16.1. **Subject:** Mobilehome Discussion Regarding Scope of State and Local Authority to Enact Regulations.

**Recommendation:** Receive information and provide direction.

- 16.2. **Subject:** Discussion and Potential Direction Regarding Home Owner's Associations and Covenants, Conditions and Restrictions.

**Recommendation:** Receive a report on existing requirements related to Home Owner's Associations (HOAs) and Covenants, Conditions and Restrictions (CC&Rs). Staff is seeking Council insight and/or direction to on current practices related with HOAs and CC&Rs.

- 16.3. **Subject:** Appointment of Real Property Negotiators: Cyrus Abhar, City Manager, Micah Runner, Deputy City Manager, and Adam U. Lindgren, City Attorney: Property Address and Assessor's Parcel Number (APN): 10275 Folsom Boulevard, APN: 076-0212-021 and 076-0212-020 and 10448 and 10456 Investment Circle APN: 057-0211-039 and 057-0211-038.

**Recommendation:** Appoint Real Property Negotiators.

**17. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS**

**18. ADJOURN TO CLOSED SESSION**

Mayor Gatewood will adjourn the meeting to closed session.

**19. CLOSED SESSION - CALL TO ORDER/ROLL CALL**

Council Members Linda Budge, Siri Pulipati, David Sander, Donald Terry, and Mayor Garrett Gatewood.

**20. CLOSED SESSION**

Council will meet in closed session to discuss the following item:

CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Section 54956.8: Property 10275 Folsom Boulevard, Assessor's Parcel Numbers 076-0212-021 and 076-0212-020. City Negotiators: Cyrus Abhar, City Manager, Micah Runner, Deputy City Manager, and Adam U. Lindgren, City Attorney. Negotiating Parties: Property Owner: Yursa LLC. Properties: 10448 and 10456 Investment Circle. Assessor's Parcel Numbers: 057-0222-039 and 057-0211-038. City Negotiators: Cyrus Abhar, City Manager, Micah Runner, Deputy City Manager, and Adam U. Lindgren, City Attorney. Negotiating Parties: Property Owners Christopher J. Anthony Revocable Living Trst/ETAI and Ayouan AKOP/Gary W. Martin. Under Negotiation: Price and terms of payment.

**21. OPEN SESSION - REPORT FROM CLOSED SESSION**

The City Attorney will report on action taken in closed session.

## **22. ADJOURNMENT**

### **ADDITIONAL INFORMATION**

SPECIAL MEETINGS LISTED BELOW ARE SUBJECT TO CHANGE/CANCELLATION WITHOUT FURTHER NOTICE.

UNLESS THE COUNCIL ADOPTS A MOTION TO EXTEND THE MEETING, ANY ITEM THAT IS NOT INITIATED BEFORE 11:00 PM WILL BE CONTINUED TO THE NEXT DAY AT 5:30 PM 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.cityofranhocordova.org](http://www.cityofranhocordova.org) on Thursdays or Fridays prior to the Regular City Council Meeting.

### **UPCOMING MEETINGS**

|                   |                                         |
|-------------------|-----------------------------------------|
| February 16, 2021 | 5:30 PM Regular Meeting                 |
| February 23, 2021 | 4:00 PM Special Meeting/Work Session    |
| March 1, 2021     | 4:00 PM Special Meeting/Regular Meeting |
| March 15, 2021    | 5:30 PM Regular Meeting                 |
| March 23, 2021    | 5:30 PM Special Meeting/Work Session    |
| April 5, 2021     | 4:00 PM Special Meeting/Regular Meeting |
| April 19, 2021    | 5:30 PM Regular Meeting                 |
| April 27, 2021    | 5:30 PM Special Meeting/Work Session    |

If you have any technical questions related to the agenda items, please contact City Hall at (916) 851-8700.

The Rancho Cordova City Council meeting will be videotaped in its entirety and will be cablecast without interruption on Metro Cable 14, the Government Affairs Channel on the Comcast, Consolidated Communications and AT&T U-Verse Systems. Closed Captioning will be available on the playback cablecast. A DVD copy is available from the City Clerk's Department and a webcast of this meeting will be available for viewing via video streaming from the City's website within 48 hours of adjournment of this meeting.

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, Stacy Leitner, City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the February 1, 2021 Regular Meeting of the Rancho Cordova City Council was posted and available for

review on January 28, 2021 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 website at [www.cityofranchocordova.org](http://www.cityofranchocordova.org).

Signed January 28, 2021 at Rancho Cordova, California.

A handwritten signature in blue ink that reads "Stacy Leitner". The signature is written in a cursive style.

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Stacy Leitner, CMC  
City Clerk

## ITEM 13.1.

### CITY OF RANCHO CORDOVA



#### CITY COUNCIL MEETING

Tuesday, January 19, 2021

5:30 PM – Regular Meeting

David B. Roberts Council Chambers

In response to Governor's Executive Order N-29-20 and the Resolution Declaring the Existence of a Local Emergency Relating to the COVID-19 Pandemic adopted by the City of Rancho Cordova, the City Council meetings are currently Teleconference Meetings Only to align with local and federal guidelines and social distancing recommendations for the containment of COVID-19. If there is a need for training or assistance in using the teleconferencing platform, please contact the office of the City Clerk no later than 10:00 a.m. Monday, January 19, 2021 at (916) 851-2720.

City Hall

2729 Prospect Park Drive, Rancho Cordova

### DRAFT MINUTES

#### 1. REGULAR MEETING - CALL TO ORDER/ROLL CALL

Mayor Gatewood called the Regular meeting to order in the David B. Roberts Council Chambers at 5:40 p.m.

Council Members Present: Budge, Pulipati, Sander, Terry, and Mayor Gatewood

Council Members Absent: None

Staff Members Present: Cyrus Abhar, Adam Lindgren, Stacy Leitner and Persephonie Riley

#### 2. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedule.

#### 3. PLEDGE OF ALLEGIANCE

Micah Runner led the pledge.

#### 4. INVOCATION

Paul Allen with the Sacramento Japanese United Methodist Church led the invocation.

## ITEM 13.1.

Rancho Cordova City Council - DRAFT MINUTES  
Meeting of Tuesday, January 19, 2021

### 5. PRESENTATIONS

- 5.1. **Subject:** Presentations by Joe A. Gonsalves & Son and Simon and Company Inc. Regarding 2021 Legislative Priorities.

### 6. PUBLIC COMMENT

Mayor Gatewood opened the public comment period. Seeing no speakers. Mayor Gatewood closed the public comment period.

### 7. COUNCIL REPORTS

Council reported on events since the last meeting.

### 8. CITY MANAGER'S REPORT

City Manager Cyrus Abhar gave his report.

### 9. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

**ACTION:** Motion to approve items 9.1 through 9.4 by Budge second by Terry;  
Motion passed with a 5:0 vote.

- 9.1. **Subject:** Meeting Minutes from the Regular City Council Meeting of January 4, 2021.

**Recommendation:** Adopt the Minutes.

- 9.2. **Subject:** A Resolution Authorizing the City Council to Approve the Second Amendment to the Joint Powers Agreement between the City of Elk Grove, the City of Folsom, the City of Rancho Cordova, the City of Sacramento, and the County of Sacramento Creating the Sacramento Central Groundwater Authority.

**Recommendation:** Adopt the Resolution.

- 9.3. **Subject:** Second Reading of an Ordinance Amending Sections of the Rancho Cordova Municipal Code Related to Title 23 Zoning Code.

**Recommendation:** Waive the second reading and adopt the Ordinance

- 9.4. **Subject:** 2021 Legislative Priorities.

**Recommendation:** Approve the City's 2021 Legislative Priorities.

### 10. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

**ACTION:** Motion to approve to item 10.1 by Sander second by Budge;  
Motion passed with a 5:0 vote.

- 10.1. **Subject:** A Resolution to Approve 3501 Recycle Road Tentative Parcel Map; Project DD10023.

**Recommendation:** Adopt the Resolution.

### 11. PUBLIC HEARING ITEMS

- 11.1. **Subject:** A Resolution to Approve an Administrative Use Permit (AUP), Conditional Use Permit (CUP), and Letter of Public Convenience and Necessity (PCN) for Royal C Store - Project No. DD10007.

**Recommendation:** Adopt the Resolution.

Mayor Gatewood opened the public comment period. The following individuals addressed the Council or submitted public comment via email:

1. Mark Berry
2. Joyce Higdon
3. Debbie Cahill

## ITEM 13.1.

Rancho Cordova City Council - DRAFT MINUTES  
Meeting of Tuesday, January 19, 2021

4. Rita Vasquez
5. Susan Taylor
6. Karen Colbourn
7. Michael Da Grace
8. Helen Whelan Bashaw
9. Antonia Marez
10. Fayzah Mughal
11. Lysha Lewis
12. Angel Ball
13. Wayne Kaiser
14. Mary Nesel
15. Donald Childs
16. Mary Ann Laramée
17. Michelle Bejarano
18. Janine Anderson
19. Amber Nobriga
20. Alex Carlson
21. Brian Carlson
22. Mariah Zierden
23. Ramandeep Singh
24. Shane Reed
25. Kimel Motley
26. Donovan Williams
27. Bruce Derr
28. Stephen Mraule
29. Amir Tassinari
30. Caleb Smith
31. Frank Duran
32. Emily Brown
33. Miguel Politron
34. John Gouker
35. Mitchell Clough
36. Kai Jorgensen
37. Garry Singh
38. Aaron Sampson
39. Cynthia R. Harmer
40. Isa Abdur-Rahim
41. Tom Hannon
42. Lelani Gonzales
43. Steven Harmer
44. Laura Young
45. Belinda Rianda
46. Steve Banks
47. Noel Lukas
48. Scott Mohr
49. Dean Moore
50. Art Vega
51. Jackie Steiner
52. Peyton Hamilton
53. Nick Gonzalez
54. Fayzah Mughal
55. Tim Rose
56. SK

## ITEM 13.1.

Rancho Cordova City Council - DRAFT MINUTES  
Meeting of Tuesday, January 19, 2021

57. Enida

**ACTION:** Input was received regarding a Resolution to Approve an Administrative Use Permit (AUP), Conditional Use Permit (CUP), and Letter of Public Convenience and Necessity (PCN) for Royal C Store - Project No. DD10007.

## 12. REGULAR CALENDAR ITEMS

- 12.1. **Subject:** A Resolution Authorizing the Issuance of Special Tax Bonds for and on Behalf of the City of Rancho Cordova Grantline 208 Community Facilities District No. 2018-1, Approving and Directing the Execution of a Supplemental Fiscal Agent Agreement, Approving the Form of Preliminary Official Statement, Approving Sale of Such Bonds, and Approving Other Related Documents and Actions.

**Recommendation:** Adopt the Resolution.

Mayor Gatewood opened the public comment period. Seeing no speakers, Mayor Gatewood closed the public comment period.

**ACTION:** Motion to approve item 12.1. by Budge second by Terry;  
Motion passed with a 5:0 vote.

- 12.2. **Subject:** Discussion Regarding Potential Affordable Housing Project at the Corner of Anatolia Drive and Chrysanthy Boulevard.

**Recommendation:** Receive information regarding a proposed affordable housing development on the southwest corner of Anatolia Drive and Chrysanthy Boulevard and provide direction whether to continue pursuing that project.

Mayor Gatewood opened the public comment period. The following individuals addressed the Council or submitted public comment via email:

1. Nicole Coleman
2. Becca Difrancesca
3. Alexis Fruge
4. Yvette Horst
5. Renee Croffoot
6. Anonymous Member of the Public
7. Bettina Davis
8. Marc Rauch
9. Omar Sherif
10. Timothy Rose
11. Pat Payne
12. Marc Rauch
13. SK
14. Tim Rose
15. Nicole Coleman
16. Todd Wheeler
17. Mon Ferrer
18. Anonymous Member of the Public
19. Craig Osborn
20. SS
21. Devang Vora
22. Gil
23. Renee
24. Janine Anderson
25. David

## ITEM 13.1.

Rancho Cordova City Council - DRAFT MINUTES  
Meeting of Tuesday, January 19, 2021

- 26. Vic
- 27. John
- 28. Andrew
- 29. Naseer Muhajir
- 30. Ruben

Mayor Gatewood closed the public comment period.

**ACTION:** Input was received regarding Discussion Regarding Potential Affordable Housing Project at the Corner of Anatolia Drive and Crysanthy Boulevard.

- 12.3. **Subject:** Great Plates Delivered 2021 Program Update and Discussion.

**Recommendation:** Receive presentation.

Mayor Gatewood opened the public comment period. Seeing no speakers. Mayor Gatewood closed the public comment period.

**ACTION:** Input was received regarding Great Plates Delivered 2021 Program Update and Discussion.

- 12.4. **Subject:** Mobilehome Discussion Regarding Scope of State and Local Authority to Enact Regulations.

**Recommendation:** Receive information and provide direction.

**ACTION:** Motion to continue item 12.4. to a date uncertain by Terry second by Budge; Motion passed with a 5:0 vote.

## 13. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

None.

## 14. ADJOURNMENT

Mayor Gatewood adjourned the meeting at 10:00 p.m. in memory of Adam Gibson and the 400,000 people that have passed away from COVID-19 in the United States.

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Stacy Leitner, CMC  
City Clerk

## ITEM 13.1.

### CITY OF RANCHO CORDOVA



#### CITY COUNCIL MEETING

**1:00 PM – Special Meeting**  
**David B. Roberts Council Chambers**

**In response to Governor’s Executive Order N-29-20 and the Resolution Declaring the Existence of a Local Emergency Relating to the COVID-19 Pandemic adopted by the City of Rancho Cordova, the City Council meetings are currently Teleconference Meetings Only to align with local and federal guidelines and social distancing recommendations for the containment of COVID-19. If there is a need for training or assistance in using the teleconferencing platform, please contact the office of the City Clerk no later than 10:00 a.m. Tuesday, January 26, 2021 at (916) 851-2720.**

**Tuesday, January 26, 2021**

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

#### DRAFT MINUTES

##### **1. SPECIAL MEETING - CALL TO ORDER/ROLL CALL**

Mayor Gatewood called the Special meeting to order in the David B. Roberts Council Chambers at 1:07 p.m.

Council Members Present: Budge (Arrived at 1:28 p.m.), Pulipati, Sander, Terry, and Mayor Gatewood

Council Members Absent: None

Staff Members Present: Cyrus Abhar, Adam Lindgren, Stacy Leitner and Persephonie Riley

##### **2. PUBLIC COMMENT**

Mayor Gatewood opened the public comment period. Seeing no speakers. Mayor Gatewood closed the public comment period.

## **ITEM 13.1.**

Rancho Cordova City Council - DRAFT MINUTES  
Meeting of Tuesday, January 26, 2021

### **3. SPECIAL MEETING**

- 3.1. **Subject:** Discussion of City Council Goals and Priorities and Direction for the Preparation of the Fiscal Year 2021-2023 Budget.

**Recommendation:** Receive information and provide direction.

**Recess from 2:48 p.m. to 3:01 p.m.**

**ACTION:** Input was received regarding Discussion of City Goals and Priorities and Direction for the Preparation of the Fiscal Year 2021-2023 Budget.

### **4. ADJOURNMENT**

Mayor Gatewood adjourned the meeting at 5:10 p.m.

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Stacy Leitner, CMC  
City Clerk

## ITEM 13.1.

### CITY OF RANCHO CORDOVA



#### **CITY COUNCIL MEETING Wednesday, January 27, 2021**

**1:00 PM – Special Meeting  
David B. Roberts Council Chambers**

**In response to Governor's Executive Order N-29-20 and the Resolution Declaring the Existence of a Local Emergency Relating to the COVID-19 Pandemic adopted by the City of Rancho Cordova, the City Council meetings are currently Teleconference Meetings Only to align with local and federal guidelines and social distancing recommendations for the containment of COVID-19. If there is a need for training or assistance in using the teleconferencing platform, please contact the office of the City Clerk no later than 10:00 a.m. Wednesday, January 27, 2021 at (916)851-2720.**

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

### **DRAFT MINUTES**

#### **1. SPECIAL MEETING - CALL TO ORDER/ROLL CALL**

Mayor Gatewood called the Special meeting to order in the David B. Roberts Council Chambers at 1:08 p.m.

Council Members Present: Budge, Pulipati (Arrived at 1:30 p.m.), Sander, Terry, and Mayor Gatewood

Council Members Absent: None

Staff Members Present: Cyrus Abhar, Adam Lindgren, Stacy Leitner and Persephonie Riley

#### **2. PUBLIC COMMENT**

Mayor Gatewood opened the public comment period. The following individuals addressed the Council:

1. Liz Sperry

## ITEM 13.1.

Rancho Cordova City Council - DRAFT MINUTES  
Meeting of Wednesday, January 27, 2021

Mayor Gatewood closed the public comment period.

### 3. SPECIAL MEETING

- 3.1. **Subject:** Continued Discussion of City Council Goals and Priorities and Direction for the Preparation of the Fiscal Year 2021-2023 Budget.

**Recommendation:** Receive information and provide direction.

**ACTION:** Input was received regarding Continued Discussion of the City Council Goals and Priorities and Direction for the Preparation of the Fiscal Year 2021-2023 Budget.

### 4. ADJOURNMENT

Mayor Gatewood adjourned the meeting at 4:51 p.m.

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Stacy Leitner, CMC  
City Clerk

# MEMORANDUM



## ITEM 13.2.

**DATE:** February 1, 2021  
**TO:** Honorable Mayor and Council Members  
**FROM:** Stacy Leitner, City Clerk  
**SUBJECT:** **APPROVAL OF COUNCIL MEMBER APPOINTMENTS TO REGIONAL BOARDS, COMMISSIONS, AND COMMITTEES**

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### **RECOMMENDATION**

That Council approves commitments to serve on other agency boards, commissions, and committees.

### **RESULT OF RECOMMENDED ACTION**

The City Council will continue to serve in leadership roles throughout the region. The City Clerk will notify each agency board, commission, or committees of any changes or reappointments and will ensure that any necessary Fair Political Practices Commission (FPPC) filings are completed.

### **BACKGROUND**

Each year Council Members discuss and determine appointments to serve on various advisory boards in the community to ensure that the City has representation within the region. By discussing and confirming their appointments annually, the members of the Council are committing their time to serve in these important leadership roles.

### **FISCAL IMPACT AND FUNDING SOURCE**

There is no Fiscal Impact.

### **ATTACHMENT(S)**

1. City Council Boards, Commissions, and Ad-hoc Committee Appointments

# City Council Appointments

| Name                                                                                                         | Meeting Schedule                                 | 2021                   |
|--------------------------------------------------------------------------------------------------------------|--------------------------------------------------|------------------------|
| Sacramento Area Council of Governments (SACOG)/Capitol Valley Regional SAFE<br>• Airport Land Use Commission | 3rd Thursday of the month from 9:30 – 11:30 a.m. | Sander<br>Alt: Budge   |
| Sacramento Regional Transit District                                                                         | 2nd and 4th Monday of the month at 5:30 p.m.     | Budge<br>Alt: Sander   |
| Sacramento Transportation Authority                                                                          | 2nd Thursday of the month at 1:30 p.m.           | Terry<br>Alt: Pulipati |
| Capital SouthEast Connector Joint Powers Authority                                                           | 4th Friday of the month from 8:30 – 10:30 a.m.   | Sander<br>Alt: Budge   |
| Sacramento Placerville Transportation Corridor Joint Powers                                                  | Quarterly<br>February 1 and May 10 at 9:30 a.m.  | Sander<br>Alt: Budge   |
| Sacramento Metropolitan Air Quality Management District                                                      | 4th Thursday of the month at 9:30 a.m.           | Terry<br>Alt: Pulipati |

# City Council Appointments - Continued

| Name                                                                                                                                                                                      | Meeting Schedule                                                     | 2021                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|-----------------------------------------|
| Sacramento Area Sewer District                                                                                                                                                            | 2nd and 4th Wednesday<br>of the month from<br>9:30 – 11:30 a.m.      | Sander<br>Alt: Gatewood                 |
| Regional San <ul style="list-style-type: none"> <li>• Sacramento County Sanitation Districts<br/>Financing Authority</li> <li>• Sacramento Regional County Sanitation District</li> </ul> | 2nd and 4th Wednesday<br>of the month from<br>9:30 – 11:30 a.m.      | Sander<br>Alt: Gatewood                 |
| Sacramento Metro Cable Television Commission                                                                                                                                              | March, June, September,<br>and December<br>1st Thursday at 2:30 p.m. | Gatewood<br>Alt: Pulipati               |
| Sacramento-Yolo Mosquito and Vector Control<br>District                                                                                                                                   | 3rd Tuesday of the<br>month from<br>10:00 a.m. – Noon                | McGarvey<br>Alt: Sander                 |
| South Sacramento Habitat Conservation<br>Plan Advisory Board                                                                                                                              | Last Monday of every<br>other month at 11 a.m.                       | Budge, Gatewood<br>Alt: Terry, Pulipati |

# City Council Appointments - Continued

| Name                                                           | Meeting Schedule                                 | 2021                                             |
|----------------------------------------------------------------|--------------------------------------------------|--------------------------------------------------|
| Greater Sacramento Economic Council                            | Monthly                                          | Appointee: Abhar<br>Designee: Sander             |
| Sacramento Local Agency Formation Commission                   | 1st Wednesday<br>of the month at 5:30 p.m.       | Budge                                            |
| Sacramento Public Library Authority Governing Board            | 4th Thursday of the month<br>at 3:00 p.m.        | Pulipati<br>Alt: Budge                           |
| Lower American River Conservancy Program<br>Advisory Committee | As Needed<br>February 11 at 9 a.m.               | Terry<br>Alt: Gatewood                           |
| NLC Postsecondary Education Team                               | Monthly                                          | Terry, Sander Abhar                              |
| Folsom Lake College Philanthropy Council                       | Monthly                                          | Pulipati, Abhar                                  |
| City Selection Committee of Sacramento County                  | As Needed                                        | Mayor                                            |
| Sacramento County Criminal Justice Cabinet                     | Meetings Quarterly<br>January/April/July/October | Appointee: Mayor<br>Designee: Chief of<br>Police |

# City Council Appointments - Continued

| Name                               | Meeting Schedule | 2021  |
|------------------------------------|------------------|-------|
| Sacramento Homeless Policy Council | Inactive         | Terry |

# City Council Ad-hoc Committee Appointments

| Name                                                            | Meeting Schedule | 2021                               |
|-----------------------------------------------------------------|------------------|------------------------------------|
| Sacramento County (M/VM)                                        | Bimonthly        | Gatewood, Terry, Abhar             |
| Elk Grove Unified School District                               | Bimonthly        | Pulipati, Terry, Abhar             |
| Folsom Cordova Unified School District                          | Bimonthly        | Sander, Terry, Abhar               |
| Sacramento City Unified School District                         | Bimonthly        | Sander, Gatewood, Abhar            |
| Golden State Water                                              | Semi-annual      | Gatewood, Budge, Abhar             |
| Sacramento Metropolitan Fire District                           | Semi-annual      | Gatewood, Budge, Abhar             |
| SMUD                                                            | Semi-annual      | Gatewood, Terry, Abhar             |
| City of Rancho Cordova Asset Naming Committee                   | As Needed        | Budge, Sander,<br>Abhar, Runner    |
| City of Rancho Cordova Business Outreach and Assistance Efforts | As Needed        | Gatewood, Sander,<br>Abhar, Runner |
| City of Rancho Cordova Investment Committee                     | As Needed        | Gatewood, Sander, Abhar            |

# MEMORANDUM



## ITEM 13.3.

**DATE:** February 1, 2021  
**TO:** Honorable Mayor and Council Members  
**FROM:** Stefan Heisler, Housing Manager  
**SUBJECT:** **A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT AMENDMENTS WITH EIGHT PARTICIPATING LOCAL FOOD SERVICE PROVIDERS UP TO AND NOT TO EXCEED \$300,000 FOR THE GREAT PLATES DELIVERED PROGRAM**

---

### **RECOMMENDATION**

Adopt the Resolution.

### **RESULT OF RECOMMENDED ACTION**

Adoption of the Resolution will authorize the City Manager to execute contract amendments with eight local participating food service providers up to, and not to exceed, \$300,000. This will allow the City the flexibility to continue providing, and increase, the Great Plates Delivered program through the end of May 2021, providing the program is extended by the Federal Emergency Management Agency (FEMA).

### **BACKGROUND**

On April 24, 2020, Governor Gavin Newsom announced the launch of the Great Plates Delivered program with the two goals of helping seniors and other adults at high risk from COVID-19 to stay home by delivering three nutritious meals a day and providing essential economic stimulus to local businesses struggling to stay afloat during the COVID-19 crisis.

On May 5, 2020, the City of Rancho Cordova began delivering meals through this program to qualifying seniors. The program has assisted 18 local food service providers and 150-160 seniors each week. As a partnership with the FEMA Public Assistance (PA) program, this program is dependent upon successive 30-day extensions being granted by FEMA. Estimated as of the February 1, 2021 City Council meeting, the Rancho Cordova program has served approximately 88,830 total meals and will continue to serve approximately 10,000 meals each month.

Based on the direction provided by Council at the January 19, 2021 City Council meeting, staff

are now preparing to ramp up the program to bring in additional food service providers, continue working with the program's current food service providers, and bring back any food service providers that have reached their contract limits. This item would approve bringing back three restaurants, Brookfield's Restaurant, Denny's, and Al-Noor Indian Cuisine, and extending five more local food service providers: Burgerim, Mandarin's of Sacramento, Café Dolce, Regina's Catering, Sunrise Waffle Shop. Each of these contracts would be increased from \$200,000 up to and not to exceed \$300,000. The local food service providers are also listed in Attachment 2. These increases will provide program stability and allow staff to continue growing the program through the end of May 31, 2021. If FEMA has not already ended the program, staff anticipates returning to the City Council prior to May 31, 2021 to consider options to continue the local program. The City will retain the right to cancel these contracts if FEMA ends the program or if issues arise.

### **FISCAL IMPACT AND FUNDING SOURCE**

There is a 6.25% local cost share requirement to this program, however this local cost share can be met using CARES Act funding received by the City. Should the City not use its CARES Act funding for this program, the total impact to the City's General Fund for providing this program through the end of May 2021 is not expected to exceed \$250,000.

The City is required to cover the initial expenses for the meals provided and then will request reimbursement from FEMA and the State of California. With the expected increase in the number of local food service providers and participating seniors, staff estimates the total program costs through May 31, 2021 will be approximately \$3,200,000. Staff have already submitted the FEMA PA grant application to be prepared for making reimbursement requests periodically during the program, and have already received an expedited reimbursement of approximately \$305,000 from FEMA. Staff are also anticipating an additional \$101,000 to be reimbursed shortly from the State's cost share portion of the program.

### **ATTACHMENT(S)**

1. Resolution
2. Exhibit A to the Resolution - Food Service Providers

## CITY OF RANCHO CORDOVA

## RESOLUTION NO. XX-2021

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA,  
STATE OF CALIFORNIA, AUTHORIZING THE CITY MANAGER TO ENTER INTO  
CONTRACT AMENDMENTS WITH TEN LOCAL FOOD SERVICE PROVIDERS UP TO, AND  
NOT TO EXCEED, \$300,000 FOR THE GREAT PLATES DELIVERED PROGRAM**

**WHEREAS**, on April 24, 2020 Governor Gavin Newsom announced the launch of the Great Plates Delivered Program, in partnership with the Federal Emergency Management Agency (FEMA) for the purposes of helping seniors and other adults at high risk from COVID-19 to stay home and stay healthy by delivering three nutritious meals a day, and providing essential economic stimulus to local businesses struggling to stay afloat during the COVID-19 crisis; and

**WHEREAS**, on May 5, 2020 the City of Rancho Cordova launched the local Great Plates Delivered program and began delivering meals to participating senior residents and other adults at high risk from COVID-19; and

**WHEREAS**, 18 local food service providers have participated in the local Great Plates Delivered Program to date; and

**WHEREAS**, on September 8, 2020 the City Council approved contract amendments for ten participating local food service providers increasing the contracts from \$100,000 to a not to exceed \$200,000; and

**WHEREAS**, on January 21, 2021 the City Council directed staff to continue scaling up the local Great Plates Delivered program while the program continues to be extended by FEMA to maximize the economic benefit to local businesses and services provided to the City's residents; and

**WHEREAS**, in order to increase this program above the current level of registered participants in the City Rancho Cordova and continue providing an economic stimulus to local food service providers, it is necessary to extend the current local food service provider contracts beyond the currently approved \$200,000 up to a not to exceed \$300,000; and

**WHEREAS**, this extension will provide sufficient funding to allow the local Great Plates Delivered program to continue scaling up through May 31, 2021 or until FEMA ends the program, whichever occurs first.

**NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA** authorizes the City Manager to enter into contract amendments up to, and not to exceed, Three Hundred Thousand Dollars (\$300,000) with the eight local food service providers listed in Exhibit A for the purpose of continuing, and increasing, the local Great Plates Delivered program, in forms approved by the City Attorney.

**ITEM 13.3.**

**ATTACHMENT 1**

**PASSED AND ADOPTED** by the City Council of the City of Rancho Cordova on the 1<sup>st</sup> day of February 2021 by following vote:

**AYES:**

**NOES;**

**ABSENT:**

**ABSTAIN:**

**ATTEST:**

\_\_\_\_\_  
Garrett Gatewood, Mayor

\_\_\_\_\_  
Stacy Leitner, CMC  
City Clerk

**ITEM 13.3.****ATTACHMENT 2  
Exhibit A to the Resolution****Exhibit A**

Food Service Providers included in this round of contract amendments.

|   | <b>Food Service Provider</b>         | <b>Current Contract Amount</b> | <b>Total Amended Contract Amount</b> |
|---|--------------------------------------|--------------------------------|--------------------------------------|
| 1 | Al-Noor Cuisine, LLC                 | \$200,000                      | \$300,000                            |
| 2 | Café Dolce 34, LLC                   | \$200,000                      | \$300,000                            |
| 3 | LC3S Inc. (dba Brookfield's)         | \$200,000                      | \$300,000                            |
| 4 | Mandarin's of Sacramento             | \$200,000                      | \$300,000                            |
| 5 | Regina's Catering                    | \$200,000                      | \$300,000                            |
| 6 | The Waffle Shop (dba Sunrise Waffle) | \$200,000                      | \$300,000                            |
| 7 | Vision FS, Inc (dba Denny's)         | \$200,000                      | \$300,000                            |
| 8 | ZSN Burgerim, LLC (dba BurgerIM)     | \$200,000                      | \$300,000                            |

# MEMORANDUM



## ITEM 14.1.

**DATE:** February 1, 2021  
**TO:** Honorable Mayor and Council Members  
**FROM:** Darcy Goulart, Planning Manager  
**SUBJECT:** **AN ORDINANCE ADOPTING THE FOURTH AMENDMENT OF THE DEVELOPMENT AGREEMENT (DA) FOR THE MONTELENA VILLAGES 3, 5 AND 7**

---

### **RECOMMENDATION**

Waive first reading and introduce the Ordinance.

### **RESULT OF RECOMMENDED ACTION**

The Ordinance would come back for a second reading at the next regular City Council meeting. Approval of the Ordinance would revise the Amended Development Agreement to extend its term an additional ten (10) years with a new expiration date of May 3, 2031.

### **BACKGROUND**

On April 3, 2006, the City and then landowner, entered into a Development Agreement (DA) for the Montelena Project, consisting of 251.9 acres of low density residential development. (Ordinance Number 10-2006). The Montelena Project is located south of Douglas Road and west of Rancho Cordova Parkway and is within the Sunrise Douglas Community Plan and the SunRidge Specific Plan ("SDCP/SRSP") area. The initial term of the Development Agreement was fifteen (15) years, with an expiration date of May 6, 2021. Over time, the DA has been amended three times for various reasons. MDRE Development, LLC has purchased Villages 3, 5 and 7 from the previous landowner. MDRE Development, LLC desires to revise the Amended Development Agreement to extend its term an additional ten (10) years with a new expiration date of May 3, 2031. This extended term would apply only to Villages 3, 5, and 7. Remaining villages will either be built out prior to the existing May 6, 2021 expiration date or those respective owners will need to make the same request to extend the terms of the DA. Staff is in process of reaching out to those landowners to ensure that they file their requests prior to the expiration date.

Section 5.2 of the DA will now state:

“5.2 Term. Upon execution, the term of this Agreement shall commence on May 3, 2006 and extend for a period of twenty five (25) years (until May 3, 2031), unless said term is terminated, modified or extended by circumstances set forth in this Agreement. Following the expiration of the term, this Agreement shall be deemed terminated and of no further force and effect. Said termination of the Agreement shall not affect any right or duty created by City approvals for the Property adopted prior to, concurrently with, or subsequent to the approval of this Agreement.

The Fourth Amendment to the DA is attached to this staff report for the Council's consideration.

**FISCAL IMPACT AND FUNDING SOURCE**

There is no Fiscal Impact.

**ATTACHMENT(S)**

1. Ordinance
2. Exhibit A to the Ordinance - Fourth Amendment to Montelena Development Agreement

## CITY OF RANCHO CORDOVA

## ORDINANCE NO. XX-2021

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA  
ADOPTING A FOURTH AMENDMENT TO THE DEVELOPMENT AGREEMENT  
FOR THE MONTELENA VILLAGES 3, 5 AND 7**

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

**Section 1. Recitals.**

A. In order to strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic risk of development, the Legislature of the State of California adopted Section 65864, *et seq.*, of the Government Code (the "Development Agreement Statute"), authorizing the City, and any person having a legal or equitable interest in the real property, to enter into a development agreement and establish certain development rights in the property. Pursuant to Government Code section 65868, Development Agreements may be amended by mutual assent of the parties.

B. On April 3, 2006, the City and CP Sunridge, LLC entered into a Development Agreement for the Montelena Project, consisting of 251.9 acres of low density residential development. (Ordinance Number 10-2006). The Montelena Project is located south of Douglas Road and west of Rancho Cordova Parkway (hereinafter known as the "Property"). The Montelena Project remains undeveloped.

C. The Montelena Project is within the Sunrise Douglas Community Plan and the SunRidge Specific Plan ("SDCP/SRSP") area. The SDCP/SRSP was approved by the County of Sacramento ("County") in July 2002. The County also prepared and certified an Environmental Impact Report ("EIR") (State Clearinghouse Number 97022055) for the SDCP/SRSP. In July 2003, the City of Rancho Cordova incorporated an area that included the SDCP and SRSP. In response to litigation involving the SDCP/SRSP EIR, the City subsequently rescinded approval of the SDCP/SRSP. On November 7, 2012, the City certified a partially Revised EIR for the SDCP/SRSP, however, at that time the City, determined to carry out the projects within the SDCP/SRSP area without re-approving the SDCP/SRSP.

D. On February 21, 2006, the City approved an Initial Study and a Mitigated Negative Declaration ("MND") for the Tentative Subdivision Map of the Montelena Project, pursuant to the California Environmental Quality Act ("CEQA"). In the Initial Study and MND, the City concluded that the Project would not have a significant impact on the environment due to the mitigation measures adopted by the City in the SDCP/SRSP EIR

and the MND. All environmental impacts were reviewed and addressed at the time the Project was approved. All recitals and findings of determination in Ordinance 10-2006, which adopted the Development Agreement, are still accurate and relevant to the Amendment.

E. On November 19, 2007, the City approved an amendment to the Agreement ("First Amendment") to clarify that the terms and provisions of the Agreement were not applicable to the fifty (50) acre wetland preserve area established within the Property. (City Ordinance 25-2007.) The First Amendment did not result in any direct physical change to the environment, or any reasonably foreseeable indirect physical change in the environment, thus, no additional environmental review was conducted at that time.

F. Montelena Douglas, LLC was assigned all of the interest of CP Sunridge, LLC in the Agreement in 2008 by virtue of that certain "Assignment and Assumption Agreement Relative to Montelena" dated February 14, 2008, and recorded on February 15, 2008 in the Official Records of Sacramento County at Book 20080215, Page 0899.

G. On June 18, 2012, City and Montelena Douglas, LLC subsequently entered into the "Second Amendment to Development Agreement by and between the City of Rancho Cordova and Montelena Douglas LLC relative to Montelena" that was recorded on September 6, 2012, in the Official Records of Sacramento County, at Book 20120906, Page 1316 (the "Second Amendment") to memorialize a change in the Project Approvals that City had approved for the Property.

H. The Second Amendment changed the land use designations in Villages 4 and 5 of the Project, encompassing approximately 45.3 acres of the 251.9-acre Project, by removing 85 single-family homes (reducing the total from 875 to 790), and then adding 14.2 acres of commercial use, a 1.6 acre park, and a 2.4 acre fire station site.

I. On August 19, 2013, City and Montelena Douglas LLC subsequently entered into the "Third Amendment to Development Agreement by and between the City of Rancho Cordova and Montelena Douglas LLC relative to Montelena" that was recorded on September 23, 2013, in the Official Records of Sacramento County at Book 20130923 at Page 0396 (the "Third Amendment") to memorialize changes and modifications to the obligations of the Landowner to pay certain fees for park renovations and improvements, revise park dedication obligations, and to provide for the installation of a pedestrian bridge at the Property. The Agreement, as amended by the First Amendment, the Second Amendment, and the Third Amendment, are hereinafter collectively referred to as the "Amended Development Agreement."

J. MDRE Development LLC ("Landowner") was assigned all of the interest of Montelena Douglas, LLC in Villages 3, 5 and 7 in 2021 by virtue of that certain "Assignment and Assumption Agreement Relative to Montelena" dated January 4, 2021 and recorded on January 12, 2021 in the Official Records of Sacramento County at Book 20210112, Page 0882 (the "Assignment").

K. Pursuant to Government Code section 65868, City and Landowner now desire to revise the Amended Development Agreement to extend its term an additional ten (10) years with an expiration date of May 3, 2031 for Villages 3, 5, and 7, as more fully set forth in this Fourth Amendment. The Fourth Amendment will not have a significant adverse impact on the

environment. The Fourth Amendment will not result in any direct physical change to the environment, or any reasonably foreseeable indirect physical change in the environment. The action by the City Council would extend the term of the Agreement for Villages 3, 5, and 7 an additional ten (10) years with a new expiration date of May 3, 2031. Any potential environment impacts for the Montelena project were previously analyzed in an EIR for the SunRidge Specific Plan and a supplemental MND for changes to the zoning of various properties within the Montelena project area.

L. On February 1, 2021, the City Council, as the legislative body for purposes of Development Agreement approval, held a properly noticed public hearing pursuant to Government Code section 65867 and considered all comments received in writing and all testimony received at the public hearing.

**Section 2: Findings.**

Therefore, on the basis of: (a) the foregoing recitals, which are hereby incorporated herein; (b) the City of Rancho Cordova's General Plan and General Plan EIR; (c) the SDCP/SRSP EIR; (d) the Montelena MND; the City Council finds and determines that:

A. The Fourth Amendment to the Development Agreement is consistent with the objectives, policies, general land uses and programs specified and contained in the City's General Plan in that: (a) The Project remains low-density residential and consistent with the General Plan and Zoning; (b) the Project is consistent with the fiscal policies of the General Plan with respect to provisions of infrastructure and public services; and, (c) the Fourth Amendment and Amended Development Agreement would extend the term of the Agreement an additional ten (10) years with a new expiration date of May 3, 2031.

B. The Fourth Amendment to the Development Agreement is in conformity with public convenience, general welfare and good land use policies in that the Fourth Amendment and Amended Development Agreement will extend the term of the Agreement and would continue to implement land use guidelines set forth in the General Plan and help fund infrastructure and parks needed to serve new development.

C. The Fourth Amendment will not be detrimental to the health, safety and general welfare in that the Project will proceed in accordance with the programs and policies of the General Plan.

D. The Fourth Amendment will not adversely affect the orderly development of property, or the preservation of property values, in that the amendment is consistent with the General Plan.

E. The Fourth Amendment is consistent with and includes the substantive elements of Government Code sections 65864 through 65869.5 and has been processed consistent with all the procedural requirements thereof.

**Section 3: Approval of Fourth Amendment to Development Agreement.**

The City Council hereby approves the Fourth Amendment to the Development

Agreement, attached to this Ordinance and incorporated herein by reference as Exhibit 1, and authorizes the City Manager to sign the amended Development Agreement after the effective date of this Ordinance.

**Section 4: Recordation**

Within ten (10) days after the Fourth Amendment to the Development Agreement is executed by the City Manager, the City Clerk shall submit the amendment to the County Recorder for recordation.

**Section 5: 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 6: Publication and 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 the \_\_\_\_\_ day of \_\_\_\_\_, 2021 by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

\_\_\_\_\_  
Garrett Gatewood, Mayor

**ATTEST:**

\_\_\_\_\_  
Stacy Leitner, CMC  
City Clerk

OFFICIAL BUSINESS

Document entitled to free recording  
Government Code §6103

RECORDING REQUESTED BY  
AND WHEN RECORDED RETURN TO:

City of Rancho Cordova  
2729 Prospect Park Drive  
Rancho Cordova, CA 95670  
Attn: City Clerk

---

(SPACE ABOVE LINE RESERVED FOR RECORDER'S USE)

**FOURTH AMENDMENT TO DEVELOPMENT AGREEMENT  
BY AND BETWEEN  
THE CITY OF RANCHO CORDOVA AND MDRE DEVELOPMENT, LLC  
RELATIVE TO MONTELENA VILLAGES 3, 5 AND 7**

**FOURTH AMENDMENT TO DEVELOPMENT AGREEMENT  
BY AND BETWEEN  
THE CITY OF RANCHO CORDOVA AND MDRE DEVELOPMENT, LLC  
RELATIVE TO MONTELENA VILLAGES 3, 5 AND 7**

This Fourth Amendment (the "Fourth Amendment") to Development Agreement is dated February 1, 2021, **for references purposes only**, and is made by and between the **CITY OF RANCHO CORDOVA**, a California municipal corporation ("City"); and **MDRE DEVELOPMENT, LLC**, a California limited liability company (the "Landowner"). City and Landowner are hereinafter collectively referred to as the "Parties" and singularly as a "Party."

**RECITALS**

A. The City and the Landowner's predecessor in interest, CP Sunridge, LLC, a Delaware limited liability company, are parties to a Development Agreement that is dated April 3, 2006 and was recorded on July 18, 2006 in the Official Records of Sacramento County at Book 20060718, Page 0966 (the "Agreement") establishing certain development rights for real property located in the City of Rancho Cordova, California, as more particularly described in Exhibit A-1 and Exhibit A-2 of the Agreement (the "Property").

B. The Agreement was subsequently amended by the City and CP Sunridge, LLC on November 19, 2007 by an instrument entitled "First Amendment to Development Agreement By and Between the City of Rancho Cordova and CP Sunridge, LLC relative to Montelena" and was recorded on January 31, 2008, in the Official Records of Sacramento County at Book 20080131, Page 1582 (the "First Amendment") to clarify that the terms and provisions of the Agreement were not applicable to the wetland preserve area established within the Property.

C. Montelena Douglas, LLC was assigned all of the interest of CP Sunridge, LLC in the Agreement in 2008 by virtue of that certain "Assignment and Assumption Agreement Relative to Montelena" dated February 14, 2008, and recorded on February 15, 2008 in the Official Records of Sacramento County at Book 20080215, Page 0899.

D. On June 18, 2012, City and Montelena Douglas, LLC subsequently entered into the "Second Amendment to Development Agreement by and between the City of Rancho Cordova and Montelena Douglas LLC relative to Montelena" that was recorded on September 6, 2012, in the Official Records of Sacramento County at Book 20120906 at Page 1316 (the "Second Amendment") to memorialize a change in the Project Approvals that City had approved for the Property.

E. On August 19, 2013, City and Montelena Douglas, LLC subsequently entered into the "Third Amendment to Development Agreement by and between the City of Rancho Cordova and Montelena Douglas LLC relative to Montelena" that was recorded on September 23, 2013, in the Official Records of Sacramento County at Book 20130923 at Page 0396 (the "Third Amendment") to memorialize changes and modifications to the obligations of Montelena Douglas, LLC to pay certain fees for park renovations and improvements, revise park dedication obligations, and to provide for the installation

of a pedestrian bridge at the Property. The Agreement, as amended by the First Amendment, the Second Amendment, and the Third Amendment, are hereinafter collectively referred to as the "Amended Development Agreement."

F. Landowner was recently assigned all of the interest of Montelena Douglas, LLC in Villages 3, 5 and 7 by virtue of that certain "Assignment and Assumption Agreement Relative to Montelena" dated January 4, 2021, and recorded on January 12, 2021 in the Official Records of Sacramento County at Book 20210112, Page 0882 (the "Assignment").

G. Pursuant to Government Code section 65868, City and Landowner now desire to revise the Amended Development Agreement to extend its term an additional ten (10) years with a new expiration date of May 3, 2031, as more fully set forth below in this Fourth Amendment.

H. This Fourth Amendment that amends certain provisions of the Amended Development Agreement applicable to the entire Property was adopted by City Ordinance No. XX-2021 on February 16, 2021.

#### AGREEMENT

**1. Incorporation of Recitals.** Recitals A through H are hereby incorporated herein, including all documents referred to in said Recitals.

**2. Restatement of Section 5.2 concerning the "Term."** City and Landowner agree that Section 5.2 of the Amended Development Agreement is hereby deleted and replaced with the following:

**"5.2 Term.** Upon execution, the term of this Agreement shall commence on May 3, 2006 and extend for a period of twenty five (25) years (until May 3, 2031), unless said term is terminated, modified or extended by circumstances set forth in this Agreement. Following the expiration of the term, this Agreement shall be deemed terminated and of no further force and effect. Said termination of the Agreement shall not affect any right or duty created by City approvals for the Property adopted prior to, concurrently with, or subsequent to the approval of this Agreement.

**3. Definition of Terms.** All capitalized terms used in this Fourth Amendment shall have the same definition as provided in the Amended Development Agreement.

**4. All Other Terms Remain in Force.** Except as amended by Sections 1 through 2 above, all terms and conditions of the Amended Development Agreement remain in full force and effect.

**5. Effective Date.** This Fourth Amendment takes effect on the effective date of the ordinance that approves it (the "Effective Date") (Gov. Code, § 65868).

**6. Recording.** Within ten (10) days after the Effective Date, City shall record this Fourth Amendment with the Sacramento County Recorder's Office.

**7. Counterparts.** The Parties may execute this Fourth Amendment in counterparts, each of which will be considered an original, but all of which will constitute the same instrument.

**8. Entire Agreement.** This Fourth Amendment sets forth the Parties' entire understanding regarding the matters set forth above. It supersedes all prior or contemporaneous agreements, representations, and negotiations regarding those matters (whether written, oral, express, or implied) and may be modified only by another written agreement signed by all Parties. This Fourth Amendment will control if any conflict arises between it and the Amended Development Agreement.

**IN WITNESS WHEREOF**, the City of Rancho Cordova, a municipal corporation, has authorized the execution of this Fourth Amendment in duplicate by its City Manager and attested to by its City Clerk under the authority of Ordinance No. XX-2021, adopted by the Council of the City on this 16<sup>th</sup> day of February 2021, and Landowner has caused this Fourth Amendment to be executed.

**SIGNATURES ON FOLLOWING PAGE**

**“CITY”**

**City of Rancho Cordova**

**“LANDOWNER”**

**MDRE Development, LLC**

By: \_\_\_\_\_

Name: Cyrus Abhar

Title: City Manager

Date: \_\_\_\_\_, 2021

By: \_\_\_\_\_

Name: Kevin Webb

Title: President

Date: \_\_\_\_\_, 2021

ATTEST:

\_\_\_\_\_  
Stacy Leitner, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Adam U. Lindgren  
City Attorney

Date: \_\_\_\_\_, 2021

STATE OF CALIFORNIA        )  
                                          ) ss.  
COUNTY OF SACRAMENTO    )

On\_\_\_\_\_before me,\_\_\_\_\_, (here insert name and title  
of the officer), personally appeared \_\_\_\_\_, who proved to me on the  
basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and  
acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their  
signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and  
correct.  
WITNESS my hand and official seal.

Signature \_\_\_\_\_ (Seal)

STATE OF CALIFORNIA        )  
                                          ) ss.  
COUNTY OF SACRAMENTO    )

On\_\_\_\_\_before me,\_\_\_\_\_, (here insert name and title of the officer), personally appeared \_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.  
WITNESS my hand and official seal.

Signature \_\_\_\_\_ (Seal)

## MEMORANDUM

### ITEM 15.1.



**DATE:** February 1, 2021

**TO:** Honorable Mayor and Council Members

**FROM:** Stefan Heisler, Housing Manager

**SUBJECT: A RESOLUTION APPROVING AMENDMENTS TO THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) 2020-2024 CONSOLIDATED PLAN AND THE 2020 ANNUAL ACTION PLAN TO MAKE AWARDS FOR THE CDBG-CV ROUND 3 PROGRAM APPLICATIONS**

---

### **RECOMMENDATION**

Adopt the Resolution of the City Council of the City of Rancho Cordova to submit the amended 2020-2024 Consolidated Plan (2020 Con Plan) and the 2020 Annual Action Plan (2020 AAP).

### **RESULT OF RECOMMENDED ACTION**

Adoption of the Resolution authorizes the City Manager to make final edits and submit the amended 2020 Con Plan and 2020 AAP to the Department of Housing and Urban Development (HUD) for approval, as required for the City to make awards for the 2021 CDBG-CV Round 3 program funding.

### **BACKGROUND**

In response to the COVID-19 crisis, Congress passed the \$2 trillion Coronavirus Aid, Relief, and Economic Security Act including \$5 billion for CDBG programs. The first allocation of this additional CDBG funding was issued to CDBG entitlement jurisdictions by the normal CDBG formula. Rancho Cordova was allocated \$373,379 in the first phase of CDBG-CV funding, with future phases to be allocated based on COVID-19 impacts to jurisdictions. The third, and final, phase of CDBG-CV funding (CDBG-CV Round 3) has been issued and Rancho Cordova was allocated \$487,938. There was no allocation for the City of Rancho Cordova in the second allocation of CDBG-CV funding.

Amendments to the City's 2020 Con Plan and 2020 AAP are required to spend the City's CDBG-CV Round 3 funding. Staff have issued a Notice of Funding Availability (NOFA) and received applications from community nonprofits, according to the process detailed below, to carry out CDBG-CV eligible activities. The 2020 Con Plan and the 2020 AAP must be amended to include this new budget and these new activities.

The City completed an abbreviated public participation process for this amendment, in compliance with the HUD waiver for CDBG-CV activities to rapidly deploy CDBG-CV funds to the community programs.

- The CDBG-CV Round 3 NOFA was posted on the City website on Monday, December 14, 2020.
- A CDBG-CV Round 3 NOFA Workshop was held remotely via a Zoom meeting on December 18, 2020.
- Applications were received until 5:00 PM on Friday, January 15, 2021.
- A public notice was printed on January 22, 2021 of the 5-day public comment period on the draft amendments, posted on the City's website and available at City Hall on request, and notice of the February 1, 2021 public hearing to consider approval of these amendments.

Five applications were received for CDBG-CV Round 3 response programs.

### **CDBG-CV PROGRAM**

The federal intent of the CDBG program is to develop viable urban communities by providing decent housing, a suitable living environment, and expanded economic opportunities, principally for low- and moderate-income persons, households, and neighborhoods. The City has a goal of using at least 80 percent of the City's CDBG funds for activities that benefit low- and moderate-income persons.

CDBG-CV funds have the same requirements, but must also either prepare, prevent, or respond to the COVID-19 crisis. All activities must still meet one or more of the following national objectives for the program: 1) benefit low- and moderate-income persons, 2) prevent or eliminate slums or blight, or 3) meet an urgent community development need that poses a serious and immediate threat to the health or welfare of the community. To reach these objectives, CDBG-CV funds may be used for a variety of community development activities, including acquisition of real property, rehabilitation of residential and nonresidential structures, construction of public facilities and infrastructure improvements, public services, and economic development and job creation/retention activities if there is a connection to preparing for, prevention, or responding to the COVID-19 crisis..

The normal CDBG 15 percent funding cap on public services has been waived for CDBG-CV funds. The 20 percent cap on planning and administration activities still applies.

### **CDBG-CV Round 1 Allocations**

The City allocated CDBG-CV Round 1 funding to five programs and program administration. The following table shows the programs funded and the amounts provided. All CDBG-CV Round 1 activities were limited to calendar year 2020 with some minor exceptions. The accomplishments on these programs will be reported with the 2020 CDBG Annual Action Plan Consolidated Annual Performance Evaluation Report (2020 CAPER).

| <b>Organization and Program</b>                                   | <b>2020 CDBG-CV Round 1 Funding Awarded</b> |
|-------------------------------------------------------------------|---------------------------------------------|
| Folsom Cordova Community Partnership – Relief Safety Net Services | \$100,310                                   |
| Boys and Girls Club – Club on the Go Kits                         | \$73,344                                    |

|                                                                  |                  |
|------------------------------------------------------------------|------------------|
| Sacramento Self-Help Housing – Emergency Housing Services        | \$60,000         |
| Sacramento Self-Help Housing – Renter’s Helpline                 | \$8,400          |
| Rebuilding Together Sacramento – Critical Systems Repair Program | \$52,500         |
| Program Administration                                           | \$74,675         |
| <b>TOTAL</b>                                                     | <b>\$369,229</b> |

### **Public Services:**

The City received four applications for CDBG-CV Round 3 public services projects totaling \$242,054. These are detailed below and in the attached amended 2020 AAP.

| <b>Organization and Program</b>                                   | <b>2020 CDBG-CV Round 3 Application</b> | <b>2020 CDBG-CV Round 3 Recommended Award</b> |
|-------------------------------------------------------------------|-----------------------------------------|-----------------------------------------------|
| Folsom Cordova Community Partnership – Relief Safety Net Services | \$138,586                               | \$150,000                                     |
| Boys and Girls Club – Clothes for Kicks & Kids!                   | \$23,348                                | \$35,000                                      |
| Sacramento Self-Help Housing – Emergency Housing Services         | \$77,275                                | \$20,000                                      |
| Meals on Wheels – Great Plates Delivered Transition Program       | \$75,000                                | \$125,000                                     |
| <b>TOTAL</b>                                                      | <b>\$314,209</b>                        | <b>\$330,000</b>                              |

The amended 2020 AAP recommendation is to fund the public services listed above at the recommended funding levels. The Sacramento Self Help Housing (SSHH) Emergency Housing Services is recommended for funding lower than requested due to challenges using funding provided in 2020 through the CDBG-CV Round 1 for an identical program. The recommended amount represents double the amount that was actually spent in 2020. Three programs are recommended for funding levels above what was requested due to the reallocated funding from the SSHH program and because the funding requested through all of the applications was lower than the amount of CDBG-CV Round 3 funding available. Staff have made recommendations based on the needs of the community and the ability of organizations to spend the additional funding.

### **CDBG-CV Planning and Administration**

Planning and administration activity for the CDBG-CV programs includes managing the CDBG-CV budget, collecting and reporting quarterly reports from the CDBG-CV recipients, completing the required environmental, labor compliance, and financial reports, preparing and submitting the Consolidated Annual Performance Evaluation Report (CAPER), and day-to-day program administration. The City expects to have about \$52,938 available for CDBG-CV Round 3 program planning and administration. This represents 11% of the total funding and is below the 20% planning and admin limit. Staff have found that a much lower amount of planning and admin is required due to CDBG-CV program efficiencies.

### **CDBG-CV Capital Programs and Projects**

The City received one application for capital construction projects totaling \$52,500.

| <b>Program Applications</b>                                                | <b>Requested Amount</b> | <b>Recommended Amount</b> |
|----------------------------------------------------------------------------|-------------------------|---------------------------|
| Rebuilding Together Sacramento – Safe and Healthy Home Repairs and Support | \$80,000                | \$105,000                 |
| <b>TOTAL</b>                                                               | <b>\$80,000</b>         | <b>\$105,000</b>          |

The amended 2020 AAP recommendation is to fund the capital program listed above at the recommended amount. Similar to the public service projects, less funding was requested than was available. Staff have made recommendations based on the needs of the community and the ability of organizations to spend the additional funding.

### **FISCAL IMPACT**

The CDBG-CV Round 3 program planning and administration covers the cost of administering the program. The public service grants are made to organizations providing programs directly responding to community needs resulting from the COVID-19 crisis. These programs are designed to be temporary as long as program funding lasts. The capital programs and projects funding allow for the cost of both the actual activity and the costs of enforcing Davis Bacon labor standards and NEPA clearances. The table below shows the allocation of the first phase of CDBG-CV funds and how that funding fits into the CDBG funding categories.

There is no expected impact on the City's General Fund.

| <b>CDBG-CV Category</b>       | <b>CDBG-CV Budget</b> |
|-------------------------------|-----------------------|
| Planning and Administration   | \$52,938              |
| Public Services               | \$330,000             |
| Capital Programs and Projects | \$105,000             |
| <b>TOTAL</b>                  | <b>\$487,938</b>      |

### **ATTACHMENT(S)**

1. Resolution
2. Amended 2020-2024 CDBG Consolidated Plan and 2020 Annual Action Plan

## CITY OF RANCHO CORDOVA

## RESOLUTION NO. XX-2021

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA,  
STATE OF CALIFORNIA, APPROVING THE ADOPTION OF THE AMENDMENT TO THE  
2020-2024 CONSOLIDATED PLAN AND 2020 ANNUAL ACTION PLAN FOR THE  
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM**

**WHEREAS**, the Community Development Block Grant (CDBG) Program, authorized pursuant to Title 1 of the Housing and Community Development Act of 1974 (Act), as amended, requires that entitlement jurisdictions provide for the issuance of funds in order to attain the objective of providing decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low- and moderate-income; and

**WHEREAS**, the U.S. Department of Housing and Urban Development (HUD) is the federal agency that promulgates regulations and oversees the administration of the CDBG program; and

**WHEREAS**, the City Council held a public hearing on April 6, 2020, to provide an opportunity for the public to comment and to approve of the 2020-2024 CDBG Consolidated Plan and 2020 Annual Action Plan.

**WHEREAS**, HUD requires that entitlement jurisdictions complete a plan for expending the funds on eligible activities, referred to as the Action Plan, and amend it as necessary to accommodate significant changes in the usage of funds; and

**WHEREAS**, with the passage of the Coronavirus Aid, Relief, and Economic Security (CARES) Act, a total of \$5 billion was included for distribution to state and local governments through the CDBG Program in order to respond to circumstances created by the COVID-19 crisis; and

**WHEREAS**, the City of Rancho Cordova received a first round allocation of \$373,379 through the CDBG Program to respond to the COVID-19 crisis; and

**WHEREAS**, HUD has made available the use of waivers for certain CDBG public noticing and document submittal requirements due to the COVID-19 crisis; and

**WHEREAS**, staff submitted a waiver to HUD on May 14, 2020 to shorten the public comment period for an amendment to the Consolidated Plan for CDBG-CV funds; and

**WHEREAS**, the City Council held a public hearing on June 1, 2020, to provide an opportunity for the public to comment on and approve the first amendments to the 2020-2024 CDBG Consolidated Plan, 2020 Annual Action Plan and Citizen Participation Plan.

**WHEREAS**, the City of Rancho Cordova has received a third-round allocation of \$487,938

through the CDBG Program to respond to the COVID-19 crisis; and

**WHEREAS**, The City of Rancho Cordova released a Notice of Funding Availability on December 14, 2020 calling for CDBG-CV Round 3 applications, closed the application period on January 15, 2021, received five applications for funding, and desires to award funding to all five activities; and

**WHEREAS**, an additional amendment to the 2020-2024 CDBG Consolidated Plan and 2020 Annual Action Plan is required to include this new budget and these new activities; and

**WHEREAS**, the amendments to the 2020-2024 CDBG Consolidated Plan, 2020 Annual Action Plan and a notice of the shortened 5-day public comment period, have been published for citizen comment prior to forwarding the documents to City Council for approval; and

**WHEREAS**, the City Council held a public hearing on February 1, 2021, to provide an opportunity for the public to comment on and approve the second amendments to the 2020-2024 CDBG Consolidated Plan, and 2020 Annual Action Plan incorporating the CDBG-CV Round 3 budget and activities.

**NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA**

1. Approves the adoption of the Resolution which approves:

1. The Amended 2020-2024 CDBG Consolidated Plan, which includes additional strategies related to preparation, prevention, and response to the COVID-19 crisis; and
2. The Amended 2020 Annual Action Plan, which includes additional community services projects responding to the COVID-19 crisis, that will act as the budget for the CDBG-CV third allocation to the City of Rancho Cordova of \$487,938.

2. Authorizes the City Manager, or his designee, to take all actions and to execute and/or file all documents reasonably necessary to implement the above-referenced amendments including, without limitation, taking such actions and executing and/or filing such documents as are reasonably necessary to receive HUD CDBG funding as allocated by the CARES Act for and on behalf of the City of Rancho Cordova, and to make any reasonably necessary revisions or changes to those documents.

**PASSED AND ADOPTED** by the City Council of the City of Rancho Cordova on the 1<sup>st</sup> day of February 2021, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**ITEM 15.1.**

**ATTACHMENT 1**

**ATTEST:**

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Stacy Leitner, CMC  
City Clerk

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Garrett Gatewood, Mayor

City of Rancho Cordova

# 2020-2024 Consolidated Plan & 2020 Annual Action Plan

Community Development Block Grant

*Plan Adopted – April 6, 2020*

*Amendment No. 1 – June 1, 2020*

*Amendment No. 2 – February 1, 2021*

## Executive Summary

Yellow Highlight = Round 1 Amendment

Blue Highlight = Round 3 Amendment

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

#### 1. Introduction

The City of Rancho Cordova (City) is located in Sacramento County (County), California, and lies approximately 13 miles east of the State's capital city, Sacramento. Rancho Cordova was incorporated in 2003 and has a population of approximately 74,585 people (2018 ACS Population Estimates). The City became a US Department of Housing and Urban Development (HUD) entitlement jurisdiction in 2006 and currently only receives one HUD-funded grant through entitlement, the Community Development Block Grant (CDBG). In 2017, the City became part of the Sacramento County HOME Consortium whereby Sacramento County, as lead agency, became administrator of the City's annual HOME grant allocation.

Every five years, entitlement jurisdictions must create a five-year plan, known as the Consolidated Plan, which outlines the use of CDBG, HOME Investment Partnerships (HOME), Emergency Solutions Grant (ESG), and other housing and community focused funding provided by HUD. This Consolidated Plan primarily serves as a five-year planning document which helps guide the City in its implementation of its CDBG program, while the County's Consolidated Plan lays out a plan for implementation of its HOME grant.

2020 will be the first year of a five-year cycle, in which the City aligns its Consolidated Plan with the County's five-year Consolidated Plan—meaning that the City will share its CDBG program cycle with the County from January 1, 2020, to December 31, 2024. In aligning the CDBG program cycle with the County's, the City has changed the start and end dates of its CDBG program year; this means that as of January 1, 2020, the City will begin its CDBG program year on January 1 and end on December 31 of each program year. Prior to 2020, the City's program year spanned from July 1 to June 30 of each CDBG program year. These changes were required by HUD in an effort to create an opportunity for jurisdictions to take a more regional and collaborative approach to meeting their affordable housing and community development needs. Also, by syncing its Consolidated Plan with the County's, the City's previous five-year plan was shortened one program year, from five years to four program years.

The CDBG program is a federal grant program that is administered by HUD, which provides communities with funds for infrastructure, neighborhood improvements, and other community planning and development programs. The grant also helps the City fund needed services in the community, including programs for seniors, disabled populations, low-income households, and disadvantaged youth. The Consolidated Plan offers Rancho Cordova an opportunity to shape housing and community development needs into a coordinated community effort, and to strategically plan programs to meet those needs.

This plan works to uphold the City's six citywide goals:

1. Promote a positive image of Rancho Cordova.
2. Ensure a safe, inviting, and livable community.
3. Empower responsible citizenship.
4. Establish logical City boundaries that provide regional leadership and address financial challenges.
5. Ensure the availability of the best public services in the region while practicing sound financial management.
6. Drive diverse economic opportunities.

With the use of CDBG funds and the implementation of this plan, the City will continue to propagate efforts to better the quality of life of its residents, especially low-income and disadvantaged populations.

## 2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The Needs Assessment collects and analyzes data on the housing and community development needs for residents of the City of Rancho Cordova, as well as the County as a whole. The assessment focuses especially on affordable housing, special needs housing, community development, and homelessness on a regional scale, and then presents information specific to Rancho Cordova's Non-Housing Community Development Needs (see County's HOME Consortium Consolidated Plan for detailed analysis).

The County's HOME Consortium Consolidated Plan discussed the following regional objectives and outcomes of housing needs. This information is based on an analysis of "disproportionate needs" based on HUD's housing problems tables and informed by resident input and stakeholder consultation (see County's HOME Consortium Consolidated Plan for detailed analysis):

- **Affordability:** The changes in regional home values and rents have exceeded changes in median incomes for all households, meaning that households have lost their housing "purchasing power."
- **Cost burden and severe cost burden:** This is the most common housing problem for both renter and owner households in Sacramento County.
- **Quality housing:** During outreach that was conducted in preparation of the County's Consolidated Plan, participants shared stories of poor housing condition, ranging from units in need of basic repairs, to problems with mold, to pest infestations
- **Overcrowding:** According to the experience of focus group participants, it is common for low-income households to live with extended family, roommates, or other friends in order to afford housing. In extreme cases, two or more households share a unit. Overcrowding is more likely to be experienced by African American residents, Hispanic residents, large family households, and residents with Limited English Proficiency (LEP) than regional survey respondents overall.

- **Equity in ownership:** The homeownership rate for Black/African American households in the Sacramento region is 35 percent; for Hispanic households, 45 percent; and 67 percent for Non-Hispanic White households.
- **Public housing and housing choice voucher holders:** Finding a quality unit that is within the voucher amount is very challenging, particularly in a tight rental market where landlords can easily find residents without vouchers. Challenges navigating the system for obtaining affordable housing, including waitlist processes, was raised frequently by participants.
- **Homelessness:** The 2019 Point in Time (PIT) Count indicates that homelessness is expanding substantially and requires a new and intensified response. In interviews, stakeholders expressed the ongoing need for emergency shelters and services, but also getting people back into housing after experiencing homelessness.
- **Non-homeless special needs:** Households that include a member with a disability may experience housing challenges related to needed modifications to the home or accommodations from their housing provider. According to the resident survey, one in three (35 percent) households that include a member with a disability live in a home that does not meet the needs of the resident with a disability.

The Non-Housing Community Development Needs gathered and presented in this Needs Assessment, specific to Rancho Cordova, were collected through a community survey, consultations with local agencies, various outreach events, and a conglomeration of online data sources. Through this data collection and outreach, the City estimates its housing needs for the next five-year plan period. As population size, characteristics, and needs change, public services shift to address these changes as well. The City conducted extensive outreach to residents, community leaders, community advocates, city organizations, and entities and public agencies from surrounding areas. From the feedback received from this outreach and data collection, the City shaped its priority needs for low-income and community development initiatives within Rancho Cordova. The City pulled additional data and information from various sources, such as US Census, Community Planning and Development (CPD) maps, and the Employment Development Department, in order to more thoroughly shape its needs for public services. It should be noted that as the five-year Consolidated Plan cycle continues, City staff will continue to conduct community outreach to assess and manage the community's ever-growing needs.

The following is a summary of community needs, as identified through the community engagement process that took place in preparation of this Plan:

### 3. Evaluation of past performance

The City has recently undergone a program year change and the Consolidated Annual Performance and Evaluation Report (CAPER) for the period of July-December 2019 is still in progress. It should be noted that this CAPER will cover a six-month period, as opposed to a full twelve-month period due to the abrupt program year change that was authorized in November 2019. The CAPER for the shortened program year will be available for review in March 2020. The program year has changed from July 1–June 30 to begin

on January 1 and end on December 31 of each program year; therefore, the 2020 program year will occur from January 1, 2020, to December 31, 2020.

The CAPER for the 2018–19 program year was accepted by HUD as adequate and is available on the City’s website for viewing. The 2018-19 CAPER demonstrates that the service providers met their projected outcomes and, as a result, the City continued to fund these organizations in second year of the two-year funding cycle. The City recently conducted an on-site audit of its Public Works Department. The City also conducted an on-site audit of Sacramento Self-Help Housing in 2019 in collaboration with other local grantors. The City plans to conduct ongoing desk monitoring on all programs in all program years to come. The CDBG program has successfully met expenditure deadlines in years past and is on target to meet its deadlines for the shortened program year from July 1, 2019, to December 31, 2019. The City is also current on quarterly and semi-annual reports due to HUD.

#### 4. Summary of citizen participation process and consultation process

The City of Rancho Cordova initiated several efforts aimed at conducting community outreach and facilitating citizen participation during the 2020-2024 Consolidated Plan’s development.

Outreach included local newspaper announcements for meetings and hearings, which all met proper noticing requirements; publications on the City’s website for upcoming CDBG activities; an online survey which was made available in English, Spanish, and Russian and focused on collecting the public’s feedback on priority needs in the community; information sharing on Twitter and Facebook to keep the public informed through social media; one meeting with resident leaders of a lower-income neighborhood; specific outreach to local nonprofit agencies with ESL beneficiaries; one pop-up event in a low-income area at the Mather Field light rail station; and a public workshop to attain feedback from local service providers and residents.

Additionally, the City conducted multiple stakeholder consultations with local service providers to solicit professional feedback in the areas of **housing, homelessness, social services, senior populations, disabled populations, youth populations, and persons living with HIV/AIDS**. Please refer to the Process section (PR-10) of this plan for more information on the consultations that were completed.

All public outreach was used to help shape the Strategic Plan portion of the Consolidated Plan with the guidance of the City Council.

The following is a timeline of the citizen participation that was conducted in preparation of the 2020-2024 Consolidated Plan:

- On November 15, 2019, the City posted a notice at City Hall, online, and in the local newspaper for a community engagement meeting to be held on December 4, 2019.
- On December 4, 2019, the City facilitated a community engagement meeting with approximately 14 residents to gather feedback on needs in their neighborhood. Please refer to **Attachment B** for a copy of the worksheets and information that were provided at this meeting.

- On December 6, 2019, the City posted a notice at City Hall, online, and in the local newspaper of a Notice of Funding Availability (NOFA) release for 2020 CDBG funds, a community needs meeting, and a mandatory NOFA workshop.
- On December 16, 2019, City staff conducted a pop-up event at the Mather Field light rail station, which is in a low-income neighborhood, to collect feedback on community needs and provide information about the CDBG program. Please refer to **Attachment C** to view CDBG materials that were used at this pop-up event.
- On January 6, 2020, City staff released a community needs survey online and to various local nonprofit and public agency contacts to gather resident and community feedback on community needs. Please refer to **Attachment D** for a copy of the survey in English, Spanish, and Russian.
- On January 13, 2020, City staff facilitated a NOFA workshop to review scoring criteria for public and to conduct a community needs workshop and a stakeholder consultation meeting. Please refer to **Attachment E** for a copy of the Community Needs worksheet that was completed by stakeholders at this meeting.
- Between January 13, 2020, and February 14, 2020, the City conducted stakeholder consultations with various local service providers, public agencies, and nonprofits.
- On February 7, 2020, City staff visited the Folsom Cordova Community Partnership Family Resource Center and provided surveys for Russian and Spanish speaking participants to gather feedback on community needs for English as a Second Language (ESL) residents.
- On February 28, 2020, the City released the draft Consolidated Plan and Annual Action Plan for 30 days for public review and comment.
- On February 28, 2020, the City posted a notice at City Hall, online, and in the local newspaper for a public meeting on March 16, 2020 to review the draft 2020-2024 Consolidated Plan and 2020 Annual Action Plan and for a public hearing to approve the final 2020-2024 Consolidated Plan and 2020 Annual Action Plan on April 6, 2020.
- On March 16, 2020, the City held a public meeting to review and invite public comment for the 2020-2024 Consolidated Plan and 2020 Annual Action Plan.
- On April 6, 2020, the City held a public hearing to approve the final 2020-2024 Consolidated Plan and 2020 Annual Action Plan and invited the public to comment on the Plan prior to Council approval.
- On May 22, 2020, the City released the draft Amendment No. 1 to the Consolidated Plan and Annual Action Plan for 10 days for public review and comment.
- On June 1, 2020, the City held a public hearing to approve Amendment No. 1 to the 2020-2024 Consolidated Plan and 2020 Annual Action Plan and invited the public to comment on the proposed changes.
- On January 27 2021, the City released the draft Amendment No. 2 to the Consolidated Plan and Annual Action Plan for 5 days for public review and comment.
- On February 1, 2021, the City held a public hearing to approve Amendment No. 2 to the 2020-2024 Consolidated Plan and 2020 Annual Action Plan and invited the public to comment on the proposed changes.



## 5. Summary of public comments

All public comments were accepted throughout the public participation process. Please see below for a summary of public comments received; please also see **Attachment A** for a summary of all comments received through the survey and outreach that was conducted for the original 2020-24 Consolidated Plan:

- No public comment was received from the March 16, 2020 City Council public hearing.
- No public comment was received from the April 6, 2020 City Council public hearing.
- No public comment was received from the June 1, 2020 City Council public hearing.
- No public comment was received from the February 1, 2021 City Council public hearing. – To be updated once meeting is complete

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

All public comments were accepted.

## 7. Summary

This 2020-2024 Consolidated Plan will work as a guide in implementing the CDBG priorities, activities, and goals for a five-year period. These priorities, activities, and goals were shaped by a conglomeration of community participatory feedback, area-focused demographical data collection and analysis, community stakeholder involvement, consideration of countywide goals and policies, and feedback solicited from Rancho Cordova's City Council.

The 2020-2024 Consolidated Plan and 2020-2021 Annual Action Plan also guides the use of CDBG-CV funding to respond to COVID-19. Feedback to guide the use of these funds was solicited from City Departments and City Council.

On June 1, 2020, Rancho Cordova's City Council adopted Amendment No. 1 to the 2020-24 Consolidated Plan and 2020 Annual Action Plan. For more details on Amendment No. 1, as well as the signed resolution from City Council, please refer to the appendix at the end of this document.

On February 1, 2021, Rancho Cordova's City Council adopted Amendment No. 2 to the 2020-24 Consolidated Plan and 2020 Annual Action Plan. For more details on Amendment No. 2, as well as the signed resolution from City Council, please refer to the appendix at the end of this document.

## The Process

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

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

| Agency Role                      | Name                                                                                          | Department/Agency                                     |
|----------------------------------|-----------------------------------------------------------------------------------------------|-------------------------------------------------------|
| CDBG Administrator               | RANCHO CORDOVA                                                                                | Community Development<br>Department- Housing Division |
| HOME Consortium<br>Administrator | COUNTY OF SACRAMENTO (Administered<br>through Sacramento Housing and<br>Redevelopment Agency) | SHRA - Development<br>Department/Finance              |

**Table 1– Responsible Agencies**

### Narrative

The City of Rancho Cordova’s Community Development Department currently serves as the lead agency for overseeing and implementing the Consolidated Plan process as well as administering CDBG funds. The Community Development Department was initiated in 2015, and includes the Planning Department, Building Department, and the Neighborhood Plans and Projects Division, which manages the City’s CDBG funds. The CDBG program was managed by the Housing Services Division under the Economic Development Department prior to 2015.

For the HOME Consortium, the County of Sacramento is the lead agency and delegates administrative responsibilities to a County agency called the Sacramento Housing and Redevelopment Agency (SHRA).

### Consolidated Plan Public Contact Information

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



**PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)**

**1. Introduction**

The City of Rancho Cordova consulted with several local service providers and public agencies to help identify local needs and evaluate opportunities for partnership and improved coordination for the 2020-2024 Consolidated Plan. The City also invited public comment through a 30-day public comment period and two public hearings of the draft and final Consolidated Plan, to assess community needs and perceptions. The following sections will discuss the consultation process, the public comment process, and the planned coordination efforts for the next five-year Consolidated Plan cycle.

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

The City's Housing Division is striving to improve the City's affordable housing stock and continues to improve coordination for initiatives aimed at increasing the supply of affordable housing in the region. Recently the City has focused its efforts on renovating existing structures and building new affordable units for families, senior citizens, and disabled individuals through its various programs.

The City has been working with Mercy Housing, the Veterans Resource Center of America, and Mogavero Notestine Associates to plan and design Mather Veterans Village, a three-phase transitional and permanent supportive housing development that serves disabled homeless veterans. Located in close proximity to the Sacramento Veterans Affairs (VA) Medical Center, Mather Veterans Village helps fulfill the large need for service-supported housing for low-income disabled veterans in the Northern California region. The project is co-sponsored by the City of Rancho Cordova, Sacramento County, and the Sacramento VA Medical Center.

Mather Veterans Village is intended to provide a service-rich living environment and will be designed to promote a community-oriented feel for veterans. Features include a group dining area, courtyards, and classrooms. The project's first and third phases are now complete and include a total of 100 permanent supportive housing units, as well as a community space. Phase 2 consists of up to 60 transitional housing beds and is scheduled for completion in spring 2020.

The City's Homeless Outreach Team (HOT) is one of the ways in which the City helps to connect homeless individuals and at-risk homeless individuals with needed services. HOT is comprised of two officers, code enforcement and the City's Homeless Navigator. The team builds relationships with homeless individuals and families to assist them in finding services, education, and resources to help them become self-sufficient.

The City also cooperates with the SHRA in ensuring that public and voucher-supported housing in the City is safe, habitable, and fully occupied whenever possible. Other collaborative partners include

Sacramento Self-Help Housing, which works with the City, mental and general health providers, and other service agencies to help households in need find suitable housing. The City regularly looks for opportunities to improve communication and connect service providers and housing providers to help leverage services, reduce service burden due to repeat clientele, and ensure that persons with housing and service needs are directed to the correct providers.

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

Sacramento Steps Forward is the nonprofit group that manages the regional Continuum of Care. The City cooperates with Sacramento Steps Forward whenever possible, including providing support at County Board of Supervisors meetings, promptly responding to requests for data, and through ongoing participation in the public Continuum of Care discussions. The location of the Mather Veterans Hospital, the Veterans Village housing project, and other services for veterans, such as Stand Down (which provides critical life services to homeless veterans) and the Veterans Resource Centers of America, all make the City of Rancho Cordova an ideal partner in addressing the problems facing homeless veterans. Additionally, the City's lead CDBG program staff is a member of the Continuum of Care and coordinates the City's CDBG housing and community development efforts to be aligned with the Continuum's most recent updates and goals.

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

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

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

Sacramento Steps Forward administers both the Continuum of Care and the Homeless Management Information System (HMIS); Sacramento County manages the available Emergency Shelter Grant (ESG) funds for the Sacramento region. The City is currently working with the County on the future of the Mather Community Campus, located immediately adjacent to the new Mather Veterans Village project (which provides permanent supportive housing and transitional beds), and there are plans to continue leveraging both programs to help meet the full range of needs in the community.

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

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

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Table 2– Agencies, groups, organizations who participated

|   |                                                                                                                                                                    |                                                                                                                                                                                                                                                  |
|---|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | <b>Agency/Group/Organization</b>                                                                                                                                   | VOLUNTEERS OF AMERICA                                                                                                                                                                                                                            |
|   | <b>Agency/Group/Organization Type</b>                                                                                                                              | Housing<br>Services - Housing<br>Services - Elderly Persons<br>Services - Persons with Disabilities<br>Services - Homeless<br>Services - Employment                                                                                              |
|   | <b>What section of the Plan was addressed by Consultation?</b>                                                                                                     | Housing Needs Assessment<br>Homelessness Needs - Veterans<br>Anti-poverty Strategy                                                                                                                                                               |
|   | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | The organization was called and emailed. They completed a written response. The City has worked with the VOA for several years in support of the Mather Community Campus facility, and VOA participates in the City's homeless response efforts. |
| 2 | <b>Agency/Group/Organization</b>                                                                                                                                   | SACRAMENTO STEPS FORWARD                                                                                                                                                                                                                         |
|   | <b>Agency/Group/Organization Type</b>                                                                                                                              | Services - Homeless                                                                                                                                                                                                                              |
|   | <b>What section of the Plan was addressed by Consultation?</b>                                                                                                     | Housing Needs Assessment<br>Homelessness Needs - Chronically homeless<br>Homelessness Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Strategy<br>HOPWA Strategy<br>Market Analysis                              |

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|   |                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|---|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | This organization was contacted by email and they provided a written response. They provided information on homelessness in the County and in the City. Sacramento Steps Forward is the Continuum of Care for Sacramento County and is the lead agency in responding to homelessness issues. The City plans to continue supporting Sacramento Steps Forward in its role as the Continuum of Care lead.                                                                       |
| 3 | <b>Agency/Group/Organization</b>                                                                                                                                   | SACRAMENTO SELF-HELP HOUSING                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|   | <b>Agency/Group/Organization Type</b>                                                                                                                              | Services- Housing<br>Services – Fair Hosuing                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|   | <b>What section of the Plan was addressed by Consultation?</b>                                                                                                     | Housing Needs Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|   | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Organization staff attended the community needs workshop with stakeholders and provided input on the needs of lower-income families and individuals. The organization also completed a written interview. The City has worked with Sacramento Self-Help Housing for several years to assist with homelessness prevention, tenant landlord mediation, and fair housing evaluations. The City will continue working with Sacramento Self-Help Housing to address these issues. |
| 4 | <b>Agency/Group/Organization</b>                                                                                                                                   | FOLSOM CORDOVA UNIFIED SCHOOL DISTRICT                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|   | <b>Agency/Group/Organization Type</b>                                                                                                                              | Other Government - Local                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|   | <b>What section of the Plan was addressed by Consultation?</b>                                                                                                     | Housing Needs Assessment<br>Homelessness Needs - Chronically homeless<br>Homelessness Needs - Families with children<br>Homelessness Needs - Unaccompanied youth<br>Homelessness Strategy                                                                                                                                                                                                                                                                                    |

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|---|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | This organization was emailed. The school district provided a written response. This input helps shape the priorities of this Annual Action Plan regarding housing the youth population in Rancho Cordova. The City has continued to foster a close working relationship with the school district to improve education outcomes for youth and to improve access to youth services, such as after-school programming.                                                                     |
| 5 | <b>Agency/Group/Organization</b>                                                                                                                                   | FOLSOM CORDOVA COMMUNITY PARTNERSHIP                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|   | <b>Agency/Group/Organization Type</b>                                                                                                                              | Services - Children<br>Services - Health<br>Services - Education<br>Services - Employment                                                                                                                                                                                                                                                                                                                                                                                                |
|   | <b>What section of the Plan was addressed by Consultation?</b>                                                                                                     | Non-Homeless Special Needs<br>Anti-poverty Strategy                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|   | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Organization staff attended the community needs workshop, where they provided input on the needs of children and youth in the City. This agency also completed a phone interview. This information helps shape the data and priorities in the Annual Action Plan regarding youth populations and social services in Rancho Cordova. The City has had a long relationship with Folsom Cordova Community Partnership, which provides services to low-income families, youth, and students. |
| 6 | <b>Agency/Group/Organization</b>                                                                                                                                   | MEALS ON WHEELS BY ACC                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|   | <b>Agency/Group/Organization Type</b>                                                                                                                              | Services - Elderly Persons<br>Services - Homeless                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|   | <b>What section of the Plan was addressed by Consultation?</b>                                                                                                     | Housing Needs Assessment<br>Non-Homeless Special Needs<br>Anti-poverty Strategy                                                                                                                                                                                                                                                                                                                                                                                                          |

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|   |                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|---|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Meals on Wheels staff attended the community needs workshop with stakeholders and provided input on the needs of seniors and disabled residents. The City also called and emailed additional questions to the organization; the organization provided a written response to the City's questions. The City will continue to coordinate with Meals on Wheels to provide services to seniors in the community and find opportunities for additional cooperation. |
| 7 | <b>Agency/Group/Organization</b>                                                                                                                                   | RESOURCES FOR INDEPENDENT LIVING                                                                                                                                                                                                                                                                                                                                                                                                                               |
|   | <b>Agency/Group/Organization Type</b>                                                                                                                              | Services - Elderly persons<br>Services - Housing<br>Services - Homeless                                                                                                                                                                                                                                                                                                                                                                                        |
|   | <b>What section of the Plan was addressed by Consultation?</b>                                                                                                     | Non-Homeless Special Needs<br>Anti-poverty Strategy<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth<br>Homelessness Strategy                                                                                                                                                                                                                  |
|   | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | This organization was contacted and completed a phone interview. This interview provided information that helps shape the data in this Annual Action Plan regarding seniors and disabled persons in Rancho Cordova. The City will continue to consider Resources for Independent Living as a resource in addressing the needs of persons with disabilities in Sacramento County.                                                                               |
| 8 | <b>Agency/Group/Organization</b>                                                                                                                                   | ONE COMMUNITY HEALTH                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|   | <b>Agency/Group/Organization Type</b>                                                                                                                              | Services – Health<br>Services-Persons with HIV/AIDS                                                                                                                                                                                                                                                                                                                                                                                                            |

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|  |                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                 |
|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <b>What section of the Plan was addressed by Consultation?</b>                                                                                                     | Non-Homeless Special Needs<br>HOPWA Strategy                                                                                                                                                                                                                                                    |
|  | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | This organization was called and provided a phone interview, offering information regarding individuals living with HIV/AIDS in Sacramento County. The City will continue to consider One Community Health as a resource for health care and AIDS/HIV prevention and care in Sacramento County. |

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

All agencies were included in the consultation process and many opportunities were provided for them to participate, including the community survey, community needs workshop, and one-on-one interview or emailed questions. No agencies were excluded from this public consultation process; however, the City focused its one-on-one interviews efforts on agencies that served HUD priority populations whose services represented the highest priority needs within the City.

**ITEM 15.1.****ATTACHMENT 2****Other local/regional/state/federal planning efforts considered when preparing the Plan**

| <b>Name of Plan</b>                                                       | <b>Lead Organization</b> | <b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>                                                     |
|---------------------------------------------------------------------------|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Continuum of Care                                                         | Sacramento Steps Forward | Both plans work to address issues leading to homelessness and to assist persons and families experiencing homelessness in the region.   |
| Housing Element                                                           | City of Rancho Cordova   | The Housing Element is intended to help identify and plan for housing needs in the City, including very low- and low-income housing.    |
| Sacramento Valley Regional Analysis of Impediments to Fair Housing Choice | SHRA                     | The plan helped to inform the needs and goals around housing and provided resident perspectives through extensive community engagement. |

**Table 3– Other local / regional / federal planning efforts****Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))**

The lead agency for the HOME Consortium Consolidated Plan is SHRA. SHRA also serves as the housing authority for the county. SHRA consulted with staff from Sacramento Area Council of Governments, Sacramento Steps Forward, the County of Sacramento, the cities of Sacramento, Rancho Cordova, Folsom, Isleton and Galt, various nonprofits, and private organizations in the development and implementation of the HOME Consortium Consolidated Plan. Organizations were consulted on an individual and group basis.

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The City of Rancho Cordova's Community Development Department currently serves as the lead agency for overseeing and implementing the City's CDBG Consolidated Plan process as well as administering CDBG funds. The Community Development Department was initiated in 2015, and includes the Planning Department, Building Department, and the Neighborhood Plans and Projects Division, which manages the City's CDBG funds. The CDBG program was managed by the Housing Services Division under the Economic Development Department prior to 2015.

Rancho Cordova City staff specifically coordinated with SHRA to bring the City into compliance with the County's HOME and CDBG program year start and end dates, as well as to align themselves to share the same Consolidated Plan cycle. The City hopes to improve coordination and implementation of affordable housing programs by the Consolidated Plan cycle alignment and continued prioritization of its strategic plan goals around increasing and improving affordable housing units.

The goals of the Regional Analysis of Impediments (AI) are aligned with the City's Consolidated Plan goals. The City will continue cooperating and actively engaging the County of Sacramento in its attention to homelessness issues, including chronic homelessness and near homelessness, by participating in Continuum of Care initiatives and schedules. The City will also continue to contract with SSHH to provide housing counseling and homelessness prevention to Rancho Cordova residents. Additionally, the City participated in the Regional Analysis that was completed in the fall of 2019 and the results are utilized by each participating agency for their respective Consolidated and Annual Action Plans, and for SHRA's Public Housing Authority and Capital Fund Plans.

### Narrative

The City will continue to coordinate with service providers, stakeholders, public agencies, and organizations that specialize in public and assisted housing sectors, as well as various other special needs services on a local and regional scale. The City aims to continuously grow its relationships and communication with local professional organizations and entities to help best address the priority needs of the jurisdiction and surrounding areas.

**PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)****1. Summary of citizen participation process/Efforts made to broaden citizen participation  
Summarize citizen participation process and how it impacted goal-setting**

The City completed public meetings, outreach, and noticing as required by the City's Citizen Participation Plan.

Public comment received during the outreach for the Consolidated and Annual Action Plans can be found in the Executive Summary section (ES-05) of this plan. Several stakeholder consultations were held and are summarized in the consultation section.

**ITEM 15.1.****ATTACHMENT 2****Citizen Participation Outreach**

| Sort Order | Mode of Outreach | Target of Outreach                                                                                                                                           | Summary of response/attendance                                                                      | Summary of comments received                                                   | Summary of comments not accepted and reasons | URL (If applicable) |
|------------|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|----------------------------------------------|---------------------|
| 1          | Public Meeting   | Minorities<br><br>Persons with disabilities<br><br>Non-targeted/broad community<br><br>Stakeholders, service providers                                       | Representatives of a local CDBG target area neighborhood attended the workshop.                     | Emphasis on application scoring, beneficiary questions, and selection process. | All comments were accepted.                  |                     |
| 2          | Newspaper Ad     | Minorities<br><br>Persons with disabilities<br><br>Non-English Speaking<br><br>Non-targeted/broad community<br><br>Seniors, minority groups, disabled groups | Public noticing of the draft Consolidated Plan and Annual Action Plan available for public comment. | No comments received.                                                          | No comments received.                        |                     |

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| Sort Order | Mode of Outreach | Target of Outreach                                                                                                                                                 | Summary of response/attendance                                                                                                                                                        | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable)                                                          |
|------------|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|----------------------------------------------|------------------------------------------------------------------------------|
| 3          | Public Meeting   | Minorities<br><br>Persons with disabilities<br><br>Non-targeted/broad community<br><br>Stakeholders, service providers, seniors, minority groups, disabled persons | On March 16, 2020, City Council reviewed and allowed for public comment to the 2020-2024 Consolidated Plan and 2020 Annual Action Plan at a regularly scheduled City Council meeting. | No comments received.        | No comments received                         | <a href="http://www.cityofranchocordova.org">www.cityofranchocordova.org</a> |
| 4          | Public Hearing   | Minorities<br><br>Persons with disabilities<br><br>Non-targeted/broad community<br><br>Stakeholders, service providers, seniors, minority groups, disabled persons | On April 6, 2020, City Council reviewed and approved the 2020-2024 Consolidated Plan and 2020 Annual Action Plan at a regularly scheduled City Council meeting.                       | No comments received.        | No comments received.                        | <a href="http://www.cityofranchocordova.org">www.cityofranchocordova.org</a> |

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| Sort Order | Mode of Outreach                                           | Target of Outreach                                                                                                                                                                              | Summary of response/attendance                                                                                                                                                                                             | Summary of comments received             | Summary of comments not accepted and reasons | URL (If applicable)                                                          |
|------------|------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|----------------------------------------------|------------------------------------------------------------------------------|
| 5          | Internet Outreach                                          | Minorities<br><br>Non-English Speaking - Specify other language: Spanish<br><br>Persons with disabilities<br><br>Non-targeted/broad community<br><br>Seniors, minority groups, disabled persons | All public meetings, hearings, and noticing, as well as the draft 2020-2024 Consolidated Plan and 2020 Annual Action Plan, were made available for public comment on the City's website and promoted through social media. | No comments received.                    | No comments received.                        | <a href="http://www.cityofranchocordova.org">www.cityofranchocordova.org</a> |
| 6          | Consultation with Local Organizations and Governing Bodies | Stakeholders<br><br>Service providers                                                                                                                                                           | Consultations were conducted with eight service providers in the service areas of housing, homeless services, youth services, persons with disabilities, AIDs services, and senior services.                               | See Table 2 consultations for responses. | All comments were accepted.                  |                                                                              |

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| Sort Order | Mode of Outreach                              | Target of Outreach                                                                                                                                 | Summary of response/attendance                                                                                                                                                       | Summary of comments received                                        | Summary of comments not accepted and reasons | URL (If applicable) |
|------------|-----------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|----------------------------------------------|---------------------|
| 7          | Community Needs Survey                        | Residents<br><br>Minorities<br>Non-English Speaking - Specify other language:<br><br>Persons with disabilities<br><br>Non-targeted/broad community | 77 surveys were completed by residents and members of local service provider organizations                                                                                           | Please refer to Attachment A for a summary of the outreach results. | All comments were accepted.                  |                     |
| 8          | Pop-up Event: Mather Field Light-Rail Station | Minorities<br><br>Persons with disabilities<br><br>Non-targeted/broad community                                                                    | On December 19, 2019, 30-40 individuals were provided with information on CDBG activities and participated in community outreach at a Pop-up Event in a low-income area of the City. | Please refer to Attachment A for a summary of the outreach results. | All comments were accepted.                  |                     |

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| Sort Order | Mode of Outreach               | Target of Outreach                    | Summary of response/attendance                                                                                                     | Summary of comments received                                        | Summary of comments not accepted and reasons | URL (If applicable) |
|------------|--------------------------------|---------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|----------------------------------------------|---------------------|
| 9          | Stakeholder/<br>Public Meeting | Stakeholders<br><br>Service providers | On January 13, 2020, 12 representatives from 7 organizations attended a meeting with staff to provide feedback on community needs. | Please refer to Attachment A for a summary of the outreach results. | All comments were accepted.                  |                     |
| 10         | Newspaper Ad                   | Non-targeted/broad community          | Public noticing of Amendment No. 1 to the Consolidated Plan and Annual Action Plan available for public comment                    | No comments received.                                               | No comments received.                        |                     |
| 11         | Public Review Period           | Non-targeted/broad community          | Public review period from May 22, 2020 to May 31, 2020                                                                             | No comments received.                                               | No comments received.                        |                     |

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| Sort Order | Mode of Outreach     | Target of Outreach           | Summary of response/attendance                                                                                                                                                    | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable) |
|------------|----------------------|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|----------------------------------------------|---------------------|
| 12         | Public Hearing       | Non-targeted/broad community | On June 1, 2020, City Council reviewed and approved Amendment No. 1 to the 2020-2024 Consolidated Plan and 2020 Annual Action Plan at a regularly scheduled City Council meeting. | No comments received.        | No comments received.                        |                     |
| 13         | Newspaper Ad         | Non-targeted/broad community | Public noticing of Amendment No. 2 to the Consolidated Plan and Annual Action Plan available for public comment                                                                   | No comments received.        | No comments received.                        |                     |
| 14         | Public Review Period | Non-targeted/broad community | Public review period from January 27, 2021 to February 1, 2021                                                                                                                    | TBD                          | TBD                                          |                     |

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| Sort Order | Mode of Outreach | Target of Outreach           | Summary of response/attendance                                                                                                                                                        | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable) |
|------------|------------------|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|----------------------------------------------|---------------------|
| 15         | Public Hearing   | Non-targeted/broad community | On February 1, 2021, City Council reviewed and approved Amendment No. 2 to the 2020-2024 Consolidated Plan and 2020 Annual Action Plan at a regularly scheduled City Council meeting. | TBD                          | TBD.                                         |                     |

**Table 4– Citizen Participation Outreach**

## Needs Assessment

### NA-05 Overview

#### Needs Assessment Overview

The Needs Assessment section of this plan collects and analyzes data to demonstrate the extent of housing problems and housing needs for City residents. This assessment focuses on affordable housing, special needs housing, community development, and homelessness.

The City of Rancho Cordova is a growing City, with many different walks of life living within its boundaries. Since 2009, the total population has increased by an estimated 13 percent with a population of 64,776 growing to a population of 74,585 in 2018 (ACS 2018 Population Estimates). With this growth, special needs populations such as low-income households, homeless, seniors, youth, persons with disabilities, persons living with HIV/AIDS, and single parent families have also increased. Due to these populations' special needs, as well as their circumstances and access to opportunity, the need for services to assist these populations has also grown. These special need and priority populations are typically low-income. Obstacles often faced by these populations, as the results of community engagement portrayed, are largely seen in the areas of a lack in access to affordable housing, reliable transportation, and affordable services that are crucial to these individuals improving quality of life. With this in mind, the City will continue to prioritize its CDBG program to focus on bettering the quality of life for all special need and priority populations within its boundaries.

The information in the Needs Assessment section comes primarily from the 2011-2015 American Community Survey (ACS), HUD's Comprehensive Housing Affordability Strategy (CHAS) data from the 2011-2015 period, and the City of Rancho Cordova Housing Element. Additional information comes from resident feedback, community needs feedback collected from local nonprofits and service providers, a community survey completed by 77 residents, and consultations conducted with eight local agencies. Through this data collection and analysis, the City will estimate its community development and housing needs for the next five years.

The following is an overview of the City's community needs:

#### Housing Characteristics:

As stated in the City's 2013-21 Housing Element, "Despite the recent fluctuations in the housing market resulting from the housing boom and bust, affordable housing for low-, very low-, and extremely low-income populations is still in critically short supply. Frequently, across the county, subsidized housing and housing vouchers far outstrip the supply. The stall in the home building industry that resulted from the recession that followed the housing bust in 2007- 2008 resulted in fewer new homes built, and many cities are experiencing a housing shortage as the economy and the housing market recovers."

#### Disproportionate Need:

This assessment looks at whether any of the above housing characteristics are concentrated among minority populations or certain racial groups. Disproportionately greater need is assumed to exist when the percentage of persons in a category of need, who are members of a particular racial or ethnic group, is at least 10 percentage points higher than the percentage of persons in the category as a whole.

Overall the data shows that the lower income brackets, especially these two: 0-30 percent, and 30-50 percent face the highest rates of disproportionate need when it comes to housing problems and severe housing problems. Broken out by racial or ethnic group the groups that face the most occurrences of disproportionate greater need are American Indian/Alaskan Native populations and Pacific Islander populations. However, the American Indian/Alaska Native and Pacific Islander population sample size is considerably small, which makes it subject to sample error; therefore, any findings and assumptions for those two populations should be taken with caution.

Households who are paying more than 50 percent of gross monthly income on housing have a severe housing cost burden. In the jurisdiction as a whole, about 16 percent of households had a severe housing cost burden. In comparison to the jurisdiction as a whole, these two racial groups faced a disproportionate incidence of severe housing cost burden: Black/African American, at 26 percent, and Pacific Islander at 42 percent.

Lower-income households are more likely to have housing related problems than moderate and above-moderate incomes, regardless of race or ethnicity. According to 2011-2015 ACS data, the rate of experiencing a severe housing cost burden for extremely low-income, or 0-30 percent AMI, is 77 percent or 2,610 households; for very low- income, or 30-50 percent AMI, it is 36 percent or 1,265 households, and for moderate income, or 50-80 percent AMI, it is 15 percent or 690 households.

**Homelessness:**

In 2019, per the Point in Time count, the total unsheltered homeless count in Rancho Cordova was 249 individuals. While the City does not operate any transitional housing facilities, it does cooperate with the County of Sacramento's Continuum of Care. The City is also home to a major supportive housing facility for formerly homeless individuals, the Mather Community Campus.

The City of Rancho Cordova contracts with Sacramento Self-Help Housing to provide housing counseling, homelessness prevention, and fair housing services to Rancho Cordova. The Rancho Cordova Homeless Outreach Team (HOT) has also helped to serve the City's homeless population by providing guidance for accessing local public services, as well as providing education and resources that help for homeless individuals to have a better quality of life.

**Special Needs Populations:**

Households with special housing needs often have greater difficulty finding suitable and affordable housing. As a result, these households may frequently experience cost burdens, overcrowding, and various other significant housing problems. Persons with disabilities and seniors are often cost burdened, which limits their ability to access decent affordable housing. This, coupled with a lack in

availability of affordable housing units, works as a major constraint to these populations and their ability to find housing or afford to live in the City.

#### *Seniors*

In the City's 2013 Housing Element and surveys of senior housing providers, the City currently has 28 age-restricted single-bedroom units and 178 assisted living units. The 2011– 2015 ACS estimates 1,721 senior single-person households. This means that the vast majority of seniors, who frequently have lower income, are competing in the open market for suitable housing. This puts even more pressure on affordable units, resulting in seniors who are at risk of substandard housing, or a high housing cost burden.

According to 2011- 2015 ACS data, seniors aged 62 years and over compose 14.2 percent (9,907 persons) of Rancho Cordova's population. However, the percentage of senior households experiencing cost burden indicates that there are limited affordable housing options that meet the needs of seniors, particularly with home-owning households. This same data reports that senior homeowners make up 38 percent of lower-income households (50 percent HAMFI) experiencing cost burden and 41 percent of lower income-households (50 percent HAMFI) experiencing severe cost burden.

The City has seen minimal new multi-family construction, which adds pressure to an already existing housing shortage for renters of lower income, seniors, and persons with disabilities. For example, a new, low-rise apartment complex, BDX Capital Village, was constructed in the City, and it is the first new market-rate, multi-family development in the City since 2006.

#### *Persons with disabilities*

According to 2011-2015 ACS data, there are 8,638 people living Rancho Cordova with a disability (hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, or independent living difficulty). The disabled population is approximately 12.7 percent of the total (civilian and non-institutionalized) population. Those with disabilities normally trend towards being within the lower-income household designation, increasing their likelihood of needing housing assistance.

The most prevalent reported disability is ambulatory difficulty, or a permanent, physical disability requiring the aid of wheelchair for traveling. Due to this, housing for this population will require accessibility features (e.g., installation of grab bars, usable doors, accessible light switches, outlets, thermostats, etc.).

#### *Domestic Violence*

Local data is difficult to gather for victims of domestic violence and related crimes, so the City relies on statewide reports to provide insight. The National Intimate Partner and Sexual Violence Survey (NISVS) reported that 32.9 percent (4.5 million) of California women and 27.3 percent (3.7 million) of men will experience rape, physical violence, and/or stalking by an intimate partner in their lifetime. Two domestic violence groups, My Sister's House and WEAVE, provide shelters and serve the Sacramento area with domestic violence services. Domestic violence and similar crimes continue to be very difficult problems

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to address due in large part to the rate at which these crimes go unreported. The Rancho Cordova Police Department frequently partners with the County's Child Protective Services to assist in domestic violence and dating violence situations involving children.



**NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)****Describe the jurisdiction's need for Public Facilities:**

According to outreach conducted in preparation of the Consolidated Plan, the top public facility needs in the City are park improvements, community facilities, and childcare and youth facilities improvements. Currently, a number of facility improvement projects are underway that address these identified needs.

On January 20, 2020, the City of Rancho Cordova and Center of Praise Ministries dedicated a site in Rancho Cordova as a future youth center, which will primarily serve the City's low-income youth population. The Center of Praise Ministries in Sacramento agreed to lease a 1.75-acre property, which included a 9,000-square-foot building, for this purpose. This lease will be at no cost to the City for 25 years, with the option to extend for another 25 years. The City, in partnership with the Rancho Cordova Police Activities League, will operate the future youth center in collaboration with other community and other nonprofit organizations. Based on the feedback received during the Consolidated Plan's outreach efforts, the City is lacking in opportunities for low-income youth to participate in after-school programs and activities. Please refer to **Attachment A** to review feedback received regarding public facilities in the City.

The City is also in the process of constructing a new community civic center, known as the Mills Station District project. The City Council has held four public work sessions with residents, businesses, and interested parties to refine the vision for the project, select a location, and review various site layouts. The site selected for the project is the Mills Station Property, which is a City-owned 10-acre parcel located on Folsom Boulevard adjacent to Folsom Lake College/Rancho Cordova Center and across the street from the Mills Station Arts & Culture Center (the MACC). The City Council, after much public input and discussion, prioritized the potential uses for this project to include a space for performing/visual arts, a recreational and housing space, a space to accommodate meetings, and an outdoor area for community gatherings.

The City recently completed putting together a five-year Capital Improvement Plan for 2021 through 2025. This plan outlines multiple facility projects that the City is planning, or in the process of completing, in the next five years. The Capital Improvement Plan may be accessed at:

<https://www.cityofranhocordova.org/home/showdocument?id=14941>

**How were these needs determined?**

These needs were determined through a Community Needs Survey, by feedback received from residents, business owners, community leaders, and representative of social service agencies, as well as consultation and community engagement held with City departments and local service providers that primarily work with low-income and disadvantaged populations.

**Describe the jurisdiction's need for Public Improvements:**

Feedback from the community needs survey showed that a majority of individuals saw public transportation infrastructure improvements, as well as street and sidewalk repairs, to be some of the highest priority public improvement needs. Another notable public infrastructure need was the need for streetlights in neighborhoods without them.

The City is currently undertaking various projects to meet the need for public improvements, including alternative transportation projects, roadway transportation projects, and stormwater projects.

#### ***Alternative Transportation Projects***

The City will continue to fund the rehabilitation of sidewalks and install/replace Americans with Disabilities Act (ADA) compliant sidewalk ramps at several locations around the City. The projects are selected from a list, which is maintained by the City's Public Works Department, based on the degree of need for repair. The City will also install inductive loop sensors to detect bicycles with metal rims at seven intersections in the jurisdiction, and the City will make improvements to the existing roadway system to create a safer and more bike-friendly network of roads.

#### ***Roadway/Transportation Projects***

The City will implement various construction projects, including a new four-lane road from Douglas Road to Chrysanthy Boulevard and a new two-lane road with a widened median off of International Drive. The City will also fund street rehabilitation programs, which will evaluate roads, sidewalks, and storm drains that are in greatest need of preservation or upgrades. Additionally, the City will produce a Systemic Safety Analysis Report, which would analyze road signage in bicycle/pedestrian areas and the effectiveness of existing safety measures.

#### ***Stormwater Projects***

The City will repair its drainage systems to the American River, upgrade existing stormwater pipes in the Mills Ranch Neighborhood, and identify flooding problems within the City through hydrologic and hydraulic analysis of the City drainage system. The City will also replace chain link fences around City-owned creeks, which would improve security, aesthetics, and visibility at stormwater assets.

#### **How were these needs determined?**

These needs were determined through community outreach with local residents and stakeholders, field surveys and observations, and an assessment of the condition and lifespan of various public facilities. The Public Works Department keeps a detailed record of repairs that are needed in the public infrastructure throughout the City and reports on these records regularly.

#### **Describe the jurisdiction's need for Public Services:**

During the 2020-2024 program years, the City will continue to push for the expansion of public services within the community, focusing specifically on creating improvements to accessibility and availability of services that benefit the most vulnerable populations. In drafting this Consolidated Plan, City staff

reached out to residents, stakeholders, public agencies, and other organizations to determine the need for public services. Outreach was aimed at determining the current availability of public services in the community, while also receiving feedback on services that are needed and services that could complement resources that are already available. The results of this outreach helped to shape the Strategic Plan section, while also helping to identify the City's priority populations.

From various community engagement methods, including a community survey, which was completed by 77 individuals, consultations, community events, and stakeholder input, City staff was able to identify specific trends in the most needed public services within the community. The following summaries describe feedback received on each priority population's most needed services:

For **children**, the survey found that the top three most needed services were affordable childcare, after-school programs, and parenting support. This was supported by feedback received from stakeholders and community members that participated in the Mather Field light rail station pop-up event. Stakeholders stressed that affordable childcare is extremely hard to find in the City, while also stating the lack in availability of support for low-income parents.

For **youth populations**, the survey identified that after-school programs, teen employment services, and teen recreation programs were the highest priority. This strongly coincided with a consultation completed with the Executive Director of the Folsom Cordova Community Partnership, in which they explained that after-school programs are in high need in the community, especially programs focused on financial empowerment and career development.

For **persons with disabilities**, the survey identified affordable housing programs and affordable transportation services as some of the highest priorities. Similarly, **senior populations** showed that affordable housing programs and affordable transportation services were of high priority. This was supported by a consultation conducted with Resources for Independent Living, a local disability resource agency, which stated that affordable housing is extremely necessary for senior and disabled populations, not only in the City, but in the County as well. They also went on to say that barriers to employment are a challenge for these populations, which transportation methods often contribute to. Overall, financial assistance and efforts based on affordability are highly prioritized among these populations.

For **low-income and at-risk homeless individuals**, survey outreach gathered feedback that supported the need for rental housing assistance and homeownership assistance for low-income populations. This was supported across the board by consultations conducted with service providers, which stressed the need for affordable housing assistance programs. It should also be noted that mental health services for homeless and low-income individuals were also stressed as a priority in the community.

#### **How were these needs determined?**

These needs were determined through various outreach methods that were facilitated by City staff. Methods of outreach included a community pop-up event at the Mather Field light rail station, stakeholder consultations, a stakeholder meeting, a community survey, and a community engagement

neighborhood meeting. Each of these events prioritized receiving feedback on the City's highest priority needs, including public service needs.

**Based on the needs analysis above, describe the State's needs in Colonias**

The City of Rancho Cordova does not contain any areas within its boundaries that fall under HUD's definition of a colonia. According to HUD, a colonia is defined as "any identifiable community in the United States–Mexico border regions of Arizona, California, New Mexico, and Texas that has inadequate sewage systems, no potable water supply, and a shortage of decent, safe, and sanitary housing. The border region includes the area within 150 miles of the U.S.–Mexico border excluding metropolitan statistical areas with populations exceeding one million." Given the City's proximity to colonias, this section is not relevant.

## Housing Market Analysis

### MA-05 Overview

#### Housing Market Analysis Overview:

Rancho Cordova became an incorporated City on July 1, 2003. It is the seventh community in Sacramento County to incorporate and is California's 478th City. The City is a suburban community that is part of the greater Sacramento urban region and lies on the Highway 50 corridor between two larger cities, Sacramento and Folsom. The City is situated between Mather Air Force Base and the American River and is considered to have one of the largest employment sectors in the area, which attracts tens of thousands of commuters each day.

A large portion of the housing stock in Rancho Cordova consists of single-family homes, with roughly 58 percent being single-family dwelling units. The housing stock contains a large number of older homes, and housing and rental prices are generally more affordable compared to most cities in the region. The City has made efforts to construct new quality units and strives to ensure that new development will complement existing communities and that the mix of housing in the future will more closely match the community's housing needs.

The City works with nonprofit developers to continue to develop future subsidized housing projects. The City partners with the SHRA, the housing authority for Sacramento County, to manage public housing and the housing choice voucher system.

Other ways that the City directly addresses affordable housing needs are through emergency health and safety repairs for income-qualified households, which preserves the existing stock of affordable housing. The City also preserves affordable housing through code enforcement and rental inspection efforts, which ensure that all rental housing is safe and habitable.

Please see below for a brief summary of Housing Market characteristics specific to Rancho Cordova.

#### Number of Housing Units:

The number of housing units in the City increased by 85 units between 2015 and 2017 (2011-2015 and 2013-2017 ACS five-year estimates, respectively). This is a minor increase compared to the increase in population in the community, which changed from 71,017 to 74,585 between 2015 and 2018 (ACS 2018 Population Estimates). This suggests that housing production did not keep up with housing demand.

In general, the available housing inventory does not meet the needs of the existing population. The rising housing costs in the nation, which are very pronounced in California, have made housing affordability a major problem for many working households. The most common housing problem is the cost of housing, as discussed below. This problem impacts the majority of low-income households across the racial and ethnic spectrum in the City.

**Cost of Housing:**

Housing prices have been increasing since 2014. In 2014, the median home value in Rancho Cordova was \$195,600, which increased to \$251,500 in 2017; the median contract rent in the City has also increased, from \$848 in 2014 to \$936 in 2017 (ACS 2014 and 2017 Housing Cost Estimates). With this increase in median home values and median rent costs, lower-income households continue to be cost burdened. According to 2016 data, approximately 38 percent of the City's homeowners and renters reported having a housing cost burden of 30 percent or higher of their monthly income (2012-2016 CHAS Data).

**Condition of Housing:**

The City contains a significant amount of older housing, with approximately 14,035 owner- and renter-occupied housing units being constructed before 1980 (2017 ACS 1-Year Estimate). Both owned and rented housing units can be in need of repair and maintenance, although renter-occupied properties are typically older and in more disrepair. For owner-occupied homes, 30 percent have one substandard condition, and 47 percent of renter-occupied homes have one substandard condition. Six percent of renter-occupied units have two substandard conditions while 1 percent of owner-occupied units have two substandard conditions. Overall, renter-occupied homes have higher instances of substandard conditions (2015 ACS Condition of Units).

**Public and Assisted Housing:**

There are ten public housing apartment complexes that include some of the 747 affordable housing units in Rancho Cordova. Most of these units are administered by the SHRA, which serves as the public housing authority for Sacramento County. The City of Rancho Cordova does not have its own local housing authority. Resident initiatives are handled directly by the SHRA. The remainder of the affordable housing units are operated by various nonprofits. The most prominent of these is VOA, which operates the Mather Community Campus transitional housing program, and Mercy Housing, which operates the 100 units of permanent supportive housing at the Mather Veterans Village.

**Barriers to Affordable Housing:**

According to the 2020-2024 Sacramento Valley Analysis of Impediments, some of the most significant barriers to affordable housing across all jurisdictions are:

- Segregation, which is manifested in disproportionate housing needs and differences in economic opportunity
- An increasingly limited supply of affordable rental housing units in the area
- Disparities in the ability to access homeownership
- An increase in stricter rental policies

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The City has undertaken a number of actions to reduce potential barriers and constraints to affordable housing and housing for special needs populations. These actions include identifying funds in support of affordable housing development and offering fee reductions, regulatory incentives, density incentives, and the operation of a home rehabilitation and repair program, as well as several other options. These can be found with additional detail in the City's 2013–2021 Housing Element. The Housing Element includes a thorough analysis of governmental and regulatory barriers to affordable housing. The City has been aggressive in pursuing affordable housing development opportunities and has mitigated regulatory barriers as effectively as possible.

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### MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

#### Introduction

This section covers Rancho Cordova's economic development asset needs and describes the current and future projects and plans that are underway in the City to help support the identified needs.

#### Economic Development Market Analysis

#### Business Activity

| Business by Sector                            | Number of Workers | Number of Jobs | Share of Workers % | Share of Jobs % | Jobs less workers % |
|-----------------------------------------------|-------------------|----------------|--------------------|-----------------|---------------------|
| Agriculture, Mining, Oil & Gas Extraction     | 321               | 47             | 1                  | 0               | -1                  |
| Arts, Entertainment, Accommodations           | 3,059             | 3,169          | 12                 | 7               | -6                  |
| Construction                                  | 1,675             | 3,917          | 7                  | 8               | 1                   |
| Education and Health Care Services            | 4,676             | 5,258          | 19                 | 11              | -8                  |
| Finance, Insurance, and Real Estate           | 2,195             | 9,845          | 9                  | 20              | 12                  |
| Information                                   | 472               | 443            | 2                  | 1               | -1                  |
| Manufacturing                                 | 1,580             | 4,315          | 6                  | 9               | 3                   |
| Other Services                                | 923               | 876            | 4                  | 2               | -2                  |
| Professional, Scientific, Management Services | 2,864             | 9,747          | 12                 | 20              | 9                   |
| Public Administration                         | 0                 | 0              | 0                  | 0               | 0                   |
| Retail Trade                                  | 3,273             | 3,750          | 13                 | 8               | -5                  |
| Transportation and Warehousing                | 640               | 647            | 3                  | 1               | -1                  |
| Wholesale Trade                               | 1,007             | 1,961          | 4                  | 4               | 0                   |
| Total                                         | 22,685            | 43,975         | --                 | --              | --                  |

**Table 5 - Business Activity**

**Data Source:** 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

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|                                                |        |
|------------------------------------------------|--------|
| Total Population in the Civilian Labor Force   | 35,380 |
| Civilian Employed Population 16 years and over | 30,835 |
| Unemployment Rate                              | 12.88  |
| Unemployment Rate for Ages 16-24               | 36.96  |
| Unemployment Rate for Ages 25-65               | 9.00   |

**Table 6 - Labor Force**

Data Source: 2011-2015 ACS

| Occupations by Sector                            | Number of People |
|--------------------------------------------------|------------------|
| Management, business and financial               | 7,600            |
| Farming, fisheries and forestry occupations      | 1,865            |
| Service                                          | 3,415            |
| Sales and office                                 | 8,660            |
| Construction, extraction, maintenance and repair | 2,445            |
| Production, transportation and material moving   | 1,550            |

**Table 7 – Occupations by Sector**

Data Source: 2011-2015 ACS

**Travel Time**

| Travel Time  | Number | Percentage |
|--------------|--------|------------|
| < 30 Minutes | 18,910 | 66%        |

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| Travel Time        | Number        | Percentage  |
|--------------------|---------------|-------------|
| 30-59 Minutes      | 8,270         | 29%         |
| 60 or More Minutes | 1,570         | 5%          |
| <b>Total</b>       | <b>28,750</b> | <b>100%</b> |

Table 8 - Travel Time

Data Source: 2011-2015 ACS

### Education:

#### Educational Attainment by Employment Status (Population 16 and Older)

| Educational Attainment                      | In Labor Force    |            | Not in Labor Force |
|---------------------------------------------|-------------------|------------|--------------------|
|                                             | Civilian Employed | Unemployed |                    |
| Less than high school graduate              | 1,875             | 245        | 1,370              |
| High school graduate (includes equivalency) | 5,615             | 895        | 2,270              |
| Some college or Associate's degree          | 10,060            | 1,685      | 2,815              |
| Bachelor's degree or higher                 | 8,080             | 495        | 1,350              |

Table 9 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

#### Educational Attainment by Age

|                                           | Age       |           |           |           |         |
|-------------------------------------------|-----------|-----------|-----------|-----------|---------|
|                                           | 18-24 yrs | 25-34 yrs | 35-44 yrs | 45-65 yrs | 65+ yrs |
| Less than 9th grade                       | 105       | 300       | 460       | 690       | 775     |
| 9th to 12th grade, no diploma             | 655       | 645       | 405       | 995       | 500     |
| High school graduate, GED, or alternative | 1,955     | 2,545     | 2,035     | 4,220     | 2,310   |
| Some college, no degree                   | 2,795     | 3,570     | 2,545     | 4,600     | 1,885   |
| Associate's degree                        | 415       | 1,245     | 860       | 1,765     | 750     |
| Bachelor's degree                         | 390       | 2,180     | 2,380     | 2,585     | 1,050   |

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|                                 | Age       |           |           |           |         |
|---------------------------------|-----------|-----------|-----------|-----------|---------|
|                                 | 18–24 yrs | 25–34 yrs | 35–44 yrs | 45–65 yrs | 65+ yrs |
| Graduate or professional degree | 15        | 825       | 915       | 1,120     | 505     |

**Table 10 - Educational Attainment by Age****Data Source:** 2011-2015 ACS**Educational Attainment – Median Earnings in the Past 12 Months**

| <b>Educational Attainment</b>               | <b>Median Earnings in the Past 12 Months</b> |
|---------------------------------------------|----------------------------------------------|
| Less than high school graduate              | 22,055                                       |
| High school graduate (includes equivalency) | 26,961                                       |
| Some college or Associate's degree          | 32,057                                       |
| Bachelor's degree                           | 53,412                                       |
| Graduate or professional degree             | 65,363                                       |

**Table 11 – Median Earnings in the Past 12 Months****Data Source:** 2011-2015 ACS**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

The major employment sectors in the City are as follows:

- Education and Health Care Services: 4,676 workers
- Retail Trade: 3,273 workers
- Arts, Entertainment, Accommodations: 3,059 workers

In addition to the tables above, according to the Rancho Cordova Economic Development division, the most recent data available shows that the City is the largest business sub-center in the region, with over 3,000 entities conducting the corporate aspects of their businesses in the City. It was also noted that Rancho Cordova is the region's largest clustered hub for the home improvement industry. The City also notably offers the largest hub for the vehicle aftermarket industry in Northern California, accounting for 25 percent of all firms in the greater Sacramento area. The Rancho Cordova Economic Development division also states that technology is one of the region's top ten industry clusters.

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### **Describe the workforce and infrastructure needs of the business community:**

According to 2013-2017 ACS 5-Year Estimates, 88.7 percent of Rancho Cordova's adult population was educated at a high school level or higher compared to 87 percent in the County. The percentage holding a bachelor's degree or higher was approximately 26 percent compared to the County's 29.9 percent. The poverty rate in that same period was 14.9 percent in Rancho Cordova and 14.1 percent for the entire County. Median household income was \$57,965, whereas the median income for the County was \$60,239. The mean travel time to work was 25.6 minutes compared to the County's 26.9 minutes. Additionally, 93 percent of households had a computer and 83.1 percent had broadband subscription in the City of Rancho Cordova, compared to the County, in which 91.7 percent of households had a computer and 82.8 percent had a broadband subscription.

Though the City is generally in good standing in terms of workforce development and business, the City's Economic Development Element of 2015 identified some challenges. One challenge that the business community faces is the aging of infrastructure. Specifically, much of the building stock in the City was identified as needing refurbishment or rehabilitation due to age and deterioration. Additionally, it was noted that many office buildings contain large floor plans with outdated interiors that are in need of beautification and renovation.

The following factors were also identified as challenges to the business community's functionality:

- Traffic congestion on major roadways and Highway 50
- A lack of shuttles to transport workers from light rail stations
- Lack of national major retailers and shopping opportunities
- A lack of diverse downtown area where government offices, businesses, retail, services, entertainment, residential uses, and public spaces are clustered

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period.**  
**Describe any needs for workforce development, business support or infrastructure these changes may create.**

The City of Rancho Cordova is constantly undergoing projects and activities that focus on improving the quality of life for its residents, while generating a positive economic impact. The following projects have recently been completed or are anticipated to be completed within the Consolidated Plan period:

**Folsom Boulevard Beautification and Enhancement Project Phases IV**

The final phases of the Folsom Boulevard Beautification and Enhancement Project are being completed in 2020. This project is regarded as a major triumph within the City, given the historical importance that has been placed on the Folsom Boulevard corridor. The completed project features a new concrete multi-use bicycle and pedestrian path, construction of a new sidewalk, extensive landscaping and irrigation improvements, intersection and signal improvements, the installation of decorative street lighting, construction of new curbs and gutters, installation of new raised medians, and the construction of new storm drain and drainage inlets. This project has served the local economy and community by removing barriers to transportation along Folsom Boulevard, creating a safer path of travel for children and other pedestrians, preserving a historical area of town, and implementing beautification in order to attract economic growth and development in the project's surrounding areas.

**ADA Sidewalk Improvements:**

The City's Public Works Department will continue to undertake the ADA Sidewalk Improvements projects on an annual basis throughout the Consolidated Plan cycle. This project focuses on removing and replacing curbs, gutters, sidewalks, ramps, and drainage improvements at various locations in the City, primarily focusing on areas with a high concentration of senior, disabled, and low-income households. The progression of these improvements will help promote safer and more pedestrian-friendly streets, which will in turn promote a less congested and more efficient path of travel.

**Highway 50 and Zinfandel Drive Interchange Improvements:**

Given the City's continued representation as the largest workforce hub in the Sacramento area, it has been a high priority to create infrastructure that can support the increase in traffic and congestion as a result of a higher workforce population. As an effort to address this increase, construction on the Highway 50 and Zinfandel Drive interchange is currently underway. The improvements project will add an additional lane on Zinfandel Drive over Highway 50, modify the highway entrance and exit ramps, add bicycle lanes, and modify traffic signals. This project is designed to improve operations, alleviate congestion and provide safer routes for drivers, bikers, and pedestrians on Zinfandel Drive from White Rock Road to Olson Drive, referred to as the Zinfandel Complex. The project is anticipated to be completed in the spring of 2020.

**Sunrise Boulevard Rehabilitation Project:**

The City will be undergoing the Sunrise Boulevard Rehabilitation Project. The proposed project includes road paving and traffic signal modifications on Sunrise Boulevard from Folsom Boulevard to White Rock Road. It will also construct a widened sidewalk on the east side of

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Sunrise Boulevard between Citrus Road and the Folsom South Canal, and striped bicycle lanes on Citrus Road. The project is designed to improve transportation, accessibility, and safety for drivers, bicyclists, and pedestrians in the area.

### **How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

The workforce in the City of Rancho Cordova generally has higher high school graduation rates among its population, with an increasing number of residents receiving a college education in recent years. While the current workforce is aligned with retail and service industry employment opportunities, there is a significant need for job training and additional education to better align the workforce with the higher-paying employment opportunities currently available in the City.

### **Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

The City uses non-federal funds to support many programs and projects, such as job training, through the Community Enhancement Fund. Additionally, the City uses CDBG funds to support the Folsom Cordova Community Partnership, which offers mentoring programs and financial management classes to youth and low-income families. These programs teach participants how to use social and monetary capital as a tool to further their possibilities for employment and higher education. Folsom Cordova Community Partnership also offers parenting classes and works with participants to develop their workforce skills to be more readily available for the job market. In a consultation with the partnership's Executive Director in preparation of this plan, it was explained that new program initiatives will focus on "adulting" programs and training that will help youth prepare for the daily tasks of being an adult and finding an appropriate work/life balance.

### **Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

The City is not currently participating in a CEDS.

### **If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

The City is not currently participating in a CEDS.

### **Discussion**

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The City of Rancho Cordova continues to take a proactive and involved approach to economic development, which has helped to noticeably improve the City's economic standing in the region. While the City has a significant amount of undeveloped land with multiple development opportunities, the City has also focused on the potential for economic improvements in existing neighborhoods and businesses. The City's focus on infill programs, small and local business assistance programs, cooperation with higher education providers, and incentives that help both businesses and the community has helped to improve job opportunities and reduce unemployment citywide. Almost as importantly, it has improved Rancho Cordova's reputation in the region, from a high-crime, lower-income area, to a thriving employment center with a community focused on making the City more inviting and having better quality of life for its residents.

**MA-50 Needs and Market Analysis Discussion****Are there areas where households with multiple housing problems are concentrated?  
(include a definition of "concentration")**

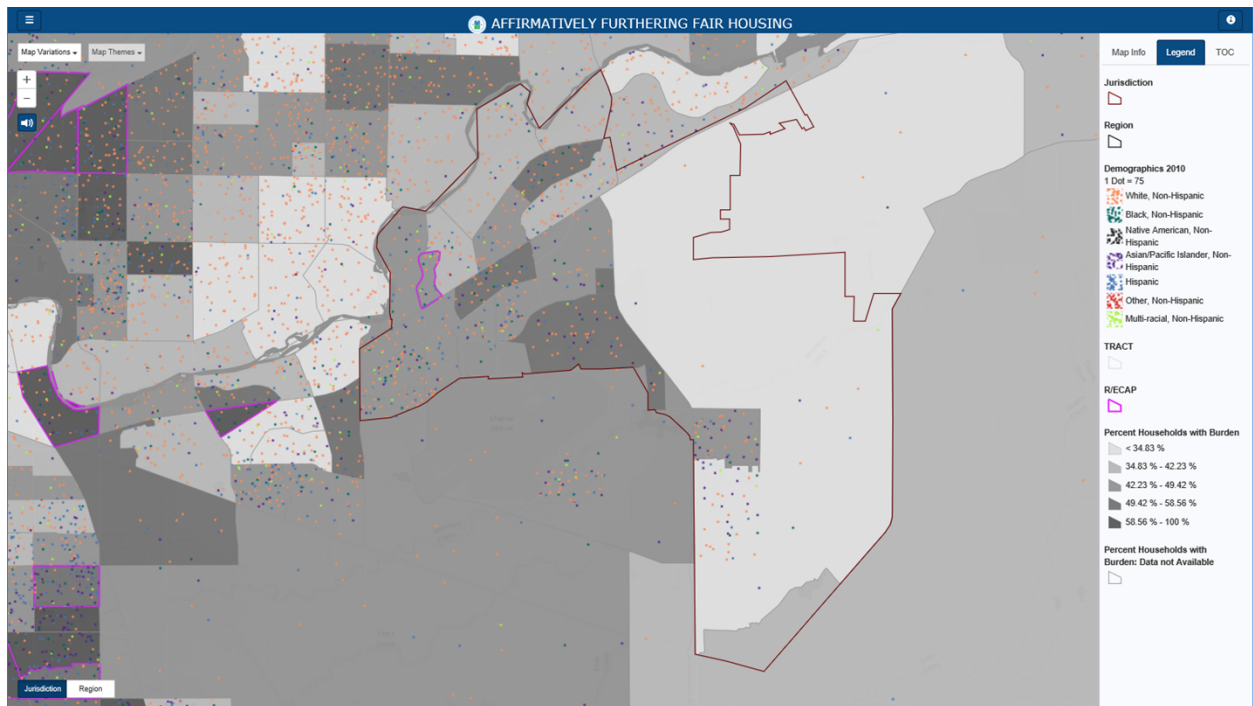
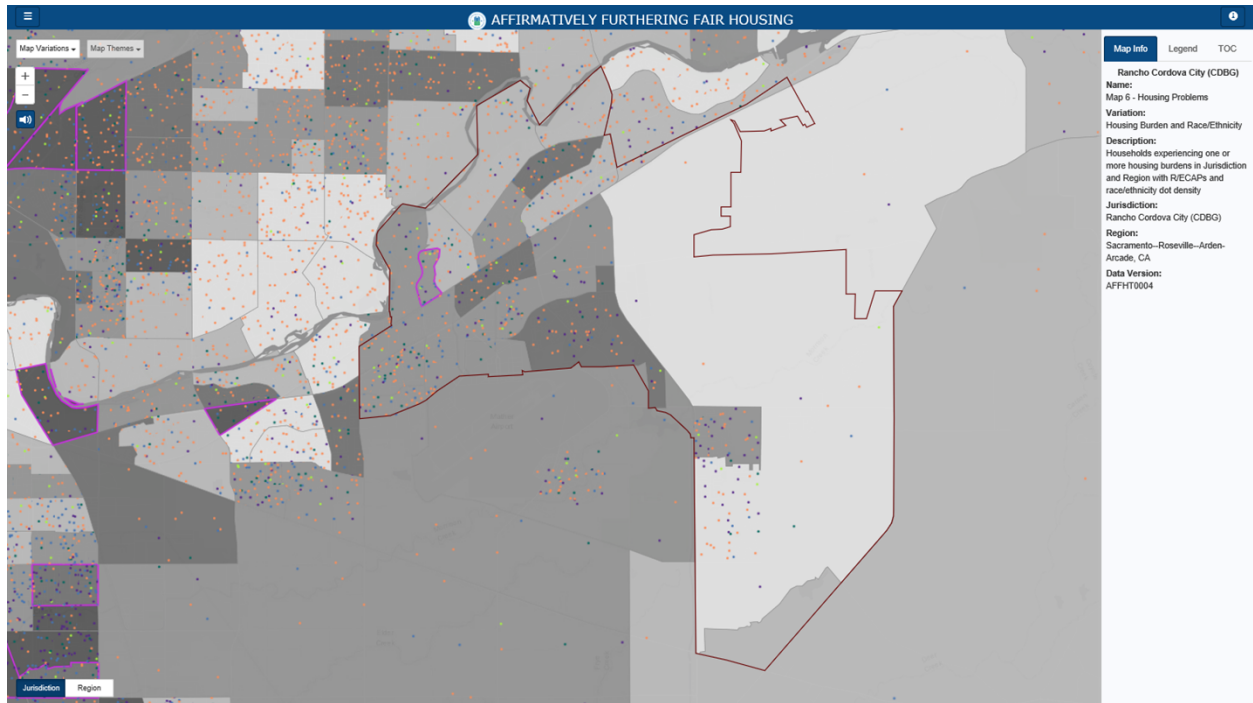
For the purpose of identifying housing problems, HUD's definition of "concentration" is the following: A block group area where the percentage of households with multiple housing problems exceeds the countywide total percentage of households with multiple housing problems.

Referencing the 2011-2015 CHAS data regarding severe housing problems in Rancho Cordova, lower-income households are more likely to have severe housing problems than those with moderate or higher incomes, regardless of race or ethnicity.

According to this same data, 77 percent of households (2,610) in the extremely low-income bracket (0–30 percent AMI) are reported to experience severe housing problems. The Pacific Islander category exceeds the jurisdiction-wide rate for severe housing problems by 23 percentage points, with 20 households experiencing severe housing problems. Extremely low-income Black /African American and White households had equal rates (81 percent), which are slightly above the jurisdiction-wide rate, with 1,435 White households and 480 Black households experiencing at least one severe housing problem.

According to the same data, of the households in the very low-income bracket (30–50 percent AMI), 36 percent (1,265) are reported to experience at least one of the four severe housing problems. For this income bracket, the group that faces the highest disproportionate need is the Pacific Islander population, at 86 percent or 60 households. It is important to note, however, that the data presented can make interpretation difficult due to the small sample size. Both Black and Hispanic populations experienced severe housing burdens at similar rates, at 43 percent for Hispanics (285 households) and 40 percent (145 households) for Black/African American.

Looking at housing burdens geographically, the areas with the highest concentration of housing burdens are generally in the northwest half of the City, as well as a small section toward the center of the City. Referring to the maps below, the areas shaded in dark grey represent areas where higher percentages of the population have housing burdens. Data also showed that three census tracts have over 50 percent of their population experiencing any of the four HUD-defined housing problems: census tracts 89.07, 90.08, and 90.11.

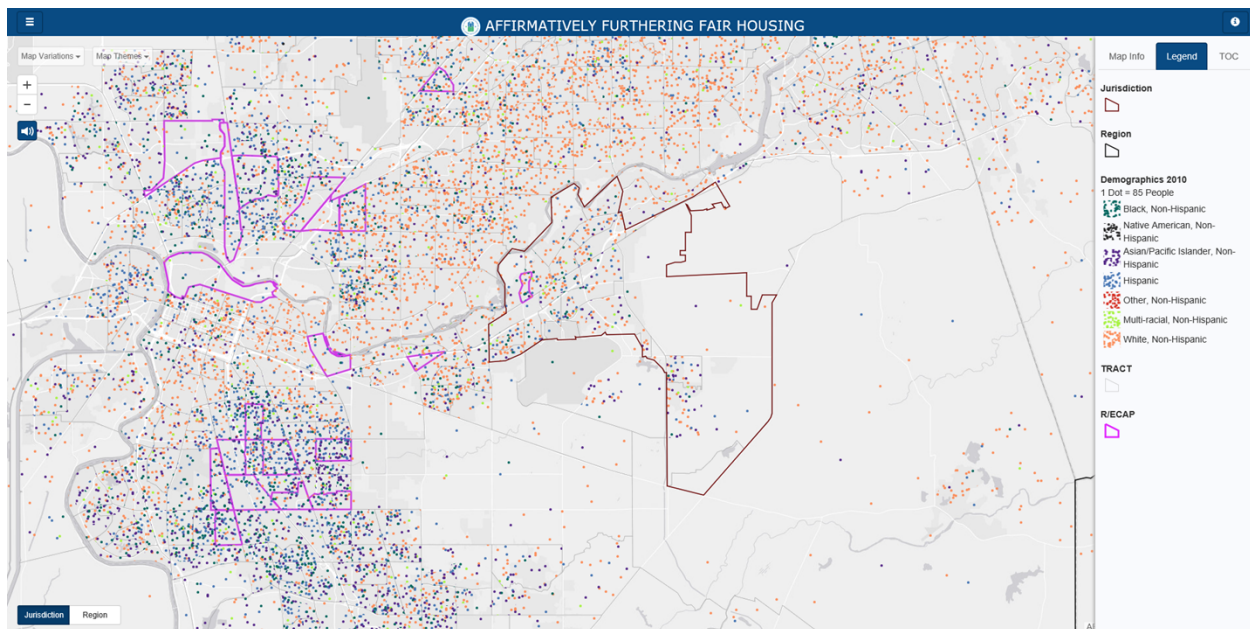


Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Minority populations are defined as the total population except those who responded “White alone” to the US Census. Block group areas where the percentage of total minority population exceeds the group’s countywide total percentage are considered to be areas of “minority concentration.”

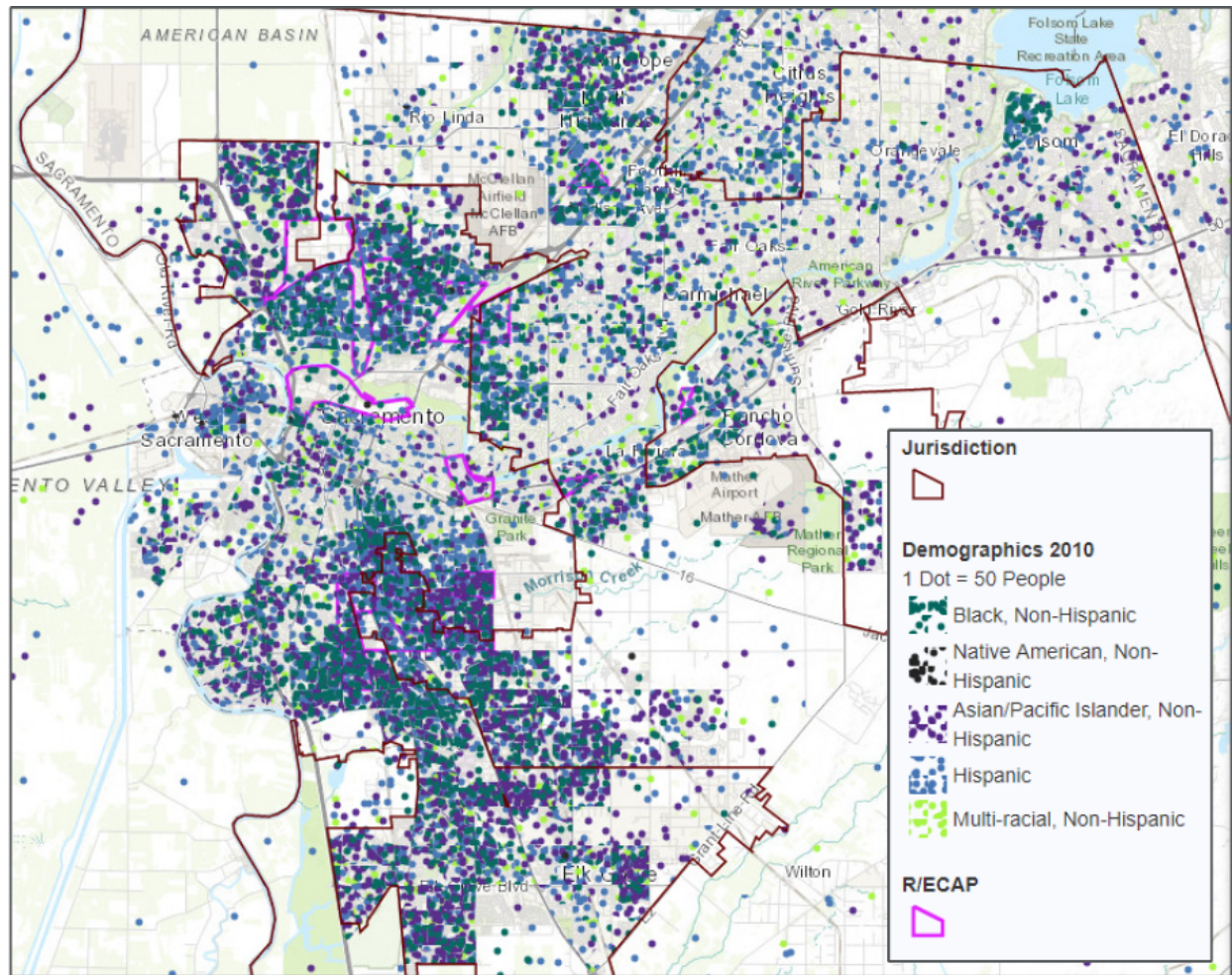
Per the data in the map below, only one portion of the City of Rancho Cordova qualifies as a racially or ethnically concentrated area of poverty (R/ECAP). An R/ECAP is any census tract in the City that has a concentration of 50 percent or more of minority residents, as well as a poverty rate above 40 percent. The map below illustrates the various R/ECAPS throughout the County; however, the R/ECAP located in Rancho Cordova is used for the purposes of this analysis.

The one census tract classified as an R/ECAP is census tract 89.11. This census tract was further analyzed to review the available Limited English Proficiency (LEP) information from HUD. LEP information was analyzed using the HUD AFFH tool for the City. In this census tract, the total LEP population was 2,295, with 8.5 percent speaking Spanish, 2.18 percent speaking Cantonese or Mandarin, 1 percent speaking Russian, and 39 percent speaking Vietnamese.



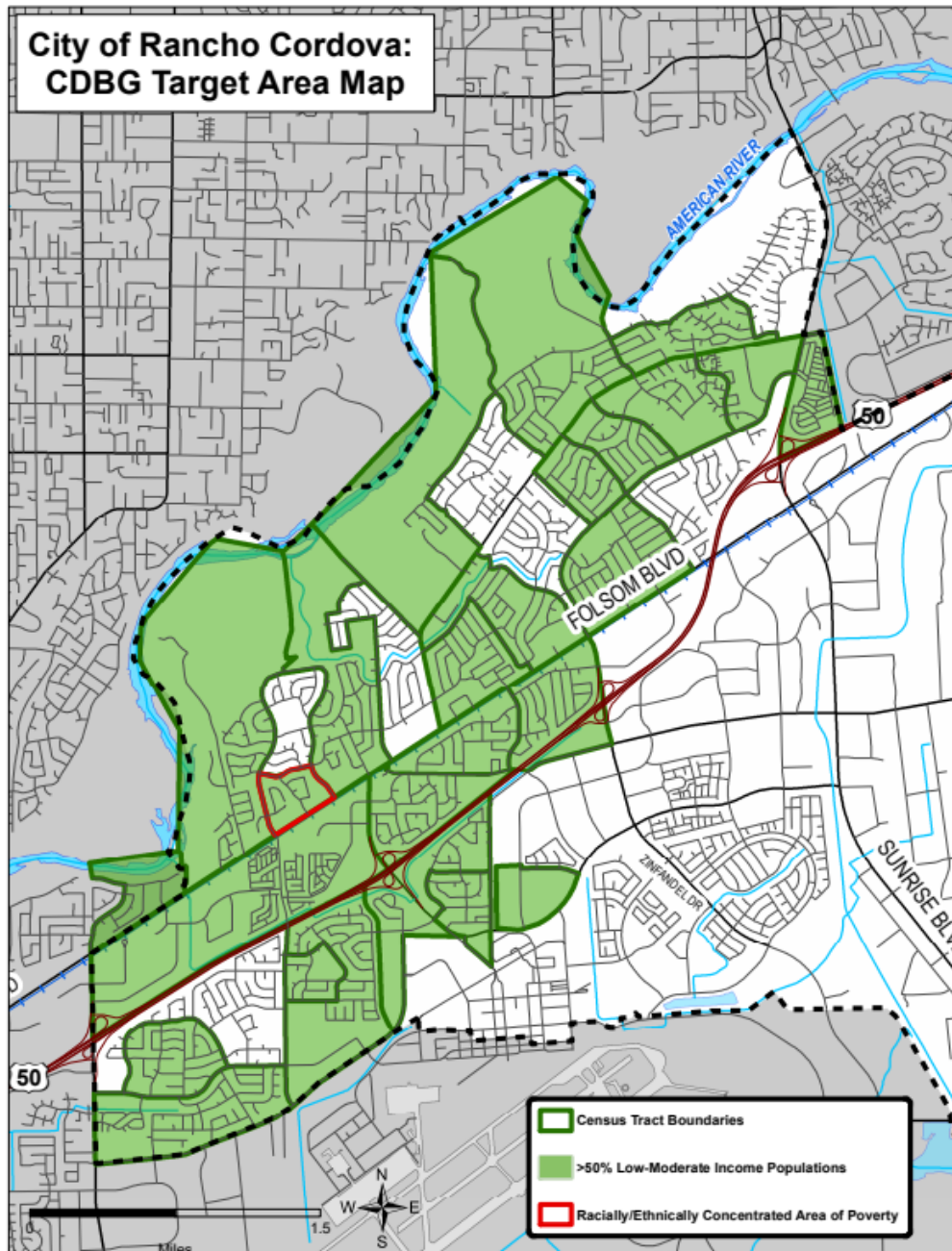
Additionally, the following map was used in the Sacramento County Regional Analysis of Impediments to show racial and ethnic concentration on a regional perspective.

### Race/Ethnicity, Sacramento County



Source: HUD Affirmatively Furthering Fair Housing Data and Mapping Tool—Version 4. <https://egis.hud.gov/affht/>

The map below displays the latest CDBG target area within the City. As illustrated, the CDBG target area is dispersed throughout the City. Census tracts that qualify as CDBG target areas are based on the percentage of residents within a given census tract that are more than 50 percent low-income individuals. The green-shaded areas in the map are those that qualify as such CDBG target areas. The census tract outlined in red represented the census tract that is identified as the City's only R/ECAP.



**What are the characteristics of the market in these areas/neighborhoods?**

These neighborhoods generally tend to have older homes, and as a result often have more identified housing problems than census tracts with higher-income individuals. Subsequently, housing costs are also lower in these neighborhoods due to a lack in repairs, higher crime rates, and decreased value of infrastructure and local resources.

**Are there any community assets in these areas/neighborhoods?**

As the bulk of the fully developed portion of Rancho Cordova is in the northern half of the City, the bulk of community assets are also in the northern half. These assets include the Senior Center, most of the neighborhood and community parks, grocery stores and shopping centers, the Family Resource Center, houses of worship, and public schools, which are evenly distributed across the older section of Rancho Cordova between the lower-income neighborhoods and moderate-income neighborhoods. With this in mind, many of the City's community assets are in locations that allow for reasonable access for low-income populations.

The more significant disparity between community assets has to do with the older northern half of the City versus the newer and still predominantly undeveloped southern half. While the bulk of the newer housing is made up of owner-occupied, yet moderate- and above moderate-income households, there is still a lack of community assets. A grocery store and some commercial buildings have opened in the southern half; additionally, the southern half has a clubhouse for those who live along the Anatolia HOA boundary. The park and school districts have built the appropriate neighborhood facilities, as per the phasing of the various development agreements that regulate the southern half of the city.

**Are there other strategic opportunities in any of these areas?**

There are several strategic opportunities in the lower-income portion of the City. These opportunities include but are not limited to:

- Acquisition and rehabilitation, or demolition and reconstruction, of aging multi-family housing.
- Community Benefit Development Organizations with a focus in neighborhood revitalization, particularly along the Folsom Boulevard and Coloma Road commercial areas.
- Single-family housing acquisition, rehabilitation, and sale as affordable units in the more distressed older neighborhoods.
- Multi-agency partnership to leverage resources and build service capacity, including nonprofits, faith-based, and public agency organizations.

**MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

**Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

According to the Federal Communications Commission, as of 2018, there are seven DSL providers, one cable internet provider, three fiber internet (FTTH) providers, and five fixed wireless (WISP) providers in Rancho Cordova. There are also five mobile broadband (cellular) providers with service available in the City. Most census tracts in the City have broadband subscription rates of 60-100 percent, illustrating a fairly substantial rate of access to internet among most residents.

Countywide, 82 percent of households have a desktop or laptop computer and 87 percent have a smartphone—higher than the US overall. Seventy-six percent of households have broadband access by cable, fiber, or DSL and 89 percent have some type of broadband access—10 percent only have internet through their cellular data plan. However, ACS data indicate that access is much lower for low- and moderate-income households. In Sacramento County, just 3 percent of households earning \$75,000 or more per year are without any internet subscription compared to 29 percent of households earning less than \$20,000 per year and 12 percent of households earning between \$20,000 and \$75,000 per year. As part of the community engagement process conducted for the Consolidated Plan, a focus group was held with stakeholders about broadband needs and digital inclusion. Additional interviews were held with stakeholders who work in social services and improving broadband access. Stakeholders represented the following organizations: Sacramento County Department of Technology, City of Sacramento, Valley Vision, Communication Workers of America, Sacramento County Office of Education, Sacramento's Social Venture Partners (SVP), and Sacramento Public Library.

**Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

As the number of broadband services subscribers and users rises, there will subsequently be an increase in the number of service providers in the jurisdiction. With an increase in service providers, increased competition will more than likely be a direct result. The City will continue to support the community's access to broadband services and will do its best to facilitate a smooth integration of broadband service providers, while supporting a healthy level of competition among providers.

**MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)****Describe the jurisdiction's increased natural hazard risks associated with climate change.**

The City of Rancho Cordova recognizes its role in reducing the risk of increased natural hazards, especially those associated with climate change. The City acknowledges that with an increase in population and the number of individuals coming to Rancho Cordova for work and leisure, there will be an increase in the City's contribution to greenhouse gas emissions. The City will prioritize collaborative efforts with neighboring jurisdictions that work to address the increase in greenhouse gas emissions in the region.

**Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

In drafting the 2020-2024 Consolidated Plan, Sacramento County and other participating jurisdictions evaluated the natural hazard risks to low- and moderate-income residents. The evaluation was conducted through consulting with stakeholders that represent Sacramento County, Sacramento County Office of Emergency Services, and Sacramento County Department of Transportation during a focus group. When these stakeholders were asked about recent natural disasters, property damage, and the impact of the damage, they provided information around the biggest threat to the County—flooding:

- In 2017, there were three Presidential Declarations for flooding and wind. Over the last 15 years, there have been multiple declarations for flooding (1996, 1997, 2002, 2006, and 2017) and one for wind (wind events can cause power outages and fires).
- Exposure to flooding does not necessarily vary greatly by neighborhood. If a levy fails, all neighborhoods would flood.
- Localized floods are caused by stream overflow, as well as irrigation.

**Natural hazard preparedness:**

- During a flood event, the County Sheriff leads the evacuations. Alert systems include both Placer and Yolo Counties and there are procedures in place for when power is out (three large school sirens). Everbridge (emergency alert communications system) has translation built in. Accessing American Sign Language (ASL) interpreters is the goal, but not always possible.
- The Department of Transportation maintains the road system during a disaster and monitors areas that are identified as vulnerable so that equipment and crews can be deployed to respond to flooding and maintaining the operation of the system. The department also provides a support role to emergency response.
- Sacramento County's plan has a language access component, which assists with LEP residents.
- In an event, a Local Assistance Center(s) is activated—this is a place designated for residents and businesses to get help. It typically has a registration setup, childcare, language access, and other resources to help people.

- Most of the available preparedness information is on the County's website and shared by social media. None of the County's communications about preparedness is targeted; rather it's all mass media, for all people in the County.

When stakeholders participating in the natural hazard focus group were asked about relief funding, they provided insight into the process:

- When FEMA is involved, there needs to be a federal disaster assessment. The County and other agencies have their own disaster assessments.

Natural hazards risks and problems:

- Reaching people who are homeless before or during a disaster is a big concern, especially those who are camping out in the County or who may not have a phone that receives emergency alerts.
- A number of areas in the County have only one way in and one way out, which can be a real issue.
- For homes in the floodplain, insurance can be a large problem and many residents don't have this type of insurance because of unaffordable premiums. Another issue is that some residents bought homes without knowing they were in a floodplain, and therefore didn't know they needed to carry flood insurance. In rural areas of the County, there is a large agricultural industry, so a flood can result in agriculture losses as well.
- Businesses will sometimes have to close because they're not prepared to recover from a natural disaster or have a continuity plan in place.

## Strategic Plan

### SP-05 Overview

#### Strategic Plan Overview

This section of the Consolidated Plan serves as the City of Rancho Cordova's framework for implementing its CDBG program from January 2020 to December 2024. The Strategic Plan includes a myriad of data collected from various regional and local sources, as well as data from various instances of local community outreach that were initiated in preparation of the Consolidated Plan. The primary purpose of the Strategic Plan is to clearly state the priority needs that were identified during its preparation, and subsequently identify the goals that the City will work toward to address these priority needs. The City will use its CDBG allocation to fund projects and programs that uphold the goals identified in this section, which are as follows:

- **Homelessness Prevention**
- **Senior and Disability Services**
- **Child and Youth Services**
- **Public Facilities**
- **Public Infrastructure**
- **Homeless Housing**
- **Housing Preservation Program**
- **Covid-19 Response**

The City will continue to identify needs, assets, and priorities on an annual basis as part of its application process for CDBG funds. This is done each CDBG program year through the Annual Action Plan document. CDBG staff will gather information through the collection of data (quantitative and qualitative); consultation with the public, especially members of target populations, various service providers, and community experts; and ongoing outreach to residents to determine the level of need or condition of assets for proposed activities.

#### **COVID-19 Preparation, Prevention, and Response Amendment:**

On March 27, 2020, the Coronavirus Aid, Relief, and Economic Security Act (CARES), Public Law 116-136 was signed by the President of the United States. This made available \$5 billion in Community Development Block Grant Coronavirus (CDBG-CV) funds, to respond to the growing effects of the historic COVID-19 public health crisis. The Department of Housing and Urban Development (HUD) informed the City of Rancho Cordova that CARES Act funding would be allocated to the City based on the existing entitlement formulas for the CDBG program.

HUD has allocated the first and third phases of CARES Act funds, or CDBG-CV, to the City in the amount of \$373,379 and \$487,938, respectively. Should HUD allocate additional CARES Act funds to the City in the future, this Plan will be amended to describe those funds.

The CARES Act also authorized the HUD Secretary to grant waivers and alternative requirements related to the use of CDBG-CV funds, including the suspension of the 15 percent cap on funding for public services; reducing the public comment period for Consolidated Plan and Action Plan amendments to five days; and allowing the option of virtual public hearings. All activities funded must still meet the eligibility and national objective requirements of the CDBG program. The City has applied for waivers for the CDBG-CV supplemental funds and has amended its Citizen Participation Plan to include expedited citizen engagement during times of local, state, or national emergencies, such as with COVID-19.

City Council approved of a substantial amendment to the 2020 Annual Action Plan, as well as the 2020-2024 Consolidated Plan and Citizen Participation Plan on June 1, 2020. The Annual Action Plan and Consolidated Plan amendment identifies proposed activities for the expenditure of the first round of CDBG-CV funds to address the COVID-19 crisis and includes other informational updates in relation to the City's five-year goals.

On September 11, 2020, HUD allocated the third round of CDBG-CV funds to the City in the amount of \$487,938. City Council will approve a second substantial amendment to the 2020 Annual Action Plan, as well as the 2020-2024 Consolidated Plan on February 1, 2021 after a 5-day review period starting on January 27, 2021. The Annual Action Plan and Consolidated Plan amendment identifies additional activities to address the COVID-19 crisis.

Please refer to AP-35 and AP-38 for a detailed description of proposed activities and funding for each CDBG-CV activity that is to be funded through CDBG-CV allocations.

**SP-10 Geographic Priorities - 91.415, 91.215(a)(1)****Geographic Area****Table 12 - Geographic Priority Areas**

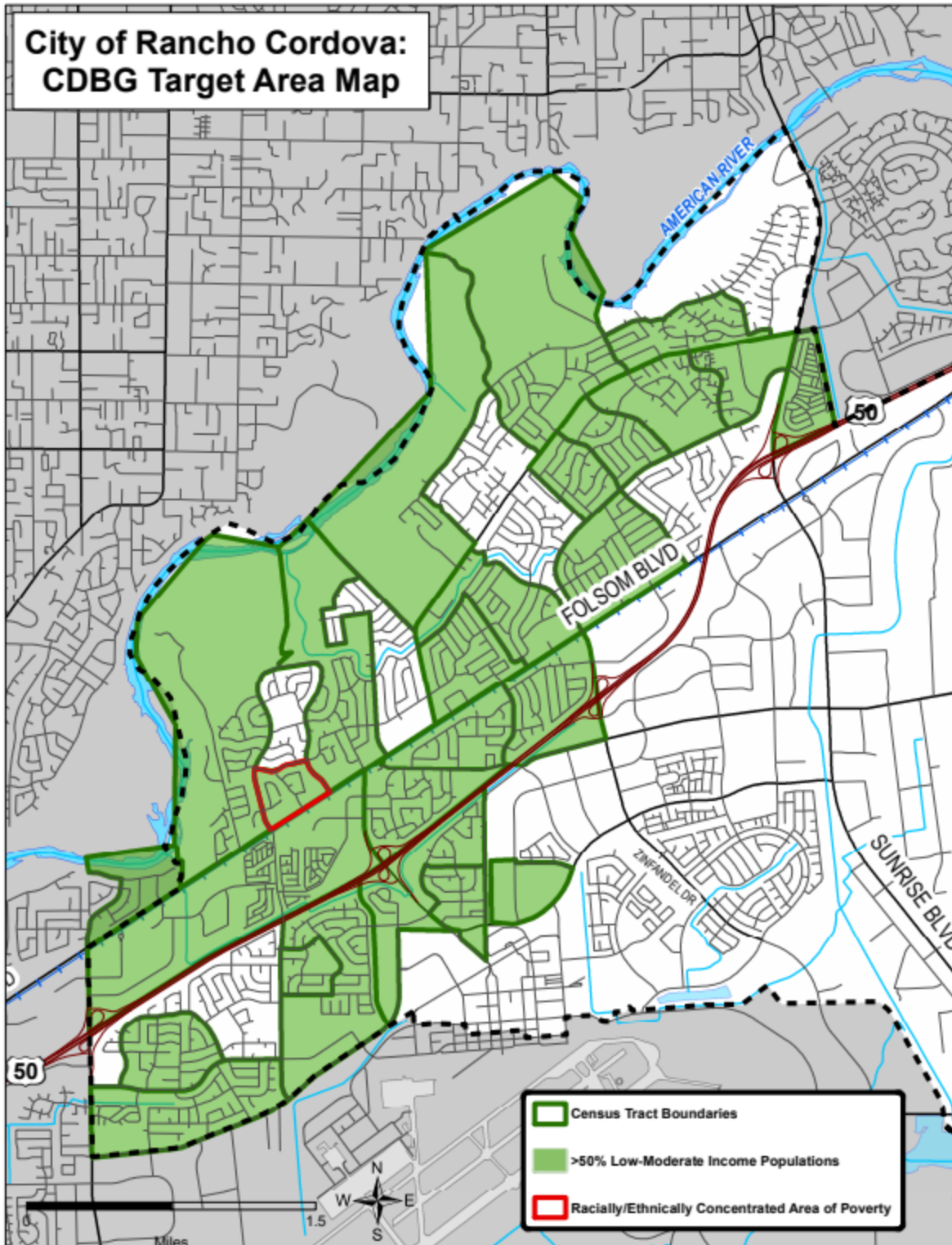
| Sort | Area Name                 | Area Type         | Include/Not Include | Action |
|------|---------------------------|-------------------|---------------------|--------|
| 1    | CDBG Target Area          | Local Target Area | <i>_X_ Include</i>  | NA     |
| 2    | R/ECAP Census Tract 89.11 | Local Target Area | <i>_X_ Include</i>  | NA     |

**General Allocation Priorities**

The primary geographic area identified for use in CDBG-funded activities is the CDBG target area, which is made up of census tracts in which more than 50 percent of households earn 80 percent of area median income (AMI) or less. The entire CDBG target area is located in the northern section of the City, which is also the area with the oldest infrastructure and the most development. Activities determined to have an area benefit must benefit areas where more than 50 percent of households are low income. The City does fund services on a limited clientele basis in neighborhoods that are not more than 50 percent low income. In those areas, each client is provided with an intake sheet that includes household income and can be used to determine eligibility. All other activities are either targeted at presumed benefit groups, such as frail elderly or persons with disabilities, or benefit immediately adjacent low-income neighborhoods.

For Code Enforcement and Rental Housing Inspection programs, the City uses the CDBG target area to track cases and costs specifically attributed to the target area and differentiate from the costs attributed to the remainder of the City. ADA accessibility and infrastructure improvement projects generally must be in the CDBG target area to receive CDBG funding.

The map below identifies the CDBG target area as of 2020; this map will be updated throughout the Consolidated Plan cycle to reflect any changes to low-moderate income block groups.



## SP-25 Priority Needs - 91.415, 91.215(a)(2)

## Priority Needs

Table 13 – Priority Needs Summary

|   |                                    |                                                                                                                                                                                                                                                                                                               |
|---|------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | <b>Priority Need Name</b>          | Affordable Housing Development                                                                                                                                                                                                                                                                                |
|   | <b>Priority Level</b>              | High                                                                                                                                                                                                                                                                                                          |
|   | <b>Population</b>                  | Extremely Low Income<br>Low Income<br>Large Families<br>Families with Children<br>Chronic Homeless<br>Individuals<br>Mentally Ill<br>Veterans<br>Elderly<br>Persons with Mental Disabilities<br>Persons with Physical Disabilities<br>Persons with Developmental Disabilities<br>Victims of Domestic Violence |
|   | <b>Geographic Areas Affected</b>   | RCAP/ECAP 89.11<br>CDBG Target Area                                                                                                                                                                                                                                                                           |
|   | <b>Associated Goals</b>            | Homelessness Prevention                                                                                                                                                                                                                                                                                       |
|   | <b>Description</b>                 | New affordable housing units suitable for families, seniors, veterans, and low-income households.                                                                                                                                                                                                             |
|   | <b>Basis for Relative Priority</b> | Outreach identified a significant need for safe and decent affordable housing, particularly among extremely low-income families, seniors, and individuals at risk or experiencing homelessness.                                                                                                               |
|   | <b>Priority Need Name</b>          | Acquisition & Rehabilitation                                                                                                                                                                                                                                                                                  |
| 2 | <b>Priority Level</b>              | High                                                                                                                                                                                                                                                                                                          |

|          |                                    |                                                                                                                                                                                                                                                                                                              |
|----------|------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|          | <b>Population</b>                  | Extremely Low Income<br>Low Income<br>Moderate Income<br>Large Families<br>Families with Children<br>Elderly<br>Public Housing Residents<br>Chronic Homeless<br>Individuals<br>Veterans<br>Persons with Mental Disabilities<br>Persons with Physical Disabilities<br>Persons with Developmental Disabilities |
|          | <b>Geographic Areas Affected</b>   | RCAP/ECAP 89.11<br>CDBG Target Area                                                                                                                                                                                                                                                                          |
|          | <b>Associated Goals</b>            | Housing Preservation                                                                                                                                                                                                                                                                                         |
|          | <b>Description</b>                 | Acquire and rehabilitate existing low-cost units, affordable units at risk of losing affordability, and public housing units at risk of conversion to market rate.                                                                                                                                           |
|          | <b>Basis for Relative Priority</b> | Outreach and data collection identified that there is a significant need for safe and suitable affordable housing appropriate for persons at all phases of the life cycle. Many of the existing lower-cost units are substandard and may pose a health risk to sensitive population groups.                  |
| <b>3</b> | <b>Priority Need Name</b>          | Homeless Shelter/Housing                                                                                                                                                                                                                                                                                     |
|          | <b>Priority Level</b>              | High                                                                                                                                                                                                                                                                                                         |
|          | <b>Population</b>                  | Extremely Low Income<br>Low Income<br>Families with Children<br>Elderly<br>Chronic Homeless<br>Individuals<br>Mentally Ill<br>Chronic Substance Abuse<br>Veterans<br>Victims of Domestic Violence<br>Unaccompanied Youth                                                                                     |

|   |                                    |                                                                                                                                                                                                                                                                                                                                                                       |
|---|------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   | <b>Geographic Areas Affected</b>   | RCAP/ECAP 89.11<br>CDBG Target Area                                                                                                                                                                                                                                                                                                                                   |
|   | <b>Associated Goals</b>            | Homeless Housing                                                                                                                                                                                                                                                                                                                                                      |
|   | <b>Description</b>                 | Transitional or emergency housing for homeless persons, families, and veterans.                                                                                                                                                                                                                                                                                       |
|   | <b>Basis for Relative Priority</b> | There is a significant need throughout the Sacramento area for homeless housing, from emergency shelters to transitional housing to permanent supportive housing with programming to help reintegrate homeless persons and families. The increasing numbers of homeless persons and families in Rancho Cordova has elevated the problem to a highly visible priority. |
| 4 | <b>Priority Need Name</b>          | Homelessness Prevention                                                                                                                                                                                                                                                                                                                                               |
|   | <b>Priority Level</b>              | High                                                                                                                                                                                                                                                                                                                                                                  |
|   | <b>Population</b>                  | Extremely Low Income<br>Low Income<br>Large Families<br>Families with Children<br>Elderly<br>Individuals<br>Mentally Ill<br>Veterans<br>Victims of Domestic Violence<br>Frail Elderly<br>Persons with Mental Disabilities<br>Persons with Physical Disabilities<br>Persons with Developmental Disabilities                                                            |
|   | <b>Geographic Areas Affected</b>   | RCAP/ECAP 89.11<br>CDBG Target Area                                                                                                                                                                                                                                                                                                                                   |
|   | <b>Associated Goals</b>            | Homelessness Prevention<br>Housing Preservation                                                                                                                                                                                                                                                                                                                       |
|   | <b>Description</b>                 | Housing placement, counseling, and landlord-tenant mediation intended to help households currently housed stay in their housing whenever possible, and to identify and place households at risk of imminent homelessness into suitable housing units when necessary.                                                                                                  |
|   |                                    |                                                                                                                                                                                                                                                                                                                                                                       |

|   |                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|---|------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   | <b>Basis for Relative Priority</b> | Ensuring that households who are currently housed remain housed whenever possible helps to keep families stable and can prevent a chain reaction of employment and educational disruption. Helping households at risk of imminent homelessness to find new housing before they are on the street can ensure that they do not end up with housing gaps that make finding new housing more difficult, and that can severely disrupt families as well as employment and education stability. |
| 5 | <b>Priority Need Name</b>          | Child and Youth Services and Programming                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|   | <b>Priority Level</b>              | High                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|   | <b>Population</b>                  | Extremely Low Income<br>Low Income<br>Moderate Income<br>Large Families<br>Families with Children<br>Unaccompanied Youth<br>Non-housing Community Development                                                                                                                                                                                                                                                                                                                             |
|   | <b>Geographic Areas Affected</b>   | RCAP/ECAP 89.11<br>CDBG Target Area                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|   | <b>Associated Goals</b>            | Child and Youth Services                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|   | <b>Description</b>                 | After-school programming for youth, mentoring for at-risk youth, and job training for adolescents.                                                                                                                                                                                                                                                                                                                                                                                        |
|   | <b>Basis for Relative Priority</b> | Throughout the public participation meetings and community surveys, the need for after-school programs, youth services, and programs to help at-risk youth to avoid gangs, crime, and drugs was identified as a top priority, both with the City Council and the general public. For children, in particular, residents stated that affordable childcare, after-school programs, and parenting support are also needed.                                                                   |
| 6 | <b>Priority Need Name</b>          | Senior and Disability Services                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|   | <b>Priority Level</b>              | High                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

|   |                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|---|------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   | <b>Population</b>                  | Extremely Low Income<br>Low Income<br>Elderly<br>Frail Elderly<br>Veterans<br>Individuals<br>Persons with Mental Disabilities<br>Persons with Physical Disabilities<br>Persons with Developmental Disabilities                                                                                                                                                                                                                                                                               |
|   | <b>Geographic Areas Affected</b>   | RCAP/ECAP 89.11<br>CDBG Target Area                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|   | <b>Associated Goals</b>            | Senior Services                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|   | <b>Description</b>                 | Meal and nutrition services, in-home care services, caregiver respite services, and transportation assistance.                                                                                                                                                                                                                                                                                                                                                                               |
|   | <b>Basis for Relative Priority</b> | Senior and disability services were identified as a key priority in both the Community Needs survey and the public participation meetings. Seniors and disabled populations are generally on fixed incomes and have little disposable funds to deal with emergencies or unforeseen problems, particularly involving housing and transportation. Resources that can help these populations stretch incomes and improve their quality of life are priorities for the Rancho Cordova community. |
| 7 | <b>Priority Need Name</b>          | Public Facilities                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|   | <b>Priority Level</b>              | High                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|   | <b>Population</b>                  | Extremely Low Income<br>Low Income<br>Moderate Income<br>Middle Income<br>Large Families<br>Families with Children<br>Elderly<br>Public Housing Residents<br>Non-housing Community Development                                                                                                                                                                                                                                                                                               |
|   | <b>Geographic Areas Affected</b>   | RCAP/ECAP 89.11<br>CDBG Target Area                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|   | <b>Associated Goals</b>            | Public Facilities                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

|   |                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|---|------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   | <b>Description</b>                 | Youth Center, Senior Center, library, neighborhood centers, all located near the neighborhoods where needs are highest.                                                                                                                                                                                                                                                                                                                                                                                                           |
|   | <b>Basis for Relative Priority</b> | The City of Rancho Cordova has identified a youth center as a priority need for several years. The Rancho Cordova Senior Center is located at the southwestern edge of the City and is difficult for the bulk of Rancho Cordova seniors, who live in the northern section of the City, to access. The Rancho Cordova Library is located in adjacent unincorporated Sacramento County and is not geographically accessible to households with transportation challenges.                                                           |
| 8 | <b>Priority Need Name</b>          | Public Infrastructure Improvements                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|   | <b>Priority Level</b>              | High                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|   | <b>Population</b>                  | Extremely Low Income<br>Low Income<br>Moderate Income<br>Middle Income<br>Large Families<br>Families with Children<br>Elderly<br>Public Housing Residents<br>Non-housing Community Development                                                                                                                                                                                                                                                                                                                                    |
|   | <b>Geographic Areas Affected</b>   | RCAP/ECAP 89.11<br>CDBG Target Area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|   | <b>Associated Goals</b>            | Public Infrastructure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|   | <b>Description</b>                 | Streetlight installations and ADA improvements to public right-of way.                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|   | <b>Basis for Relative Priority</b> | Many of the older residential neighborhoods do not have streetlights and can be hazardous at night. Residents feel the lack of lights allows for vandalism and petty crime that could otherwise be deterred. Many of the sidewalks and public rights-of-way in the City are aged and do not meet current ADA standards. The City has a significant need for general infrastructure improvements. Better signage for public service facilities was identified multiple times throughout this Consolidated Plan's outreach efforts. |
| 9 | <b>Priority Need Name</b>          | COVID-19 Preparation, Prevention, and Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|   | <b>Priority Level</b>              | High                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

|                                    |                                                                                                                                                                                                                                                                                                              |
|------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Population</b>                  | Extremely Low Income<br>Low Income<br>Moderate Income<br>Large Families<br>Families with Children<br>Elderly<br>Public Housing Residents<br>Chronic Homeless<br>Individuals<br>Veterans<br>Persons with Mental Disabilities<br>Persons with Physical Disabilities<br>Persons with Developmental Disabilities |
| <b>Geographic Areas Affected</b>   | RCAP/ECAP 89.11<br>CDBG Target Area                                                                                                                                                                                                                                                                          |
| <b>Associated Goals</b>            | Homeless Prevention<br>Child and Youth Services<br>Housing Preservation<br>Planning and Administration                                                                                                                                                                                                       |
| <b>Description</b>                 | CDBG-CV funds will be used for CDBG eligible activities that prevent, prepare for, or respond to community impacts due to the COVID-19.                                                                                                                                                                      |
| <b>Basis for Relative Priority</b> | The COVID-19 pandemic has adversely affected businesses and residents in the City of Rancho Cordova. The City of Rancho Cordova will identify programs and activities to address the current crisis.                                                                                                         |

## Narrative (Optional)

**SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)****Introduction**

The City of Rancho Cordova has been successful at finding and applying for alternative funding sources to help meet affordable housing development needs. These sources have included tax credits, infrastructure infill grants, sustainable communities grants, veterans housing grants, and, for the single-family owner-occupied housing rehabilitation program that the City is currently completing, CalHome funding. The City has also pursued other state of California housing funds whenever they seemed appropriate.

While it would seem that the City has been successful at leveraging federal CDBG dollars, the City has also gone to lengths to not commingle funding sources. Instead, it has elected to use CDBG funds where the programs and projects will most benefit and be most compatible with the federal regulations, and to find other funding for projects where the inclusion of funds with federal obligations adds more cost than benefit.

## ITEM 15.1.

## ATTACHMENT 2

## Anticipated Resources

| Program | Source of Funds | Uses of Funds                                                                        | Expected Amount Available Year 1 |                    |                                                                                                                        |                        | Expected Amount Available Remainder of Con Plan \$ | Narrative Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|---------|-----------------|--------------------------------------------------------------------------------------|----------------------------------|--------------------|------------------------------------------------------------------------------------------------------------------------|------------------------|----------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|         |                 |                                                                                      | Annual Allocation: \$            | Program Income: \$ | Prior Year Resources: \$                                                                                               | Total: \$              |                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| CDBG    | Public-federal  | Admin and Planning<br>Housing Preservation<br>Public Improvements<br>Public Services | \$634,613                        | \$0                | <b>Total:</b><br>\$354,318<br><br><b>CIP:</b><br>\$262,846<br><br><b>Plan/Admin &amp; Public Services:</b><br>\$91,472 | \$989,028              | \$2,400,000                                        | For the 2020 program year, the City received \$634,613 in CDBG funds and had approximately \$354,318 in prior year resources. The City receives approximately \$600,000 in CDBG funds each year, meaning that an estimated \$2,400,000 will be received for the remainder of the Consolidated Plan cycle. The City does not currently receive any program income. Prior year resources from planning and administration activities and public service projects are left over from the shortened 2019 program year and will be reallocated in the 2021 program year. All capital improvement prior year resources are committed to existing capital projects and programs and are anticipated to be expended in 2020. |
| CDBG-CV | Public-federal  | Admin and Planning<br>Housing Preservation<br>Public Improvements<br>Public Services | \$861,317<br>\$373,379           | 0                  | 0                                                                                                                      | \$861,317<br>\$373,379 | \$0                                                | In order to prevent, prepare for, and respond to coronavirus, the City received \$373,379 in the first round of CDBG-CV funding and \$487,938 in the third round. Should other CDBG-CV funding be allocated to the City, it will be reflected in this Plan.                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

Table 14 - Anticipated Resources

Consolidated Plan

RANCHO CORDOVA

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## ITEM 15.1.

## ATTACHMENT 2

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

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

With respect to public service projects funded with CDBG funds, to best leverage the City's available resources, the City will continue to look for opportunities to layer private and non-federal resources with federal resources and to require that CDBG subrecipients demonstrate sufficient committed non-CDBG funding, so that projects and services will have the best results for the community and the low- and very low-income residents they are intended to serve. These sources include tax credits, infrastructure infill grants, sustainable community grants, veterans housing grants, and, for the single-family owner-occupied housing rehabilitation program, CalHome funding. The City has also pursued other state of California housing funds whenever appropriate.

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

The City uses publicly owned land and property to support CDBG-funded administrative, planning, and project activities. The City also uses City cars, which are used for the CDBG-funded code enforcement and rental housing inspection activities to transport the code enforcement officers to the different sites that are being inspected. Additionally, City Hall equipment is used to administer the day-to-day activities of planning and administration for the CDBG program.

The Folsom Cordova Community Partnership uses public school district property to hold mentor initiative classes for their youth programs, while the Meals on Wheels Senior Nutrition program uses the City's Senior Center, which is owned by the Cordova Recreation and Park District, to provide hot meals to seniors. In the future, the City plans to use City-owned property to build affordable housing developments.

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### Discussion

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

**SP-40 Institutional Delivery Structure - 91.415, 91.215(k)**

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, nonprofit organizations, and public institutions.

| Responsible Entity     | Responsible Entity Type | Role                                                                                     | Geographic Area Served |
|------------------------|-------------------------|------------------------------------------------------------------------------------------|------------------------|
| City of Rancho Cordova | Government              | Non-Homeless Special Needs<br>Planning<br>Neighborhood Improvements<br>Public Facilities | Jurisdiction           |

**Table 15 - Institutional Delivery Structure**

**Assessment of Strengths and Gaps in the Institutional Delivery System**

There are several strengths and gaps in the institutional delivery system. One primary strength is the good relationship that City staff has built with service providers in the community. Frequent communication allows staff to identify opportunities for leveraging or partnership that can improve and expand services. The City has also been flexible in assisting service providers with small amounts of discretionary funding from non-CDBG sources to help well-performing nonprofits meet CDBG program needs that are not CDBG eligible.

A serious gap in the institutional delivery system is the fact that there are multiple other governmental agencies that complete projects and provide services, and there is frequently a lack of communication between these agencies, the City, and the nonprofit service providers in the community. Sacramento County provides many health and human service/human assistance services in the region. The County also funds some nonprofits to provide additional services. However, it can be difficult to find out what resources are available in the county, and, due to a lack of funding and staff capacity, many County resources are stretched so thin that there is little assistance available. Similarly, all of the parks in the City are part of the Cordova Recreation and Park District. In the past, the City has assisted the Cordova Recreation and Park District in securing a \$75,000 grant to improve irrigation at a specific site in the City. The City plans to continue to work with the Recreation and Park District plan to coordinate their efforts to complement each other's projects and activities.

During the consultations performed in preparation of this plan, a lack of communication was identified between service providers in the area, as well as a lack of communication between the City and those service providers. One of the best tools that the City could hope for is to have a variety of service providers that complement each other's services and can refer their recipients to other services that are offered. As the City enters into this new Consolidated Plan cycle, it will continue to prioritize strengthening its relationships with local entities and service providers and will work to build stronger lines of communication between these organizations in order to offer the most beneficial resources to priority populations in the community.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

| Homelessness Prevention Services        | Available in the Community | Targeted to Homeless | Targeted to People with HIV |
|-----------------------------------------|----------------------------|----------------------|-----------------------------|
| <b>Homelessness Prevention Services</b> |                            |                      |                             |
| Counseling/Advocacy                     | X                          | X                    |                             |
| Legal Assistance                        | X                          | X                    |                             |
| Mortgage Assistance                     | X                          |                      |                             |
| Rental Assistance                       | X                          | X                    |                             |
| Utilities Assistance                    | X                          | X                    |                             |
| <b>Street Outreach Services</b>         |                            |                      |                             |
| Law Enforcement                         | X                          | X                    |                             |
| Mobile Clinics                          | X                          | X                    |                             |
| Other Street Outreach Services          | X                          |                      |                             |
| <b>Supportive Services</b>              |                            |                      |                             |
| Alcohol & Drug Abuse                    | X                          | X                    |                             |
| Child Care                              | X                          |                      |                             |
| Education                               | X                          |                      |                             |
| Employment and Employment Training      | X                          | X                    |                             |
| Healthcare                              | X                          | X                    |                             |
| HIV/AIDS                                |                            |                      |                             |
| Life Skills                             | X                          | X                    |                             |
| Mental Health Counseling                | X                          | X                    |                             |
| Transportation                          | X                          | X                    |                             |
| <b>Other</b>                            |                            |                      |                             |
| Other                                   |                            |                      |                             |

**Table 16 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

Two primary groups provide services targeted to homeless persons in the Rancho Cordova community. The first is oriented toward veterans. The Mather Veterans Hospital provides healthcare, mental health services, some transportation, and other support services to veterans, including homeless veterans, in the region. The Mather Veterans Village is designed and intended to increase the service capacity for homeless veterans, particularly those suffering from drug and alcohol addictions, chronic homelessness, and mental illnesses.

The VOA operates the Adolpho Transitional Housing Program for former foster youth who have exited the foster system; the Adolpho facility is adjacent to the Mather Community Campus. All of the VOA programs are accessed through the County's Department of Human Assistance and are not directly or immediately available to homeless persons in the City of Rancho Cordova.

Rancho Cordova Homeless Assistance Resource Team (HART) is another group working to assist homeless persons and families in the City. HART is a group of primarily faith-based community organizers that works to provide winter shelter, donation collections, and food to homeless persons in Rancho Cordova.

The City's Homeless Outreach Team (HOT) has a unique strategy to engage and assist individuals and families experiencing homelessness. The Homeless Outreach Team (HOT) builds relationships with homeless individuals and families and provides services, education and resources in partnership with local organizations to help them become self-sufficient. HOT is comprised of two officers, including the Homeless Outreach Navigator, and a code enforcement officer, and two members who retrieve shopping carts and conduct encampment clean ups

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

Rancho Cordova HART has been increasing its presence and has improved its capacity to provide services to homeless persons in the City. Team members regularly communicate and coordinate with the City and have support both from staff and the community. HART's goals include addressing homelessness in the immediate community, and its presence is a growing strength in the efforts to address the needs of the homeless.

However, there are still significant gaps in homeless assistance in the community. Most of the homeless services funded by ESG, the Continuum of Care, and other funding sources that target homelessness are focused in either the City of Sacramento or in clusters in the unincorporated County of Sacramento. There are currently no homeless services funded by ESG or the Continuum of Care immediately available to homeless persons in the City of Rancho Cordova. Homeless persons seeking services must be able to travel to where the services are available in order to receive help. This is a significant barrier for many homeless persons.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

The City is working with HART, the County of Sacramento, the Continuum of Care, and Sacramento Self-Help Housing to evaluate the opportunities to bring more homeless services to Rancho Cordova. These may include a transitional housing facility, emergency shelter sites, emergency shelter vouchers, and other services and programs to help the homeless. The City is considering the viability of funding the capital component of a homelessness response project in partnership with a proven service provider that can address the ongoing operations. Additionally, the City plans to work with the Cordova Recreation and Parks District on identifying grants and collaboratively selecting projects as applicable.

The HOT team also plays a major role in connecting homeless individuals with needed services in the City, as well as in the County. HOT has a close working relationship with much of the homeless

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population currently residing in the City; they continue to work as a great resource for homeless individuals to gain employment education, mental health services, and other necessary services that help to get people off the streets.

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## SP-45 Goals - 91.415, 91.215(a)(4)

### Goals Summary Information

| Sort Order | Goal Name                | Start Year | End Year | Category                                                        | Geographic Area     | Needs Addressed                                                                      | Funding                                                | Goal Outcome Indicator                                                                                                  |
|------------|--------------------------|------------|----------|-----------------------------------------------------------------|---------------------|--------------------------------------------------------------------------------------|--------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| 1          | Homelessness Prevention  | 2020       | 2024     | Affordable Housing<br>Homeless<br>Non-Homeless<br>Special Needs | CDBG<br>Target Area | Homelessness Prevention<br><br>COVID-19 Preparation, Prevention, and Response        | CDBG: \$150,000<br><br>CDBG-CV: \$220,400<br>\$110,400 | Homelessness Prevention:<br>2,100 Persons Assisted                                                                      |
| 2          | Senior Services          | 2020       | 2024     | Non-Homeless<br>Special Needs                                   | CDBG<br>Target Area | Senior Services                                                                      | CDBG: \$200,000<br>CDBG-CV: \$125,000                  | Public service activities other than Low/Moderate Income Housing Benefit:<br>500 Persons Assisted                       |
| 3          | Child and Youth Services | 2020       | 2024     | Non-Homeless<br>Special Needs                                   | CDBG<br>Target Area | Youth Services and Programming<br><br>COVID-19 Preparation, Prevention, and Response | CDBG: \$200,000<br><br>CDBG-CV: \$226,654<br>\$131,654 | Public service activities other than Low/Moderate Income Housing Benefit:<br>1000 Persons Assisted                      |
| 4          | Public Facilities        | 2020       | 2024     | Non-Housing<br>Community Development                            | CDBG<br>Target Area | Public Facilities                                                                    | CDBG: \$300,000                                        | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit:<br>10,000 Persons Assisted |

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|   |                                                |      |      |                                   |                  |                                                                           |                                                      |                                                                                                                             |
|---|------------------------------------------------|------|------|-----------------------------------|------------------|---------------------------------------------------------------------------|------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
| 5 | Public Infrastructure                          | 2020 | 2024 | Non-Housing Community Development | CDBG Target Area | Public Infrastructure Improvements                                        | CDBG: \$734,613                                      | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit:<br><br>30,000 Persons Assisted |
| 6 | Homeless Housing                               | 2020 | 2024 | Homeless                          | CDBG Target Area | Homeless Shelter/Housing                                                  | CDBG: \$250,000                                      | Overnight/Emergency Shelter/Transitional Housing Beds added:<br><br>6 Beds                                                  |
| 7 | Housing Preservation Program                   | 2020 | 2024 | Affordable Housing                | CDBG Target Area | Homelessness Prevention<br>COVID-19 Preparation, Prevention, and Response | CDBG: \$954,318<br>CDBG-CV: \$161,500<br>\$56,500    | Homeowner Housing Rehabilitated:<br>70 Household Housing Units<br><br>Housing Units Inspected:<br>5,000 Housing Units       |
| 8 | COVID-19 Preparation, Prevention, and Response | 2020 | 2024 | COVID-19                          | CDBG Target Area | COVID-19 Preparation, Prevention, and Response                            | CDBG-CV: \$150<br>Round 1 Rollover: TBD              | Public Services Activities Other than Low/Mod Income Housing Benefit:<br>TBD                                                |
| 9 | Program Administration                         | 2020 | 2024 | Planning & Administration         | Admin.           |                                                                           | CDBG: \$600,000<br>CDBG-CV: \$127,613<br>\$74,675    |                                                                                                                             |
|   | TOTAL FUNDING                                  | 2020 | 2024 |                                   |                  | TOTAL NEED                                                                | CDBG: \$3,388,931<br>CDBG-CV: \$861,317<br>\$373,379 |                                                                                                                             |

Table 17 – Goals Summary

## Goal Descriptions

|   |                         |                                                                                                                                                                                        |
|---|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | <b>Goal Name</b>        | Homelessness Prevention                                                                                                                                                                |
|   | <b>Goal Description</b> | Housing counseling, tenant-landlord mediation, housing placement services                                                                                                              |
| 2 | <b>Goal Name</b>        | Child and Youth Services                                                                                                                                                               |
|   | <b>Goal Description</b> | After-school programming, youth mentoring, other services to assist at-risk and low-income youth                                                                                       |
| 3 | <b>Goal Name</b>        | Senior and Disability Services                                                                                                                                                         |
|   | <b>Goal Description</b> | Congregate and home-deliver meals for homebound seniors, other senior and disability services                                                                                          |
| 4 | <b>Goal Name</b>        | Public Facilities                                                                                                                                                                      |
|   | <b>Goal Description</b> | Senior center, youth center, neighborhood center, community center                                                                                                                     |
| 5 | <b>Goal Name</b>        | Public Infrastructure                                                                                                                                                                  |
|   | <b>Goal Description</b> | Streetlights, ADA sidewalk improvements, traffic signals, crossing signals, crosswalks, ADA ramps to public right-of-way and public facilities, sewer/water/utility improvements       |
| 6 | <b>Goal Name</b>        | Homeless Housing                                                                                                                                                                       |
|   | <b>Goal Description</b> | Transitional housing facility, emergency shelter facility, other housing directly available to homeless persons in the city                                                            |
| 7 | <b>Goal Name</b>        | Housing Preservation Program                                                                                                                                                           |
|   | <b>Goal Description</b> | Emergency repairs to address health and safety issues, accessibility improvements, maintenance assistance<br><br>Rental housing inspections & code enforcement in the CDBG target area |

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|   |                  |                                                                                                                                                                                                                                                     |
|---|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 8 | Goal Name        | COVID-19 Preparation, Prevention, and Response                                                                                                                                                                                                      |
|   | Goal Description | CDBG eligible activities that prevent, prepare for, or respond to community impacts due to the COVID-19 pandemic.                                                                                                                                   |
| 9 | Goal Name        | Program Administration                                                                                                                                                                                                                              |
|   | Goal Description | City staff will conduct planning and administration of its CDBG, CDBG-CV, and HOME grant funds, including reporting, monitoring, tracking budgets, labor compliance, environmental compliance, community engagement, and subrecipient coordination. |

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

According to the City's 2013-2021 Housing Element, there are 17 housing developments located in Rancho Cordova providing subsidized housing, with a total of 1,585 low- and very low-income units. Subsidized units account for approximately 7 percent of the total housing stock. All of the affordable housing projects currently in use, in planning, or in construction will be managed by the SHRA and nonprofit developers and will include coordination with the SHRA for vouchers and other rental subsidies.

**SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)****Actions to address LBP hazards and increase access to housing without LBP hazards**

All of the City's owner-occupied housing rehabilitation and emergency repair programs will continue to address lead-based paint hazards, including lead paint stabilization and removal when necessary. Any multi-family housing or public facility renovated with City funds will need to be tested for lead-based paint and have any paint hazards abated according to code. The City also posts information on the website and at City Hall that provides resources to contractors and developers who will be working on projects that may lead to lead poisoning from lead-based paint or other lead-based building components. The information can be found

here: <https://www.cityofranchocordova.org/home/showdocument?id=8663>

**How are the actions listed above related to the extent of lead poisoning and hazards?**

Use of lead-based paint was discontinued in 1978, and homes built after 1978 are generally considered free from lead-based paint hazards. Homes built before 1978 may have lead based paint, however if the home has been well maintained and painted surfaces have been repainted with newer lead free paints and there is no evidence of chipping paint in or around the home then the lead hazard is generally considered minimal unless there are plans to disturb painted surfaces, such a removal or replacement of windows, doors, or walls. Provided that homeowners and contractors are aware of lead based paint hazards and understand their liability when undertaking private home remodeling, the City's priority is to ensure that any publicly funded projects, including repairs to owner-occupied housing for low-income households, include any and all lead based paint amelioration required to stabilize and seal or completely remove lead based painted surfaces.

**How are the actions listed above integrated into housing policies and procedures?**

All of the City's housing rehabilitation and emergency repair programs include an evaluation for the presence of lead-based paint. Homeowners and occupants are provided lead-based paint information and education regardless of when their home was built. Homes built before 1978 are tested for lead-based paint on any exposed surfaces, particularly if paint is chipping or if wood or plaster is exposed. The tests are completed by hazardous material experts, and the stabilization and sealing of the painted surface becomes a priority for the rehabilitation or emergency repair.

**SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)****Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

The City's anti-poverty strategy is heavily reliant on regional cooperation, including support from the SHRA and Sacramento County, as well as cooperation with nonprofit service providers and partner agencies. As housing is usually the highest single expense facing impoverished families, the City will continue to explore avenues to build and rehabilitate new and existing affordable housing. The Folsom Cordova Community Partnership is currently partnering with Sacramento Employment Training Agency to develop job training programs for low-income and single-parent families, including focusing on skills currently in high demand locally. The Los Rios Community College District opened a brand-new satellite campus in central Rancho Cordova, and offers both education and job training courses.

The City is always looking for opportunities to partner and leverage programs and service providers to build service capacity and improve the depth of available resources. However, the cycle of poverty is difficult to break, and the City needs support from the SHRA, Sacramento Steps Forward, and Sacramento County, which control the bulk of social services funding, to help stop poverty in the region.

**How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?**

Housing cost burden and severe housing cost burden were identified as the most common housing problems facing impoverished households in the City. New and rehabilitated affordable housing with regulatory agreements and rents affordable to households making less than 50 percent of AMI are vital in addressing the problem of poverty. The City, in partnership with Mercy Housing, has completed the majority of the Mather Veterans Village project, which provides 100 units affordable to very low-and extremely low-income veterans and their families.

The City is also working with developers on the Horizons at New Rancho project, which, at completion, will provide 48 age-restricted senior units to households making less than 80 percent AMI, with several units dedicated to very low- and extremely low-income senior households.

**SP-80 Monitoring - 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

City staff have communicated with the subrecipients' staff that are responsible for each activity prior to the beginning of the program year. All subrecipients were informed of the obligations to collect the required information on income, household composition, and race and ethnicity. Subrecipients reviewed and signed subrecipient agreements that provide the terms and expectations pursuant to applicable federal and state law. The City also offered a group technical assistance training session at the beginning of the year to go over subrecipient agreement policies, data collection, and financial management. Staff provided technical assistance to subrecipients throughout the year as needed.

On a quarterly basis, City staff examined the progress the subrecipients were making toward performance targets through desk monitoring. Subrecipients are required to report the demographics of their service population with each billing, including additional supporting information such as general ledger and program accounting documents. Each subrecipient agreement contains provisions for reductions to or suspensions of payments in the event that targets are not being met (without valid reason) or past performance issues have not been resolved.

The City has continued to place strong emphasis on the importance for subrecipients to gather complete and accurate information on the persons and/or households they serve, and to regularly report their progress.

In the 2018-19 program year, the City conducted an on-site audit of the SSHH and Meals on Wheels in collaboration with other local grantors, and in 2019 conducted a monitoring of the City's Public Works Department's 2018-19 ADA Sidewalk Improvement project. Additionally, the City conducted desk monitoring on all CDBG-funded programs throughout the 2019 program year and plans to continue this monitoring throughout the 2020 program year. The CDBG program has successfully met expenditure deadlines in years past and will continue to meet these deadlines throughout the Consolidated Plan cycle. The City is also current on quarterly and semi-annual reports due to HUD.

## Expected Resources

### AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

#### Introduction

The City of Rancho Cordova has been successful at finding and applying for alternative funding sources to help meet affordable housing development needs. These sources have included tax credits, infrastructure infill grants, sustainable communities grants, veterans housing grants, and, for the single-family owner-occupied housing rehabilitation program, CalHome funding. The City has also pursued other state of California housing funds whenever they seemed appropriate.

The City receives approximately \$300,000 in HOME funds through lead agency County of Sacramento. The City does not currently receive ESG or other HUD funds directly from the federal government or from the State of California.

The City received \$634,613 in CDBG funding for the 2020 plan year. These allocation amounts were calculated based on competitive application scoring process; contingency provisions for the SSHH Renters Helpline and Fair Housing Services activities are outlined in this Annual Action Plan; for a detailed description of explanations behind allocations, refer to section AP-35.

In 2020, HUD allocated the City \$373,379 in CDBG-CV funding in the first round of allocations and \$487,938 in the third round to prevent, prepare for, and respond to coronavirus. Should the City receive additional funds to assist with preventing, preparing for, and responding to coronavirus, those allocations will be reflected in this Plan.

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## Anticipated Resources

| Program | Source of Funds | Uses of Funds                                                                        | Expected Amount Available Year 1 |                    |                                                                                                                      |                        | Expected Amount Available Remainder of Con Plan \$ | Narrative Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|---------|-----------------|--------------------------------------------------------------------------------------|----------------------------------|--------------------|----------------------------------------------------------------------------------------------------------------------|------------------------|----------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|         |                 |                                                                                      | Annual Allocation: \$            | Program Income: \$ | Prior Year Resources: \$                                                                                             | Total: \$              |                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| CDBG    | Public-federal  | Admin and Planning<br>Housing Preservation<br>Public Improvements<br>Public Services | \$634,613                        | \$0                | <b>Total:</b><br>354,319<br><br><b>CIP:</b><br>\$262,846<br><br><b>Plan/Admin &amp; Public Services:</b><br>\$91,473 | \$989,029              | \$2,400,000                                        | For the 2020 program year, the City received \$634,613 in CDBG funds. The City receives approximately \$600,000 in CDBG funds each year, meaning that an estimated \$2,400,000 will be received for the remainder of the Consolidated Plan cycle. The City does not currently receive any program income. All prior year resources reported are left over from planning and administration activities and public service projects from the shortened 2019 program year and will be reallocated in the 2021 program year. All capital improvement project (CIP) prior year resources are committed to existing capital projects and programs and are anticipated to be expended. |
| CDBG-CV | Public-federal  | Admin and Planning<br>Housing Preservation<br>Public Improvements<br>Public Services | \$861,317<br>\$373,379           | 0                  | 0                                                                                                                    | \$861,317<br>\$373,379 | \$0                                                | In order to prevent, prepare for, and respond to coronavirus, the City received \$373,379 in the first round of CDBG-CV funding and \$487,938 in the third round.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

Table 18 - Expected Resources – Priority Table

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

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

With respect to public service projects funded with CDBG funds, to best leverage the City's available resources, the City will continue to look for opportunities to layer private and non-federal resources with federal resources and to require that CDBG subrecipients demonstrate sufficient committed non-CDBG funding, so that projects and services will have the best results for the community and the low- and very low-income residents they are intended to serve. These sources include tax credits, infrastructure infill grants, sustainable community grants, veterans housing grants, and, for the single-family owner-occupied housing rehabilitation program, CalHome funding. The City has also pursued other state of California housing funds whenever appropriate.

The City's CDBG program does not have any matching requirements.

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

The City currently owns two properties that remained with the City through the dissolution of redevelopment in 2011 and 2012; however, only one of these properties is programmed for affordable housing. The City also has a 99-year lease on 3.69 acres of land adjacent to the VOA-run Mather Community Campus on the now-decommissioned Mather Air Force Base. The land has been dedicated to the Mather Veterans Village project, which offers about 100 affordable units for homeless and disabled veterans and their families, and will offer 60 transitional housing beds for homeless veterans, including those with drug addictions or mental illnesses.

The City uses publicly owned land and property to support CDBG-funded administrative, planning, and project activities. The City also uses City cars, which are used for the CDBG-funded code enforcement and rental housing inspection activities to transport the code enforcement officers to the different sites that are being inspected. Additionally, City Hall equipment is used to administer the day-to-day activities of planning and administration for the CDBG program.

The Folsom Cordova Community Partnership uses public school district property to hold mentor initiative classes for its youth programs, while the Meals on Wheels Senior Nutrition program uses the City's Senior Center, which is owned by the Park District, to provide hot meals to seniors. In the future, the City plans to use City-owned property to build affordable housing developments.

**Discussion**

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

## Annual Goals and Objectives

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

#### Goals Summary Information

Table 19 – Goals Summary

| Sort Order | Goal Name                | Start Year | End Year | Category                   | Geographic Area  | Needs Addressed                                                                  | Funding                                               | Goal Outcome Indicator                                                                                                                                                                                                                                                                                                                                            |
|------------|--------------------------|------------|----------|----------------------------|------------------|----------------------------------------------------------------------------------|-------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1          | Child and Youth Services | 2020       | 2024     | Non-Homeless Special Needs | CDBG Target Area | Youth Services and Programming<br>COVID-19 Preparation, Prevention, and Response | CDBG: \$30,000<br><br>CDBG-CV: \$226,654<br>\$131,654 | Public service activities other than Low/Moderate Income Housing Benefit:<br><br>FCCP will benefit 80 individuals through youth mentoring services<br><br>FCCP will benefit 650 individuals through various COVID-19 response activities<br><br>The Boys & Girls Club will benefit 78 children and youth through the provision of services to respond to COVID-19 |

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| Sort Order | Goal Name                      | Start Year | End Year | Category                                                     | Geographic Area  | Needs Addressed                                                                                        | Funding                                           | Goal Outcome Indicator                                                                                                                                                                                                                                                                                          |
|------------|--------------------------------|------------|----------|--------------------------------------------------------------|------------------|--------------------------------------------------------------------------------------------------------|---------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2          | Senior and Disability Services | 2020       | 2024     | Non-Homeless Special Needs                                   | CDBG Target Area | Senior Services                                                                                        | CDBG: \$39,987<br>CDBG-CV: \$125,000              | Public service activities other than Low/Moderate Income Housing Benefit:<br><br>Meals on Wheels will benefit 100 individuals by providing food to seniors.                                                                                                                                                     |
| 3          | Homeless Prevention            | 2020       | 2024     | Affordable Housing<br>Homeless<br>Non-Homeless Special Needs | CDBG Target Area | Homeless Shelter/Housing Homelessness Prevention<br><br>COVID-19 Preparation, Prevention, and Response | CDBG: \$31,958<br>CDBG-CV: \$220,400<br>\$110,400 | Public service activities for Low/Moderate Income Housing Benefit:<br><br>SSHH Renters Helpline: 420 Individuals<br><br>SSHH Housing Counseling: 170 Households<br><br>SSHH Fair Housing Services: 25 Households<br><br>SSHH Navigator: 40 Individuals<br><br>FCCP Rental and Utility Assistance: 82 households |

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| Sort Order | Goal Name                    | Start Year | End Year | Category                                                | Geographic Area  | Needs Addressed                                                                    | Funding                                               | Goal Outcome Indicator                                                                                                                                                                                                                                                                                                                                                                |
|------------|------------------------------|------------|----------|---------------------------------------------------------|------------------|------------------------------------------------------------------------------------|-------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 4          | Public Infrastructure        | 2020       | 2024     | Non-Housing Community Development                       | CDBG Target Area | Public Infrastructure Improvements                                                 | CDBG: \$210,562                                       | Public facility or infrastructure activities other than Low/Moderate Income Housing Benefit:<br><br>Public Works Sidewalk ADA Improvements will benefit approximately 2,000 individuals.                                                                                                                                                                                              |
| 5          | Housing Preservation Program | 2020       | 2024     | Affordable Housing<br>Non-Housing Community Development | CDBG Target Area | Acquisition & Rehabilitation<br><br>COVID-19 Preparation, Prevention, and Response | CDBG: \$202,000<br><br>CDBG-CV: \$161,500<br>\$56,500 | Homeowner Housing Rehabilitated:<br><br>Rebuilding Together Sacramento will repair 20-30 housing units with its critical repair program and COVID-19 response program<br><br>Housing Code Benefit: The City's Code Enforcement Program will benefit 2,000 households through code enforcement.<br><br>About 1,000 households will benefit from the Rental Housing Inspection Program. |

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| Sort Order | Goal Name                                      | Start Year | End Year | Category                                                                               | Geographic Area  | Needs Addressed                                | Funding                                                                | Goal Outcome Indicator                                                           |
|------------|------------------------------------------------|------------|----------|----------------------------------------------------------------------------------------|------------------|------------------------------------------------|------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| 6          | Program Administration                         | 2020       | 2024     | Affordable Housing<br>Homeless<br>Non-Homeless Special Needs<br>Program Administration | CDBG Target Area |                                                | CDBG: \$119,480<br>CDBG-CV: \$127,613<br>\$74,675                      | N/A                                                                              |
| 7          | COVID-19 Preparation, Prevention, and Response | 2020       | 2024     | Affordable Housing<br>Homeless<br>Non-Homeless Special Needs<br>Program Administration | CDBG Target Area | COVID-19 Preparation, Prevention, and Response | CDBG-CV (Phase 1 Unallocated): \$150<br>CDBG-CV Phase 1 Rollover (TBD) | Public service activities other than Low/Moderate Income Housing Benefit:<br>TBD |

## Goal Descriptions

|   |                  |                                                                                                  |
|---|------------------|--------------------------------------------------------------------------------------------------|
| 1 | Goal Name        | Child and Youth Services                                                                         |
|   | Goal Description | After-school programming, youth mentoring, other services to assist at-risk and low-income youth |
| 2 | Goal Name        | Senior and Disability Services                                                                   |
|   | Goal Description | Congregate and home-deliver meals for homebound seniors, other senior and disability services    |

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|          |                         |                                                                                                                                                                                   |
|----------|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>3</b> | <b>Goal Name</b>        | Homelessness Prevention                                                                                                                                                           |
|          | <b>Goal Description</b> | Housing counseling, tenant-landlord mediation, housing placement services                                                                                                         |
| <b>4</b> | <b>Goal Name</b>        | Public Infrastructure                                                                                                                                                             |
|          | <b>Goal Description</b> | Streetlights, ADA sidewalk improvements, traffic signals, crossing signals, crosswalks, ADA ramps to public right-of-way and public facilities, sewer/water/utility improvements  |
| <b>5</b> | <b>Goal Name</b>        | Housing Preservation Program                                                                                                                                                      |
|          | <b>Goal Description</b> | Emergency repairs to address health and safety issues, accessibility improvements, maintenance assistance<br>Rental housing inspections and code enforcement in CDBG target areas |
| <b>6</b> | <b>Goal Name</b>        | COVID-19 Preparation, Prevention, and Response                                                                                                                                    |
|          | <b>Goal Description</b> | CDBG eligible activities that prevent, prepare for, or respond to community impacts due to the COVID-19 pandemic.                                                                 |

**AP-35 Projects - 91.420, 91.220(d)****Introduction**

HUD allocated \$634,613 in CDBG funds to the City for the 2020 program year and an additional \$861,317 from CDBG-CV. Project applications were received and reviewed by an independent group, as well as by City staff. Each application was scored according to criteria that the City established as part of the Consolidated Plan process. Criteria included the organization's capacity to successfully complete projects and programs, past project management performance, CDBG funding eligibility, how closely the project matched with the National Objectives laid out by HUD, and how thoroughly the projects addressed the community needs identified in this Consolidated Plan. Please refer to **Attachment F** for a copy of the application scoring rubric and application questions.

The City plans to continue funding for health and safety improvements to residents' homes, public infrastructure improvements for ADA accessibility, and to continue funding public services activities with its CDBG funding, as there are relatively few other funding sources available to finance these activities. Within public services, the City prioritized activities serving seniors and youth, fair housing support, and homelessness prevention efforts in the community.

Funding amounts in the table below are based on scoring criteria from the submitted program applications. Specified entitlement CDBG funding amounts for the 2020 program year were approved by City Council in April 2020. Furthermore, CDBG-CV funding amounts in table AP-38 below were approved by City Council at regularly scheduled City Council meetings on June 1, 2020 and February 1, 2021.

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

**Table 20 – Project Information****Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

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

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### AP-38 Project Summary

#### Project Summary Information

|   |                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|---|------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | <b>Project Name</b>                                                                            | HP-20 Housing Preservation Program                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|   | <b>Target Area</b>                                                                             | CDBG Target Area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|   | <b>Goals Supported</b>                                                                         | Housing Preservation and Code Enforcement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|   | <b>Needs Addressed</b>                                                                         | Acquisition & Rehabilitation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|   | <b>Funding</b>                                                                                 | CDBG: <b>\$202,000</b> , Prior Year Rollover: <b>\$162,846</b> CDBG-CV: <b>\$161,500 \$56,500</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|   | <b>Description</b>                                                                             | Rental housing inspections and code enforcement in CDBG target areas to find and correct code violations, and rehabilitation of low-income owner-occupied housing to prolong housing habitability.                                                                                                                                                                                                                                                                                                                                                |
|   | <b>Target Date</b>                                                                             | 12/31/2020                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Approximately 3,000 households in the low-income CDBG target area will receive code/rental housing inspections; 10-15 housing units will receive roof and critical systems repair assistance from Rebuilding Together Sacramento; 13-20 households will receive COVID-19 response services from Rebuilding Together Sacramento.                                                                                                                                                                                                                   |
|   | <b>Location Description</b>                                                                    | Rental housing inspection and code enforcement activities will be conducted in the CDBG target area. Roof repairs will be provided to low-income homeowners citywide.                                                                                                                                                                                                                                                                                                                                                                             |
| 2 | <b>Planned Activities</b>                                                                      | <p><b>Rental Housing Inspection Program – CDBG: \$51,000</b> – Inspect rental units for health and safety violations.</p> <p><b>Code Enforcement Program – CDBG: \$51,000</b> – General code enforcement to support the health and safety of the community.</p> <p><b>Rebuilding Together Sacramento – CDBG: \$100,000; Prior Year Rollover: \$162,846; CDBG-CV (Round 1 &amp; 3): \$161,500 \$56,500</b> – Roof and critical repairs to low-income households and provision of home support items such as cooling fans and portable heaters.</p> |
|   | <b>Project Name</b>                                                                            | PS-20 Public Services                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

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|------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Target Area</b>                                                                             | CDBG Target Area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Goals Supported</b>                                                                         | Homelessness Prevention<br>Senior Services<br>Youth Services                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Needs Addressed</b>                                                                         | Homeless Shelter/Housing<br>Homelessness Prevention<br>Youth Services and Programming<br>Senior Services                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Funding</b>                                                                                 | CDBG: <b>\$94,483</b> , CDBG-CV: <b>\$572,054 \$242,054</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Description</b>                                                                             | Public services for youth, seniors, and persons and households at risk of homelessness                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Target Date</b>                                                                             | 12/31/2020                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Estimate the number and type of families that will benefit from the proposed activities</b> | CDBG: Approximately 180 low-income persons will benefit from youth and senior targeted public services and 585 households will benefit from rental housing public services.<br><br>CDBG-CV: Approximately 65 individuals will benefit from rental housing and homeless prevention public services from SSHH; Approximately 650 households will benefit from various assistance public services and 82 households will benefit from rent and utility assistance services provided by FCCP; Approximately 78 children and youth will benefit from the provision of services from the Boys and Girls Club. |
| <b>Location Description</b>                                                                    | Citywide                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

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|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Planned Activities | <p><b>Boys &amp; Girls Clubs of Greater Sacramento – CDBG-CV (Round 1): \$73,344</b> – Provide Go Kits to maintain educational engagement for youth while they are at home. These include academic packets, online club programs, food/snacks, books, DIY STEM activities, and family health resources.</p> <p><b>Boys &amp; Girls Clubs of Greater Sacramento – CDBG-CV (Round 3): \$35,000 – Clothes &amp; Kicks 4 Kids!</b> – Provide clothing and shoes, including cold weather items to youth.</p> <p><b>Folsom Cordova Community Partnership– CDBG: \$30,000</b> – Group Mentoring Initiative – Provide youth support and improve community involvement through intensive one-on-one youth mentoring.</p> <p><b>Folsom Cordova Community Partnership – Relief Safety Net Services: CDBG-CV– \$250,310 \$100,310:</b></p> <ul style="list-style-type: none"> <li><b>Rental &amp; Utility Assistance – (\$132,000 \$42,000)</b> – Eviction prevention through rent assistance to maintain stable housing and utility assistance to maintain utility connectivity</li> <li><b>Emergency Services – (\$118,310 \$58,310)</b> – Provide food assistance, diapers/wipes, and disinfectant supplies to low-income households impacted by coronavirus.</li> </ul> <p><b>Meals on Wheels– CDBG: \$39,987 – Senior Nutrition Program</b> – Take hot meals or frozen heat-and-serve meals to homebound seniors, and provide lunch to seniors at the Cordova Senior Center.</p> <p><b>Meals on Wheels – CDBG-CV (Round 3) \$125,000 – Senior Nutrition Services (Great Plates Supplement)</b> – Continue to deliver hot meals prepared by local restaurants to seniors currently in the Great Plates Program, a California COVID-19 meal program, once existing funding terminates.</p> <p><b>Sacramento Self-Help Housing: Housing Counseling– CDBG: \$15,000</b> – Provide housing counseling and support services to residents who are at risk of homelessness, or who are already homeless, to aid them in securing stable housing.</p> <p><b>Sacramento Self-Help Housing – Emergency Housing Services (Round 1): CDBG-CV –\$60,000</b></p> <ul style="list-style-type: none"> <li><b>Navigator – (\$29,000)</b> – Provide support with transitioning homeless and susceptible individuals and families off the street and into permanent housing by way of providing up to 3 months rental or utility assistance and covering security deposits.</li> <li><b>Housing Counseling – (\$25,000)</b> – Provide housing counseling and support services to residents who are at risk of homelessness, or who are already homeless, to aid them in securing stable</li> </ul> |
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|---|------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   |                                                                                                | <p>housing due to COVID-19.</p> <ul style="list-style-type: none"> <li>• <b>Administration – (\$6,000)</b> – General administrative costs of providing emergency housing services in response to COVID-19.</li> </ul> <p><b>Sacramento Self-Help Housing – Emergency Housing Services (Round 3): CDBG-CV –\$20,000</b></p> <ul style="list-style-type: none"> <li>• <b>Navigator – (\$20,000)</b> – Provide support with transitioning homeless and susceptible individuals and families off the street and into permanent housing by way of providing up to 3 months rental or utility assistance and covering security deposits.</li> </ul> <p><b>Sacramento Self-Help Housing: Renters Helpline – CDBG: \$9,496, CDBG-CV (Round 1): \$8,400</b> – Respond to requests from Rancho Cordova residents who are in danger of becoming homeless due to conflicts with their landlord or property manager and are seeking assistance. Provide fair housing referrals for households potentially experiencing discrimination.</p> |
| 3 | <b>Project Name</b>                                                                            | PI-20 Public Infrastructure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|   | <b>Target Area</b>                                                                             | CDBG Target Area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|   | <b>Goals Supported</b>                                                                         | Non-Housing Community Development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|   | <b>Needs Addressed</b>                                                                         | Public Infrastructure Improvements                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|   | <b>Funding</b>                                                                                 | CDBG: <b>\$210,562</b> , Prior Year Rollover: <b>\$100,000</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|   | <b>Description</b>                                                                             | Streetlights, ADA sidewalk improvements, traffic signals, crossing signals, crosswalks, ADA ramps to public right-of-way and public facilities, sewer/water/utility improvements                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|   | <b>Target Date</b>                                                                             | 12/31/2020                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Approximately 2,000 individuals will benefit from improved ADA access in the City.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|   | <b>Location Description</b>                                                                    | CDBG Target Area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

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|   |                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|---|------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   | <b>Planned Activities</b>                                                                      | <b>ADA Sidewalk Repair Program – CDBG: \$210,562; Prior Year Rollover:\$100,000</b> – Remove and replace damaged curbs, gutters, and sidewalks, and replace sidewalk ramps to meet current ADA standards throughout the City.                                                                                                                                                                                                                                                                                                                                                        |
| 4 | <b>Project Name</b>                                                                            | PA-20 Planning and Administration                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|   | <b>Target Area</b>                                                                             | CDBG Target Area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|   | <b>Goals Supported</b>                                                                         | Planning and Administration                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|   | <b>Needs Addressed</b>                                                                         | Planning and Administration                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|   | <b>Funding</b>                                                                                 | <b>CDBG: \$126,845, CDBG-CV (Round 1 &amp; 3): \$127,613 \$74,675</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|   | <b>Description</b>                                                                             | General administration of the CDBG program, including all planning and reporting activities. Some fair housing services will also be provided.                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|   | <b>Target Date</b>                                                                             | 12/31/2020                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Provide administration and support for all CDBG and CDBG-CV programs, including all planning and reporting activities.                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|   | <b>Location Description</b>                                                                    | Citywide                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|   | <b>Planned Activities</b>                                                                      | <p>Provide general administration of the CDBG and CDBG-CV programs, including all planning and reporting activities.</p> <p>Complete 2019 CAPER.</p> <p>Monitor all programs and projects.</p> <p><b>Planning and Administration – CDBG: \$119,383, CDBG-CV (Round 1 &amp; 3): \$127,613 \$74,675</b> – General CDBG and CDBG-CV program administration and planning.</p> <p><b>Fair Housing Services – CDBG: \$7,462</b> – Provide fair housing services to residents by responding to inquiries of illegal housing discrimination and investigating discrimination complaints.</p> |

**AP-50 Geographic Distribution - 91.420, 91.220(f)****Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

Geographic distribution of activities is widely varied, but most take place in or near low- and moderate-income areas. As seen on the attached CDBG Target Area map (**Attachment G**), the CDBG target area is dispersed throughout the City, allowing for a spread of eligible activities. The specific location of an activity largely depends on the type of activity. Some of the City's 2020 activities, such as the Meals on Wheels and Housing Counseling program, are able to serve populations across the entire city, while other projects and programs are located and provided to populations in the CDBG target area. The ADA Sidewalk Improvement project, Rental Housing Inspection Program, and Code Enforcement program will take place in the City's designated CDBG target areas.

**Geographic Distribution**

| Target Area      | Percentage of Funds |
|------------------|---------------------|
| CDBG Target Area | 40                  |

**Table 21 - Geographic Distribution****Rationale for the priorities for allocating investments geographically**

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

**Discussion**

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

**AP-85 Other Actions - 91.420, 91.220(k)****Introduction**

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

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

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

**Actions planned to address obstacles to meeting underserved needs**

The need for affordable housing for lower-income households and supportive housing for persons with special needs continues to exceed available resources. The City has provided services and has worked to offer housing opportunities to underserved groups, including homeless individuals and veterans with disabilities. The City continues its active participation in County efforts, the Mather Veterans Administration Hospital, and service provider initiatives to locate and develop a continuum of housing opportunities for disabled veterans.

The City also plans to use its CDBG funds to promote the local provision of services for low- and moderate-income residents in Rancho Cordova. Furthermore, the City will encourage area service providers to offer services in the community. In the 2020 program year, several organizations (including Sacramento Self-Help Housing, Meals on Wheels, and Folsom Cordova Community Partnership) will provide services in Rancho Cordova.

**Actions planned to foster and maintain affordable housing**

According to the City's Housing Element, there are 17 housing developments located in Rancho Cordova providing subsidized housing, with a total of 1,585 low- and very low-income units. Subsidized units account for approximately 7 percent of the total housing stock. The City of Rancho Cordova does not have its own local housing authority. Resident initiatives are handled directly by SHRA. The remainder of the affordable housing units are operated by various nonprofits. The most prominent of these is VOA, which operates the Mather Community Campus transitional housing program, and Mercy Housing, which operates the 100 units of permanent supportive housing at the Mather Veterans Village.

The City has undertaken a number of actions to reduce potential barriers and constraints to affordable housing and housing for special needs populations. These actions include identifying funds in support of affordable housing development and offering fee reductions, regulatory incentives, density

incentives, and the operation of a home rehabilitation and repair program, as well as several other options. These can be found with additional detail in the City's 2013–2021 Housing Element. The Housing Element includes a thorough analysis of governmental and regulatory barriers to affordable housing. The City has been aggressive in pursuing affordable housing development opportunities and has mitigated regulatory barriers as effectively as possible.

**Actions planned to reduce lead-based paint hazards**

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

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

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

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

**Actions planned to reduce the number of poverty-level families**

The City continues to fund public services intended to help poverty-level families. The City's anti-poverty strategy is based on revitalizing Rancho Cordova's existing housing stock to provide safe and decent places to live, and on supporting the services of social services agencies that promote income and housing stability. The City's strategy also includes supportive services for target-income residents, including senior and youth services. For example, the City continues to fund the SSHH, as the SSHH provides vital services and resources to families who are homeless or are at risk of homelessness.

The City also continues to fund other anti-poverty programs such as the Senior Nutrition program offered by Meals on Wheels. Additionally, the City funds the Folsom Cordova Community Partnership's Group Mentoring Initiative. This program supports youth and enhances community involvement through intensive one-on-one youth mentoring to help improve economic opportunities for low-income youth in Rancho Cordova.

The City also uses non-federal funds to support many programs and projects, such as job training, through the Community Enhancement Fund. In the 2020 program year, multiple programs will receive funding from both CDBG funds and Community Enhancement funds; those programs include Meals on Wheels, Rebuilding Together Sacramento, the ADA Sidewalk Improvement project, and Folsom Cordova Community Partnership Youth Mentoring Initiative.

**Actions planned to develop institutional structure**

The City of Rancho Cordova has developed a monitoring system to ensure that the activities carried out in furtherance of the Action Plan are done so in a timely manner in accordance with the federal monitoring requirements of 24 CFR 570.501 and 2 CFR 200 and all other applicable laws, regulations, policies, and sound management and accounting practices. The objectives of the monitoring plan are described in more detail in the Consolidated Plan.

The City's Community Development Department will be responsible for the management, implementation, and monitoring of the Consolidated Plan documents, including the Action Plan and all other subsequent documents related to the implementation of the CDBG program.

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

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

Staff has continually strived to provide training opportunities and technical assistance to grant subrecipients and has worked to establish "best practices," with the goal of integrating them into the day-to-day and long-term implementation of the program. In addition, the City is continuing its initiative to coordinate activities with neighboring cities, especially in regard to responding to fair housing-related efforts. Coordinated efforts include joint monitoring of common service providers, standardizing reporting requirements to encourage efficiency and consistency, and sharing information from workshops.

During the 2020 program year, the City will implement contracts with local service organizations and City departments that provide assistance to seniors, youth populations, households at risk of homelessness, public improvements, and housing preservation. These subrecipients have all received CDBG funding in the past from the City. City staff and City Council have realized the continuing need for these services and have instituted the multi-year contracts to provide continuity of services and help reduce administrative burden.

In addition, in the 2017-18 program year, the City and surrounding jurisdictions pursued a regional Analysis of Impediments to Fair Housing Choice (AI). The City entered a Memorandum of Understanding with the SHRA, and neighboring jurisdictions including the cities of Citrus Heights and Elk Grove, to cost-share the fees to conduct an AI. The AI was completed in the fall of 2019 and the results are utilized by each participating agency for their respective Consolidated and Annual Action Plans, and for SHRA's Public Housing Authority and Capital Fund Plans.

**Discussion**

The City will continue its work with neighboring jurisdictions, such as the County of Sacramento, City of Sacramento, City of Citrus Heights, and City of Elk Grove, and agencies such as the SHRA and the Sacramento Area Council of Governments, to address the regional issues that affect the needs of target-income persons and special needs populations. The goal in this effort is to reduce the burden of providing services within each jurisdiction, by providing CDBG funding. The City also intends to work directly with service providers and local, state, and federal agencies (e.g., HUD and the California Department of Housing and Community Development).

## Program Specific Requirements

### AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

#### Introduction

The City does not expect to receive any program income in the 2020 program year, nor does the City have any plans to participate in the section 108 program. The City does not have any outstanding section 108 loans and plans to fully obligate all of its CDBG funding available in the 2020 year.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

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

#### Other CDBG Requirements

|                                                                                                                                                                                                                                                                                                                                                                                                   |               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| 1. The amount of urgent need activities                                                                                                                                                                                                                                                                                                                                                           | <b>2</b>      |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 60% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | <b>80.00%</b> |

#### Discussion

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

**Appendix - Alternate/Local Data Sources**

# MEMORANDUM



## ITEM 16.1.

**DATE:** February 1, 2021  
**TO:** Honorable Mayor and Council Members  
**FROM:** Adam Lindgren, City Attorney  
Trevor Taniguchi, Deputy City Attorney  
**SUBJECT:** **MOBILEHOME DISCUSSION REGARDING SCOPE OF STATE AND  
LOCAL AUTHORITY TO ENACT REGULATIONS**

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### **RECOMMENDATION**

Receive information and provide direction.

### **RESULT OF RECOMMENDED ACTION**

Provide staff with direction.

### **BACKGROUND**

Mobilehome Parks are regulated mainly by three state bodies of law: (i) the Mobilehome Residency Law (Civil Code §§ 798 *et seq.*); (ii) the Manufactured Housing Act of 1980 (Health and Safety Code §§ 18000 *et seq.*); and (iii) the Mobilehome Parks Act (Health and Safety Code §§ 18200 *et seq.*). Generally, as they pertain to mobilehomes, the Mobilehome Residency Law regulates mobilehome rental agreements, types of allowable charges, and evictions; the Manufactured Housing Act regulates the construction and alternation of mobilehomes; and Mobilehome Parks Act regulates the construction and operation of mobilehome parks. Additionally, mobilehomes and mobilehome parks are subject to regulations in California Code of Regulations Title 25, Division 1.

#### **Regulation and Enforcement of Mobilehome Park Regulations**

Pursuant to state law, mobilehomes and mobilehome parks (collectively “mobilehomes”) are regulated by the California Department of Housing and Community Development (“HCD”). HCD is also responsible for the enforcement of the Mobilehome Parks Act (“Act”). However, a city or county, or both a city and county, may petition HCD to assume the responsibility for the enforcement of the Act. (Health & Safety Code § 18300(b).) After approval and assumption of these responsibilities, the city or county would be responsible for all enforcement and oversight

of the Act.

In addition, in response to an emergency or natural disaster situation, HCD is permitted to delegate all or a portion of its mobilehome enforcement responsibilities to a “local building department or health department...where department is the enforcement agency” for a maximum 60 day period. (Health & Safety Code § 18307.)

Currently, the City does not possess the above-mentioned assignment of jurisdiction from HCD and HCD retains the authority to regulate mobilehomes in Rancho Cordova. The City’s Code Enforcement Officers only issue citations for Rancho Cordova Municipal Code violations against mobilehome park owners, not individual tenants or residents. Code Enforcement attempts, where possible, to assist in resolving mobilehome park tenant issues, but does not have the legal authority to issue citations to individual tenants or residents in mobilehome parks.

It would be a significant amount of new work for the City to assume the responsibility for enforcing state mobilehome and mobilehome park statutes and regulations. Based upon initial discussions with staff, Code Enforcement would require additional resources, including significant increases in staffing (1 or 2 new FTEs) as well as additional training to adequately address enforcement of mobilehome and mobilehome parks laws and regulations. Code enforcement would also require additional legal support.

#### Expanding Multifamily Residence Smoking Prohibition to Mobilehomes

In October 2020, Council adopted an Ordinance which prohibits smoking within multifamily residential properties. Mobilehomes are excluded from this prohibition. The City Attorney’s Office committed to returning to Council to provide further legal analysis regarding whether the City possessed the authority to prohibit smoking within mobilehomes and mobilehome parks.

Based upon the City Attorney’s research and analysis of state laws, regulations, and judicial decisions, it remains unclear whether the City possesses the legal right to prohibit smoking in mobilehomes within the City, without assuming the enforcement responsibilities from HCD. If the City were to assume the broad enforcement authority described above to enforce the Act within mobilehomes, the City could potentially enact its own smoking regulations pertaining to mobilehomes or mobilehome parks. However, it is unclear whether those regulations would withstand a legal challenge to their validity.

The overwhelming majority of cities in northern California that have enacted multifamily residence smoking prohibitions have specifically excluded mobilehomes from their prohibitions.

The City Attorney’s Office found only two cities that prohibit smoking within mobilehomes. Both have a limited regulation. San Jose restricts smoking only in specific mobilehome parks that are “open to the public.” Concord restricts city enforcement of the prohibition to only instances where smoking is directly witnessed by a city employee. The City of Concord does provide a private right of enforcement, which enables mobilehome residents the ability to enforce the

smoking prohibitions.

State law allows landlords the ability to restrict or prohibit smoking within their “dwelling units” (Civil Code § 1947.5), but to our knowledge, there is not clear statutory authority for the City to enact and enforce a City-wide smoking prohibition in mobilehomes.

#### Rent Control/Stabilization of Mobilehomes

City staff appreciates the resources and information shared by members of the community regarding the issue of rent increases in mobilehome parks within the City.

The Mobilehome Residency Law (Civil Code §§ 798 *et seq.*) (“MRL”) regulates the relationship between mobilehome park owners and tenants. The MRL provides procedures for providing notice of rent increases and regulates the contents of rental agreements, as well as the termination of tenancies. A park owner may only terminate a lease based on a reason specified in the MRL (Civil Code § 798.56(a)-(i).). These reasons include: a resident’s failure to comply with the law or a rule or regulation of the park that is a part of the rental agreement, including paying rent; or the park owner changes the use of the park after correctly following the specified procedure. These “just cause” eviction provisions do not apply to tenants who rent a mobilehome from a nonresidential owner.

The MRL does not specifically restrict the amount of rent that a mobilehome park owner can charge its residents. (See *Cacho v. Boudreau* (2007) 40 Cal.4th 341, 350.) The MRL provides that if a resident signed a long-term lease, as defined as longer than 12 months in duration before January 1, 2021, that lease is exempt from any local rent stabilization ordinance. (Civil Code §798.17.) However, long-term leases entered into after January 1, 2021, would be subject to a local mobilehome rent stabilization ordinance.

Further, courts have held that a city may use its police powers to adopt a rent stabilization ordinance for mobilehomes, so long as the ordinance is reasonably calculated to eliminate excessive rents and at the same time provide landlords with a just and reasonable return on their property. (See *Besaro Mobile Home Park, LLC v. City of Fremont* (2012) 204 CA4th 345 citing *Birkenfeld v. City of Berkeley* (1976) 17 Cal.3d 129, 165.)

A typical rent stabilization ordinance has two rent adjustment procedures: (i) a process whereby a landlord can implement a rent increase that is tied to the percentage increase of the consumer price index without any regulatory review (“Standard Adjustment”); and 2) a petition process that allows the landowner to increase rents above the Standard Adjustment (“Individualized Adjustment”). In this Individualized Adjustment process, ordinances typically include factors to take into consideration in setting a maximum allowable rent. A hearing officer or an arbitrator would then take these factors into account when considering the landlord’s petition. The development and implementation of a rent stabilization program is a complex and significant undertaking, requiring additional staffing and legal support.

### Other Powers Granted to City Regarding Mobilehomes

Pursuant to the Act, the City is granted to use its police powers to do the following:

- Establish zone(s) for mobilehomes and mobilehome parks, as well as use types and locations (including adopting rules and regulations for park perimeter walls or enclosures on public street frontage, signs, access, and vehicle parking or from prescribing the prohibition of certain uses for mobilehome parks, setback, and separation requirements);
- Regulating construction, use of equipment and facilities outside of a mobilehome for public utilities and services (gas, water, electricity, sewage, etc.);
- Requiring a permit for mobilehome(s) located outside of a mobilehome park; and
- Requiring a local building permit for construction of an accessory unit to a mobilehome.

### **FISCAL IMPACT AND FUNDING SOURCE**

There is no fiscal impact with this discussion.

### **ATTACHMENT(S)**

None

# MEMORANDUM



## ITEM 16.2.

**DATE:** February 1, 2021  
**TO:** Honorable Mayor and Council Members  
**FROM:** Darcy Goulart, Planning Manager  
**SUBJECT:** **DISCUSSION AND POTENTIAL DIRECTION REGARDING HOME OWNER'S ASSOCIATIONS AND COVENANTS, CONDITIONS AND RESTRICTIONS**

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### **RECOMMENDATION**

Receive a report on existing requirements related to Home Owner's Associations (HOAs) and Covenants, Conditions and Restrictions (CC&Rs). Staff is seeking Council insight and/or direction to on current practices related with HOAs and CC&Rs.

### **RESULT OF RECOMMENDED ACTION**

No formal action is required of Council at this time. Council insight and/or direction to City staff on current practices related to HOAs and CC&Rs may be provided.

### **BACKGROUND**

During previous City Council meetings, the Council requested that staff bring back the topic of HOAs as it relates to the City requiring new developments to form a HOAs. The report will provide details on the various practices that the City is currently utilizing as it relates to HOAs and CC&Rs.

### **DISCUSSION**

Current practice within the City as it relates to the formation of a Home Owner's Association is that new housing developments that have common areas are required to form a traditional HOA under State law. These are commonly referred to as Common Interest Developments (CID) HOAs. Since State law requires that the HOA be formed in these cases, the City does not need to require it. When there aren't any common areas, the City is requiring the developer to record enforceable Covenant's, Conditions and Restrictions (CC&Rs) that name the City as a third party beneficiary with rights and without obligation to enforce the CC&Rs. Developments within the City that have recorded Enforceable CC&Rs are Douglas 98 Woodside Homes, Douglas 98 Watt Communities, Grantline 208 Lennar, Sunridge Villages 1 and 2 Cresleigh

Homes and Montelena Villages 9 and 10 Premier Homes. Projects that have been approved and have a requirement to record Enforceable CC&Rs are Sunridge Villages 3 and 4 Cresleigh Hoems, Bradshaw Village, The Ranch, Rio del Oro, Montelena Villages 4, 5, and 7, Sierra Sunrise Lennar and Shalako. Future known entitlements that will have the same requirement are Trumark at Kassis, The Preserve, Westborough and the remaining developments in Suncreek.

A Non-CID HOA, while not required by the State, could be a mechanism for the City to require a HOA when there aren't any common areas. These often times exist to enforce the Declaration of CC&Rs that govern a specific development. A primary advantage of this would be that it may be easier for a Non-CID HOA to enforce CC&Rs and rules against homeowners rather than relying on individual homeowners to carry out that responsibility.

However, there are some notable disadvantages of non-CID HOAs. Because it would not be subject to the extensive State laws with respect to traditional CID-homeowner associations, there is a significant likelihood that the Non-CID association will not be properly managed and will not effectively carry out its obligations to maintain improvements and/or enforce CC&Rs. Such a Non-CID homeowner association would be subject to a shorter California Department of Real Estate approval process, and would not be subject to the Davis-Stirling Act and other state laws and regulations governing homeowner associations. Also, unlike a traditional HOA, a Non-CID homeowner association has a limited ability to collect dues from its members. It likely cannot enforce the dues payment requirement through the non-judicial foreclosure process as traditional associations can do. A Non-CID homeowner association must instead use a much more cumbersome litigation process to enforce collection of dues. As a result, it may not be as reliable enforcement mechanism as one would hope. Finally, if a developer is forced to form a HOA by a City, if there are not common areas then the developer will likely pick the non-CID HOA (which is less effective overall). If the developer decides to form a regular homeowner association in order to make it more viable, the project will be required to pay higher fees to the California Department of Real Estate, months will be added to the approval process, and homeowners will be required to pay higher amounts for the management of the Homeowners Association.

To summarize, there are existing requirements to form a HOA if common area is a part of the development. When common area is not included, the City is requiring the developer to record enforceable CC&Rs. If there is interest, the Council could ask staff to further explore the option of requiring Non-CID HOAs.

## **SUMMARY**

Staff is seeking direction and/or feedback from the City Council on as to if the current City practice related to the formation of HOAs is sufficient or if the Council would like to explore other options that may not have been discussed.

## **FISCAL IMPACT AND FUNDING SOURCE**

There is no Fiscal Impact.

**ATTACHMENT(S)**

None

## MEMORANDUM



### ITEM 16.3.

**DATE:** February 1, 2021

**TO:** Honorable Mayor and Council Members

**FROM:** Adam Lindgren, City Attorney

**SUBJECT:** **APPOINTMENT OF REAL PROPERTY NEGOTIATORS: CYRUS ABHAR, CITY MANAGER, MICAH RUNNER, DEPUTY CITY MANAGER, AND ADAM U. LINDGREN, CITY ATTORNEY: PROPERTY ADDRESS AND ASSESSOR'S PARCEL NUMBER (APN): 10275 FOLSOM BOULEVARD, APN: 076-0212-021 AND 076-0212-020. 10448 AND 10456 INVESTMENT CIRCLE APN: 057-0211-039 AND 057-0211-038.**

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#### **RECOMMENDATION**

Appoint Real Property Negotiators.

#### **RESULT OF RECOMMENDED ACTION**

#### **BACKGROUND**

#### **FISCAL IMPACT AND FUNDING SOURCE**

#### **ATTACHMENT(S)**

None