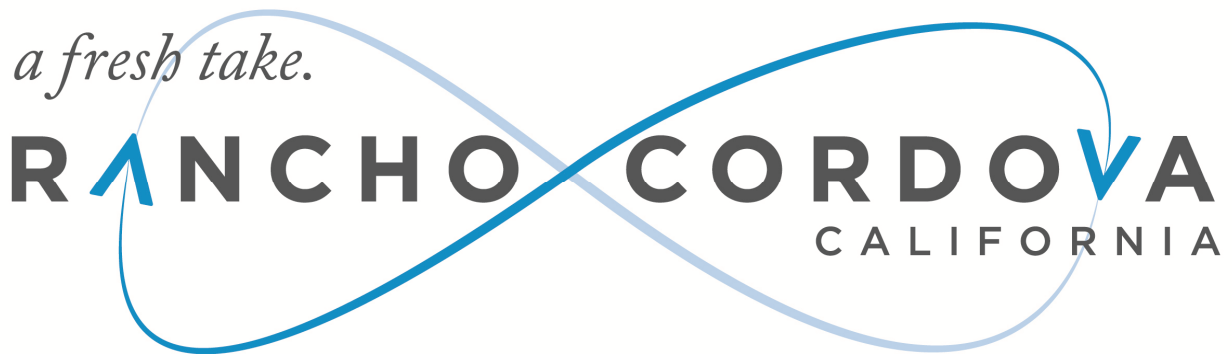


CITY OF RANCHO CORDOVA



CONCURRENT MEETING CITY COUNCIL/SUCCESSOR AGENCY TO THE CRA/RCFC

Monday, May 02, 2016

5:30 PM – Regular Meeting

AGENDA

David Sander, Mayor

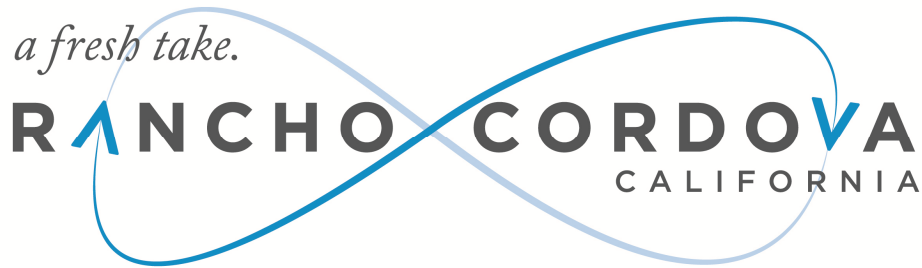
Donald Terry, Vice Mayor

Linda Budge, Council Member

Robert J. McGarvey, Council Member

Dan Skoglund, Council Member

CITY OF RANCHO CORDOVA



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

City Hall
2729 Prospect Park Drive, Rancho Cordova

Monday, May 02, 2016

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

AGENDA

1. REGULAR MEETING - CALL TO ORDER / ROLL CALL

Council Members Budge, McGarvey, Skoglund, Terry and Mayor Sander.

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

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

3. PLEDGE OF ALLEGIANCE

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

4. INVOCATION

Dr. David Davidson-Methot, MDiv, PhD from St. Clements Episcopal Church will give the invocation.

5. PRESENTATIONS

- 5.1 Presentation Regarding Rancho Cordova Travel and Tourism Corporation's New Explore Rancho Cordova Program in Partnership with the City and Chamber.
- 5.2 Presentation of Proclamation to Joe Cuffe, Interim Building Official in Recognition of

Building Safety Month.

- 5.3 Sacramento-Yolo Mosquito & Vector Control District Annual Mosquitoes and West Nile Virus Update, by Luz Maria Robles, Public Information Officer.
- 5.4 Presentation Regarding Distracted Driving Campaign by Rancho Cordova Chief of Police, Dr. Michael Goold.
- 5.5 Presentation of OpenCounter, a new program to assist small business owners understand potential permits and licenses that may be required for their business, by Amanda Norton, Economic Development Manager.

6. PUBLIC COMMENT

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

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

7. COUNCIL REPORTS

8. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

- 8.1 Subject: Ordinance Amending Chapter 6.21 Business and Multifamily Recycling to Comply with New State Law Requiring Organics Recycling.
Recommendation: Waive the second reading and adopt Ordinance No. 2-2016.
Result of Recommended Action: The proposed ordinance amending Chapter 6.21 of the City's Municipal Code requires certain businesses and multi-family properties to recycle organic waste in compliance with state law, Assembly Bill 1826.
Staff Report: Albert Stricker, Interim Public Works Director and Steve Harriman, Operations and Maintenance Division Manager.
Advances Goals: 1, 2, 5.
- 8.2 Subject: Ordinance Amending Chapter 16.92 Construction and Demolition (C&D) Debris Reduction, Reuse, and Recycling of the Rancho Cordova Municipal Code to Streamline and Expedite the Compliance Process for Builders and Developers.
Recommendation: Waive the second reading and adopt Ordinance No. 3-2016.
Result of Recommended Action: The proposed ordinance amending Chapter 16.92 of the City's Municipal Code provides an "expedited" option for developers and contractors to comply with the City's Construction and Demolition Debris Recycling Ordinance. Resolution No. 38-2016 establishes a \$40 maximum fee to be paid by builders and developers for each building permit covered by the ordinance to cover the cost of the waste tracking website and staff time to administer the ordinance.
Staff Report: Steve Harriman, Public Works Division Manager, Operations and Maintenance.

Advances Goals: 1, 2, 5.

- 8.3 **Subject:** Resolution Authorizing the City Manager to Sign a Regional Memorandum of Understanding to Conduct an Assessment of Fair Housing.

Recommendation: Adopt Resolution 42-2016.

Result of Recommended Action: The City will enter into a Memorandum of Understanding with the Sacramento Housing and Redevelopment Agency (SHRA), the City of Citrus Heights, and the City of Elk Grove for cost-sharing the fees to conduct an Assessment of Fair Housing.

Staff Report: Peter Ibrahim, Housing & Neighborhood Development Analyst.

Advances Goals: 1, 2, 3, 5, 6.

- 8.4 **Subject:** Resolution Authorizing the City Manager to Execute a Contract Amendment No. 129-2014-2 with Mark Thomas & Company, Inc. to Increase the Contract Amount from \$932,577 to \$969,922.

Recommendation: Adopt Resolution No. 46-2016.

Result of Recommended Action: Adoption of Resolution 46-2016 will authorize the City Manager to execute a Contract Amendment No.129-2014-2 with Mark Thomas & Company, Inc. to increase the contract amount from \$932,577 to \$969,922 to accommodate the preparation of a noise study and associated engineering for the Zinfandel Complex Project.

Staff Report: Albert Stricker, Interim Public Works Director and Chris Boyer, Associate Civil Engineer.

Advances Goals: 1, 2, 5.

- 8.5 **Subject:** Resolution Authorizing the City Manager to Execute a Contract Amendment 103-2015-1 with Mercy Housing California to Modify the Use of Funds.

Recommendation: Adopt Resolution No. 45-2016.

Result of Recommended Action: The contract amendment does not change the total contract amount. The change to the use of funds under this Agreement allows for Mercy Housing California to undertake and manage the pre-development activities of Phase 3 of Mather Veterans Village.

Staff Report: Stacy Delaney, Community Enhancement Analyst.

Advances Goals: 1, 2, 3, 6.

9. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

NONE.

10. PUBLIC HEARING ITEMS

- 10.1 **Subject:** Resolution Approving and Adopting the 2016-2020 Community Development Block Grant Consolidated Plan.

Recommendation: Adopt Resolution No. 44-2016.

Result of Recommended Action: City Manager will submit the 2016-2020 Community Development Block Grant Consolidated Plan to HUD and will direct staff to make any modifications deemed necessary.

Staff Report: Peter Ibrahim, Housing and Neighborhood Development Analyst.

Advances Goals: 1, 2, 3, 5, 6.

- 10.2 **Subject:** Resolution Approving and Adopting the 2016-2017 Community Development Block Grant Action Plan.

Recommendation: Adopt Resolution No. 43-2016.

Result of Recommended Action: City Manager will submit the 2016-2017 Community Development Block Grant Action Plan to HUD and will direct staff to make any modifications deemed necessary.

Staff Report: Peter Ibrahim, Housing and Neighborhood Development Analyst.

Advances Goals: 1, 2, 3, 5, 6.

11. REGULAR CALENDAR ITEMS

- 11.1 **Subject:** Presentation regarding the fiscal year 2016/2017 Community Enhancement Fund grant applications received that met criteria requirements and initiate project selection process and funding decisions.

Recommendation: Staff to provide an update on the fiscal year 2016/2017 Community Enhancement Fund grant applications received that met the criteria and prioritization method set by Council and initiate project selection process and funding decisions.

Result of Recommended Action: Council has received an updated summary of grant applications received that covers the projects and programs that have been identified as meeting the criteria and prioritization method established by Council. Staff will receive direction from Council on the projects and programs being considered for fiscal year 2016/2017 Community Enhancement Fund grant funding; this may include funding decisions.

Staff Report: Stacy Delaney, Community Enhancement Analyst.

Advances Goals: 1, 2, 3, 5, 6.

12. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

13. CITY MANAGER'S REPORT

14. ADJOURNMENT

Mayor Sander will adjourn the regular meeting to closed session in the Community Board Room.

ADDITIONAL INFORMATION

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.cityofranchocordova.org on Thursdays or Fridays prior to the Regular City Council Meeting.

CITYWIDE GOALS - (Adopted March 27, 2012)	
1.	Promote the 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 Fiscal Management
6.	Drive Diverse Economic Opportunities

UPCOMING MEETINGS	
Tuesday, March 29, 2016	City Council Special Meeting/Work Session (5:30 PM)
Monday, April 4, 2016	City Council Special Meeting/Study Session (4:00 PM) and Regular Meeting (5:30 PM)
Monday, April 18, 2016	City Council Regular Meeting (5:30 PM)
Wednesday, April 20, 2016	City Council Special Meeting/Work Session (11:00 AM)
Tuesday, April 26, 2016	City Council Special Meeting/Work Session (5:30 PM)
Monday, May 2, 2016	City Council Special Meeting/Study Session (4:00 PM) and Regular Meeting (5:30 PM)
Monday, May 16, 2016	City Council Regular Meeting (5:30 PM)
Tuesday, May 24, 2016	City Council Special Meeting/Work Session (5:30 PM)
Monday, June 6, 2016	City Council Special Meeting/Study Session (4:00 PM) and Regular Meeting (5:30 PM)
Monday, June 20, 2016	City Council Regular Meeting (5:30 PM)
Tuesday, June 28, 2016	City Council Special Meeting/Work Session (5:30 PM)
Tuesday, July 5, 2016	City Council Special Meeting/Study Session (4:00 PM) and Regular Meeting (5:30 PM)

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

DEPARTMENTAL GENERAL TELEPHONE NUMBERS	
Building and Safety Division	(916) 851-8760
City Attorney's Office	(916) 556-1531
City Clerk's Department	(916) 851-8720
City Manager's Office	(916) 851-8800
Communications Department	(916) 851-8791
Economic Development Department	(916) 851-8780
Finance Department	(916) 851-8730
Housing Division	(916) 851-8784
Human Resources Department	(916) 851-8740
IT Department	(916) 851-8700
Neighborhood Services – Animal Services	(916) 851-8770
Parks & Recreation (Cordova Recreation & Park District)	(916) 362-1841
Planning Department	(916) 851-8750
Public Works Department	(916) 851-8710
Rancho Cordova Police Department	(916) 875-9600
Redevelopment Department	(916) 851-8780
Sac Metro Fire District	(916) 859-4300

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

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

CERTIFICATION OF POSTING OF AGENDA

I, Mindy Cuppy, MMC, City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the Monday, May 02, 2016 Regular Meeting of the Rancho Cordova City Council/Successor Agency to the CRA/RCFC was posted and available for review on Thursday, April 28, 2016 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.

Signed Thursday, April 28, 2016 at Rancho Cordova, California.


Mindy Cuppy, MMC, City Clerk



Mosquito Control Matters

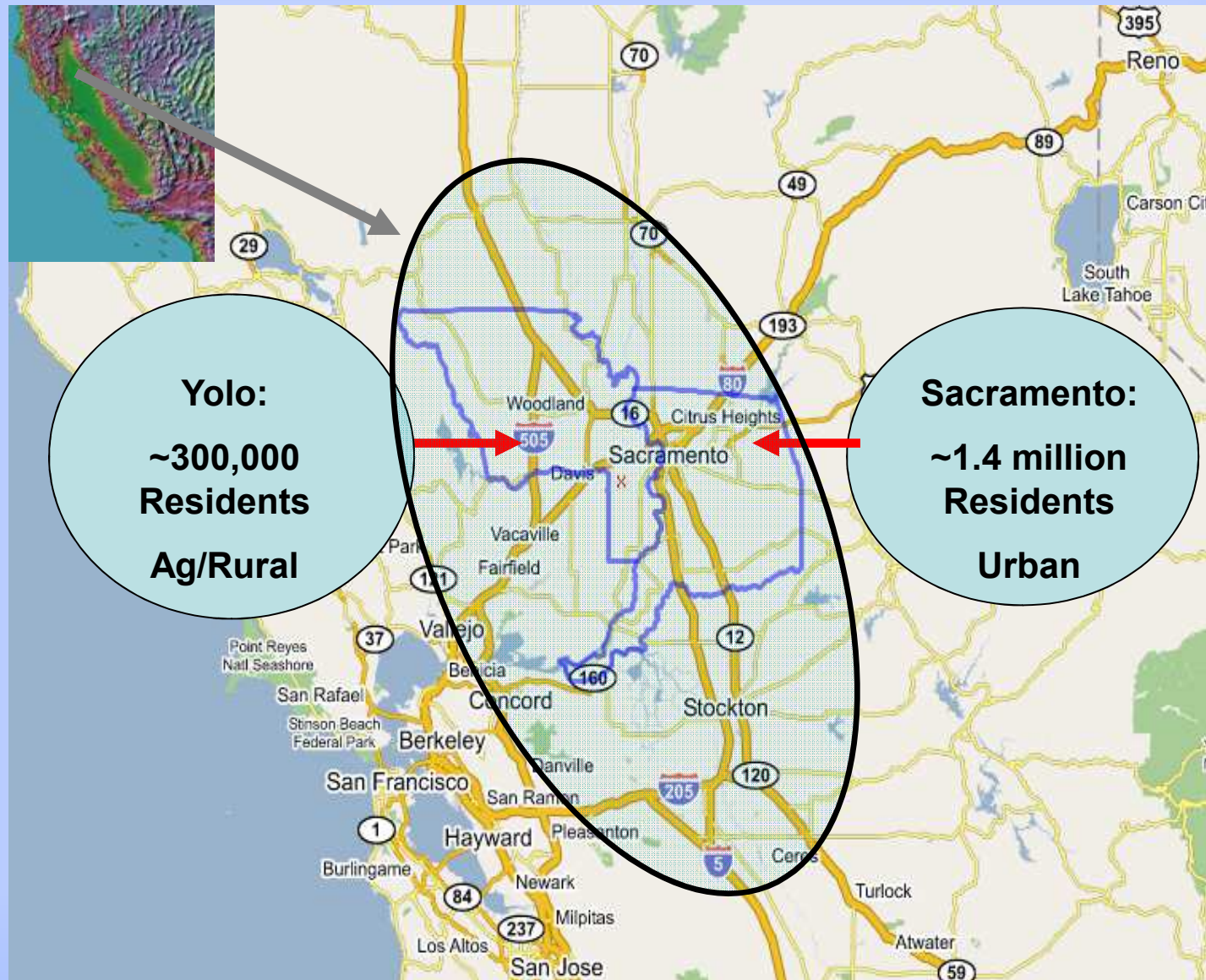
FIGHT THE BITE

**Current Issues and Challenges Related
to Mosquito Control**

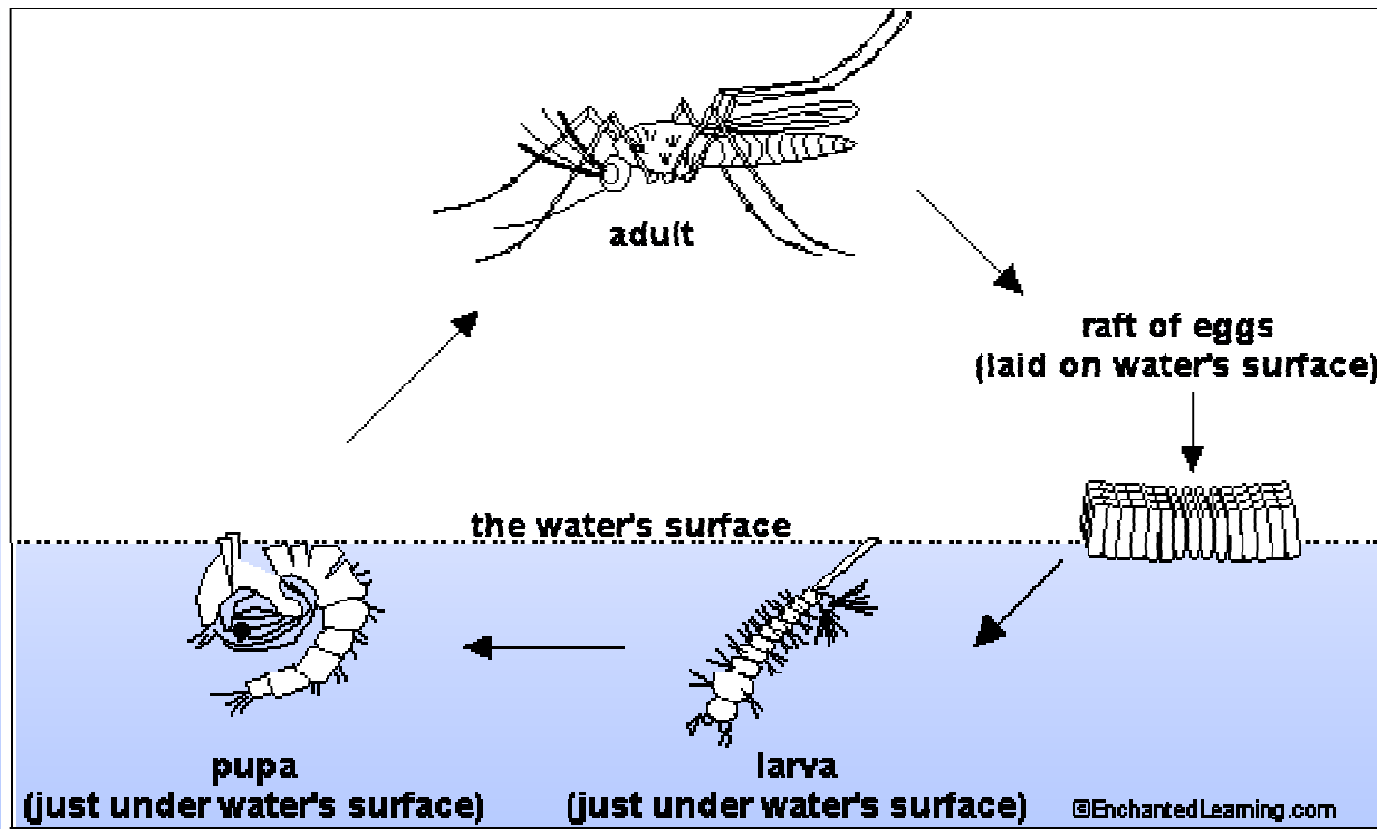
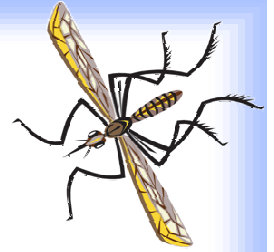
**Luz Maria Robles
Public Information Officer**

SACRAMENTO-YOLO
MOSQUITO
& VECTOR
CONTROL
DISTRICT

Sacramento and Yolo Counties

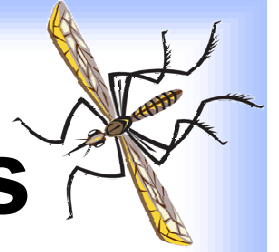


Mosquito Life Cycle



egg → larva → pupa → adult

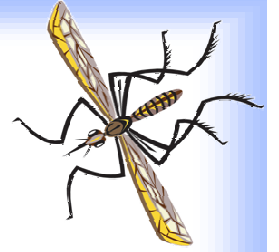
Mosquito Habitat – Ag Areas



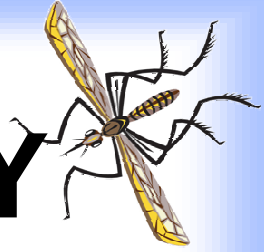
Natural Sources



Backyard Sources



Water management is **KEY**



Managed Water = fewer mosquitoes

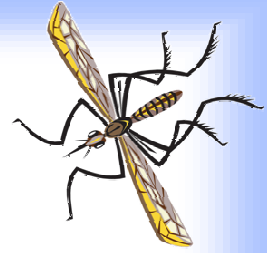
Only irrigate lawn- NOT sidewalk/gutter

Recycle green waste- DON'T dump in the street!

Check yard once a week!

- Empty any stagnant water from buckets, containers, bird baths, pet dishes
- Recycle fountains
- Call District for free mosquitofish

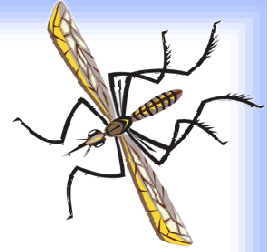
Integrated Mosquito Management Measures



Public Information
Surveillance
Biological Control
Physical Control
Control-Larvicide
Control-Adulticide



What Diseases Can Mosquitoes Carry?



West Nile Virus

**** The most prevalent disease in the United States and permanently established in our area****

Dengue Fever

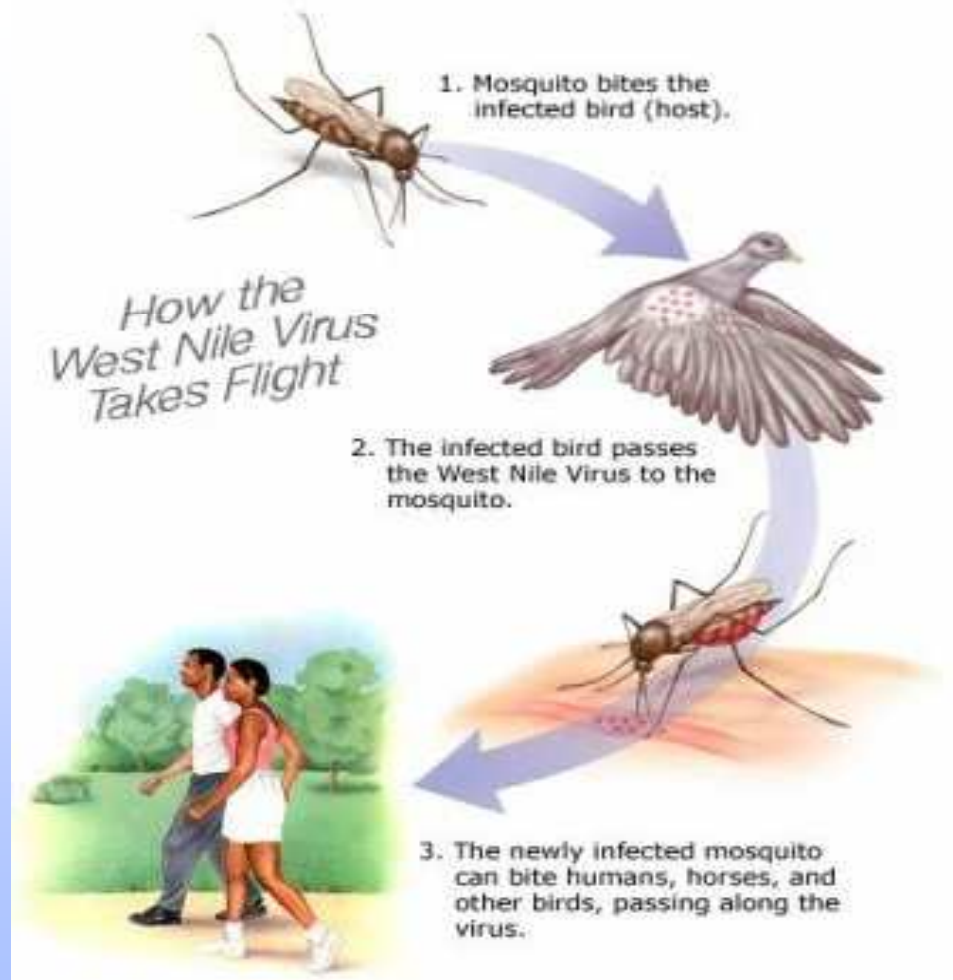
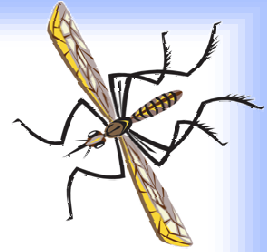
Malaria

Chikungunya

Zika virus

Dog Heartworm

How Do Mosquitoes Get West Nile Virus?



West Nile Virus Symptoms



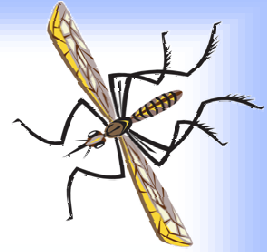
The majority of people will not have any symptoms. 1 in 5 people will develop West Nile virus fever which can include:

- Fever between 101°-106° degrees
- Headaches, body aches, fatigue
- Rash on your skin
- Possible pain around the eyes
- Possible swelling of the lymph nodes

Some people will develop the more severe neurologic form of the disease which can include encephalitis or meningitis. Recovery may take months and some neurologic effects may be permanent.

About 10 percent of people who develop neurologic infection due to West Nile virus will die.

WNV Activity in California

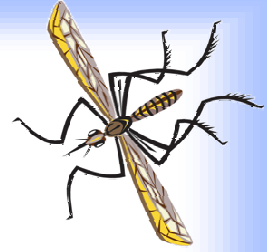


<u>Year</u>	<u>Confirmed Human Cases</u>
2015	783
2014	801
2013	372
2012	479
2011	158
2010	111
2009	112
2008	445
2007	380
2006	278
2005	880

2016

WNV is extremely under reported. The Centers for Disease Control estimates that for every neuroinvasive case confirmed, there are approximately 30-70 cases that are not reported.

Invasive Mosquito Species



Asian Tiger Mosquito (*Aedes albopictus*)

Aggressive Day Biter

Was first imported in a shipment of lucky bamboo plants and tire shipments

2011 was found in Southern California and is well established



Yellow Fever Mosquito (*Aedes aegypti*)

Bites during the day

2013 was found in Madera/Fresno area and San Mateo County and is now found throughout the state

Eggs can stay dormant for months

Once established they are very difficult to eradicate



****Both mosquitoes are efficient vectors of Dengue, Chikungunya and Zika virus****

Zika Virus



- Detected in the Zika forest of Uganda in 1947. Prior to 2007, only sporadic cases were detected in Africa and Asia
- Transmitted through the bite of an infected *Aedes* mosquito. Mosquitoes become infected when they feed on a person already infected with the virus. Infected mosquitoes can then spread the disease to others through bites
- Can be passed from mother to child either at delivery or during pregnancy and may also be transmitted through sexual contact or a blood transfusion



Aedes aegypti



Aedes albopictus

****These invasive mosquito species have not been detected in Sacramento or Yolo counties****

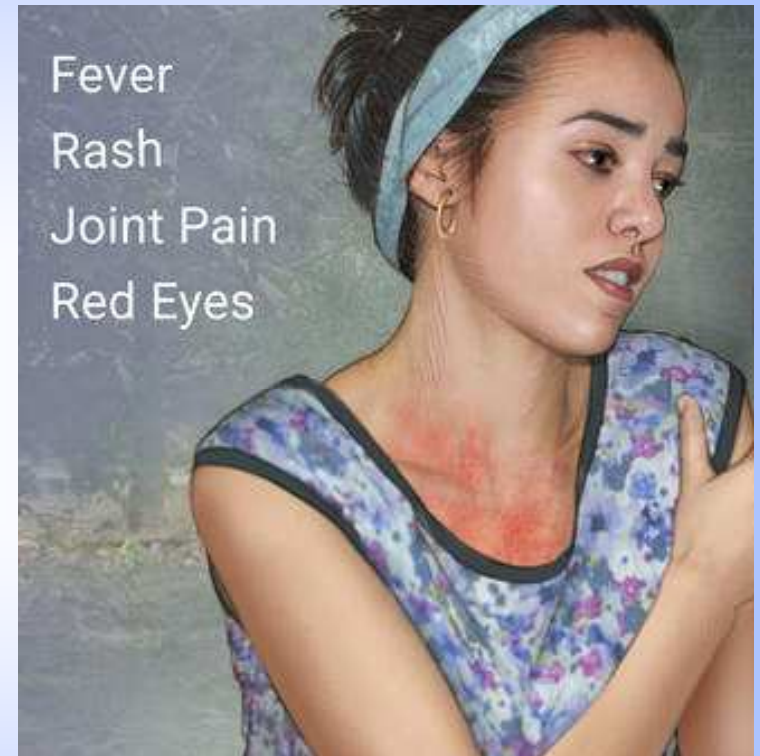


Countries with active Zika virus transmission

Infection



- About 1 in 5 people infected with Zika develop symptoms which include fever, rash, joint pain and red eyes. May include muscle pain and headache.
- Illness is generally mild with symptoms lasting for several days to a week.
- Currently no vaccine for Zika, treatment is supportive and includes medicine to reduce pain/fever, rest and fluids



Microcephaly

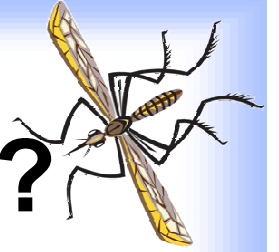


Microcephaly in association with Zika:

- Microcephaly is a birth defect where a baby's head is much smaller than expected when compared to babies of the same sex and age
- Babies with microcephaly often have smaller brains that might not have developed properly, resulting in severe disability or even death
- Sharp increase in cases in Brazil where Zika outbreaks have occurred
- **Connection between Zika and microcephaly has not been absolutely confirmed, but evidence is mounting**



Prevention: What Can You Do?



Follow the District D's

DRAIN Standing Water

DAWN and **DUSK** Are Times To Avoid Being Outdoors

DRESS In Long Sleeves & Pants When Outside

DEFEND Yourself With An Effective Repellent

DOORS and Screens Should Be In Good Working Condition

DISTRICT Personnel Are Available To Help



Sacramento-Yolo Mosquito and Vector Control District

1-800-429-1022

www.FIGHTtheBITE.net

SACRAMENTO-YOLO
MOSQUITO
& VECTOR
CONTROL
DISTRICT

CITY OF RANCHO CORDOVA

ORDINANCE NO. 2-2016

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
AMENDING CHAPTER 6.21 “BUSINESS AND MULTIFAMILY RECYCLING” OF THE
RANCHO CORDOVA MUNICIPAL CODE TO COMPLY WITH UPDATED STATE
REGULATIONS**

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

Section 1. Amendment of Municipal Code. Chapter 6.21 is hereby retitled to “Business and Multifamily Recycling and Organics Recycling.”

Section 2. Amendment of Municipal Code. Chapter 6.21 of the Rancho Cordova Municipal Code, to be titled “Business and Multifamily Recycling and Organics Recycling,” is hereby deleted and replaced in its entirety with the following language:

Sections:

- 6.21.010 Purpose and declarations.
- 6.21.020 Definitions.
- 6.21.030 Threshold for covered generators
- 6.21.040 Requirements for covered generators.
- 6.21.050 Special requirements.
- 6.21.060 Designation of recyclable materials.
- 6.21.070 Ownership of recyclable materials.
- 6.21.080 Requirements for franchised waste haulers.
- 6.21.090 Requirements for service agreements.
- 6.21.100 Requirements for recycling plans.
- 6.21.110 Requirements for multifamily residential properties.
- 6.21.120 Requirements for self-hauling.
- 6.21.130 Reporting.
- 6.21.140 Exemptions from recycling standards.
- 6.21.150 City rules and regulations.
- 6.21.160 Rights reserved to city.
- 6.21.170 Administration and costs.
- 6.21.180 Unlawful acts.
- 6.21.190 Implementation and enforcement.
- 6.21.200 Posting of notices.
- 6.21.210 Notice of violation.
- 6.21.220 Notice of violation – Content.
- 6.21.230 Administrative enforcement order.
- 6.21.240 Administrative enforcement order – Content.
- 6.21.250 Delivery of notice or order.
- 6.21.260 Administrative appeals.
- 6.21.270 Hearing officer.
- 6.21.280 Hearing procedure.
- 6.21.290 Form and contents of decision – Finality of decision.
- 6.21.300 Procedures for collection of administrative civil penalty.

6.21.310 Actions not prohibited.

6.21.320 Penalties.

6.21.010 Purpose and declarations.

A. It is the intent and purpose of this chapter to promote recycling and organics recycling by:

1. Requiring covered generators in the city of Rancho Cordova to keep recyclable materials separate from all other solid waste for recycling;
2. Requiring covered generators in the city of Rancho Cordova to keep organic recyclable materials separate from all other solid waste for organics recycling;
3. Requiring covered generators to provide signs and labeled containers for the storage and collection of recyclable materials and organic recyclable materials; and
4. Requiring covered generators to either self-haul or enter into a written service agreement for the collection and subsequent delivery of recyclable materials and organic recyclable materials to a recycling facility.

B. It is further the purpose of this chapter to provide a mechanism to require the implementation of recycling programs and organics recycling programs for covered generators within the city to thereby enable the city to meet and maintain the 50 percent waste diversion requirements set forth in Public Resources Code Section 41780(a)(2). [Ord. 22-2012 § 3; Ord. 20-2008 § 1].

6.21.020 Definitions.

A. "Business" means:

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

B. "City" means the city of Rancho Cordova, California.

C. "Collection" means the act of picking up and removing solid waste or recyclable materials or organic recyclable materials at the place of generation.

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

E. "Commercial solid waste" means all solid waste as defined in subsection (BB) of this section that is generated by and at commercial and industrial sources, multifamily residential properties, and construction and demolition activities that is collected by a commercial hauler.

F. "Covered generator" means all businesses and multifamily residential properties that are subject to the requirements of this chapter. The public works director and/or his or her designee shall specify the minimum weekly solid waste collection service threshold that defines covered generators for the purposes of this chapter and shall include such designation in the commercial franchise agreement and shall also be designated in 6.21.030 "Threshold for Covered Generators" section below. A covered generator may include a business or multifamily residential property owner or generator and is dependent on whoever executes a contract(s) for solid waste, recycling, and organics recycling removal and collection services.

G. "Customer" means a business or multifamily residential property owner or generator who contracts for solid waste removal services and enters into a service agreement with a franchised waste hauler. Where several businesses or multifamily residential properties share garbage containers and service, "customer" refers only to the party who enters into a contract for solid waste collection services.

H. "Designated green materials" (or "green materials") means materials that are required to be separated from solid waste and designated recyclable materials prior to disposal and returned for use or reuse in the form of raw materials for new, used or reconstituted products. Green materials include, but are not limited to: yard trimmings, grass, weeds, leaves, pruning's, branches, dead plants, brush, tree trimmings, dead trees, small wood pieces and other types of organic yard waste. Green materials excludes food scraps and paper contaminated with food scraps.

I. "Designated organic recyclable materials" (or "organic recyclable materials") means materials that are required to be separated from solid waste and designated recyclable materials prior to disposal and returned for use or reuse in the form of raw materials for new, used or reconstituted products. Organic recyclable materials include, but are not limited to: yard trimmings and food scraps such as green trimmings, grass, weeds, leaves, pruning's, branches, dead plants, brush, tree trimmings, dead trees, small wood pieces, other types of organic yard waste, vegetable waste, fruit waste, dairy waste, meat waste, fish waste, and paper contaminated with food scraps. The term "organic recyclable materials" solely means "designated green materials" when referencing multifamily residential property requirements.

J. "Designated recyclable materials" (or "recyclable materials") means materials that are required to be separated from solid waste and designated organic recyclable materials prior to disposal and returned for use or reuse in the form of raw materials for new, used or reconstituted products. Recyclable materials include, but are not limited to: cardboard, paper, plastic, scrap metal, beverage containers, and clean (untreated and unpainted) wood.

K. "Franchise" or "commercial franchise" means a commercial solid waste and recyclables collection franchise issued to a commercial hauler by the city of Rancho Cordova.

L. "Franchisee" or "franchised waste hauler" means a person or entity holding a commercial or residential franchise issued by the city pursuant to Chapter 6.20 RCMC.

M. "Generator" means each business or multifamily residential property that generates one or more designated recyclable materials or one or more designated organic recyclable materials as a result of its business activities or multifamily residential property activities.

N. "Multifamily residential property" means five or more individual living units located on a single parcel of land and any mobile home park located within the city.

O. "National contracts" means contracts between waste management companies and multi-sited waste generating companies that operate currently throughout the United States, in more than one state.

P. "Organics recycling" means the process of collecting, sorting and treating designated organic recyclable materials and/or designated green materials that would have otherwise become solid waste and returning them to a safe, nuisance-free compost product by treating the materials to a controlled biological decomposition.

Q. "Owner" means the person who owns a business or multifamily residential property. An owner may also be a generator.

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

S. "Public works director" means the public works director of the city of Rancho Cordova, California.

T. "Recycling" means the process of collecting, sorting, cleansing, treating and reconstituting materials that would otherwise become solid waste and returning them for use or reuse in the form of raw materials for new, used or reconstituted products which meet the quality standard necessary to be used in the marketplace. Recycling does not include transformation as defined in Public Resources Code Section 40201. The term "recycling" may be used to include source separated materials.

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

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

W. "Recycling plan" means the plan to be presented to all covered generators by their franchised waste hauler to document understanding of the requirements of this chapter and record the selected compliance option for each designated recyclable material or each designated organic recyclable material.

X. "Removal" means the act of taking solid wastes, recyclable materials or organic recyclable materials from the place of generation.

Y. "Self-haul," when used in reference to a covered generator, means a covered generator, or employee designated by the covered generator, who collects, transports and hauls recyclable materials and/or organic recyclable materials from the business or multifamily residential property in a vehicle owned by either an employee or the entity to a recycling facility rather than hiring a franchised waste hauler to perform this function.

Z. "Self-haul form" means the form provided by the public works director, and/or his or her designee, on which a business or multifamily residential property, owner or generator certifies that

all self-hauling activities will be completed in accordance with the provisions of this chapter or any other applicable law or regulation.

AA. "Service agreement" means a written agreement between a franchised waste hauler and a covered generator concerning the collection of designated recyclable materials and/or designated organic recyclable materials.

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

CC. "Source separate" or "source separated" means the process of removing recyclable materials and/or organic recyclable materials, from solid waste for the purpose of recycling and/or organics recycling.

DD. "Subcontract" is a contract assigning some of the obligations of a contract to a third party. [Ord. 22-2012 § 4; Ord. 20-2008 § 1].

6.21.030 Threshold for covered generators

A. Recycling requirements – The recycling threshold for businesses and multifamily residential properties is current and ongoing and requires all business and multifamily residential property owners or generators that generate four or more cubic yards of commercial solid waste per week or a multifamily residential property of five or more dwelling units to arrange for recycling collection services.

B. Business organics recycling requirements – The organics recycling threshold for businesses will start on April 1, 2016 and will decrease over time. Covered generators that fall within the following thresholds shall provide organics recycling collection services by the date listed:

1. April 1, 2016: Businesses that generate eight cubic yards or more of organic recyclable materials per week must arrange for organics recycling collection services.
2. January 1, 2017: Businesses that generate four cubic yards or more of organic recyclable materials per week must arrange for organics recycling collection services.
3. January 1, 2019: Businesses that generate four cubic yards or more of solid waste per week must arrange for organics recycling collection services.

C. Multifamily residential property organics recycling requirements – The organics recycling threshold for multifamily residential properties will start on April 1, 2016 and will decrease over time. Multifamily residential properties will be required to separate green materials from other solid waste. Covered generators that fall within the following thresholds shall provide green materials collection services by the date listed:

1. April 1, 2016: Multifamily residential properties that generate eight cubic yards or more of green materials per week must arrange for organics recycling collection services.
2. January 1, 2017: Multifamily residential properties that generate four cubic yards or more of green materials per week must arrange for organics recycling collection services.
3. January 1, 2019: Multifamily residential properties that generate four cubic yards or more of solid waste per week must arrange for organics recycling collection services.

6.21.040 Requirements for covered generators.

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

1. Source separate designated recyclable materials and/or designated organic recyclable materials from solid waste;
2. Provide a basic level of recycling and/or organics recycling services that includes, at a minimum, the collection of designated recyclable materials and/or designated organic recyclable materials;
3. Enter into a written service agreement with a franchised waste hauler for the collection of designated recyclable materials and/or designated organic recyclable materials.
4. Complete and retain on site a self-haul form certifying that all self-hauling activities will be completed in accordance with the provisions of this chapter or any other applicable law or regulation. A copy of such form shall be made available to the public works director and/or his or her designee upon request; and
5. Complete a recycling plan and provide a signed copy to the franchised waste hauler providing solid waste collection services.

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

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

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

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

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

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

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

I. No covered generator shall be liable for the failure of their franchised waste hauler to deliver designated recyclable materials or designated organic recyclable materials to a recycling or processing facility. [Ord. 22-2012 § 5; Ord. 20-2008 § 1].

6.21.050 Special requirements.

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

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

B. Compliance with the above special requirements shall be the sole responsibility of the covered generator. [Ord. 20-2008 § 1].

6.21.060 Designation of recyclable materials and organic recyclable materials.

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

6.21.070 Ownership of recyclable materials and organic recyclable materials.

A. All designated recyclable materials and designated organic recyclable materials placed in automatic lift containers, bins or roll-off bins shall be considered owned by and be the responsibility of the franchised waste hauler. No person shall collect designated recyclable materials or designated organic recyclable materials placed in automatic lift containers, bins or roll-off bins for recyclable materials or organic recyclable materials by customers without permission from the franchised waste hauler.

B. Except as authorized by RCMC 6.21.120 (self-hauling), it shall be unlawful for any person to engage in the business of collecting, removing or transporting, or to otherwise organize, direct or sponsor the collection, removal or transportation of designated recyclable materials or designated organic recyclable materials who is not a franchised waste hauler. [Ord. 20-2008 § 1].

6.21.080 Requirements for franchised waste haulers.

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

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

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

D. Franchised waste haulers may subcontract for collection of designated recyclable material and/or designated organic recyclable materials, so long as the subcontractor holds a current franchise.

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

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

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

H. City staff may audit all franchised waste haulers' records. [Ord. 20-2008 § 1].

6.21.090 Requirements for service agreements.

A. Franchised waste haulers shall execute a written service agreement with all covered generators as required in RCMC 6.21.040 before the franchised waste hauler begins to collect solid waste and/or designated recyclable materials and/or designated organic recyclable materials.

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

1. Be clearly labeled as a service agreement.
2. Describe the solid waste and/or recycling collection services and/or organics recycling collection services to be provided by the franchised waste hauler and the cost for providing such services to the customer.
3. Clearly state the initial term and renewal terms.
4. Allow for any term that is mutually agreed to by the customer and the franchised waste hauler, but recognizing that the hauler's franchise granted by the city must remain in full force and effect throughout the term of the agreement.

5. May contain automatic renewal for successive periods of no longer than one year, unless either party gives written notice of termination by certified or registered mail at least 60 days prior to the termination date of the current agreement.

6. May be amended as mutually agreed upon by the customer and the franchised waste hauler.

7. Customers are to receive a written notice of price increases not less than 30 days prior to the effective date of such price increase.

8. Franchised waste haulers shall respond to customer inquiries regarding the service agreement within 30 days.

9. Include language stating that collection containers will be removed from the property of a customer within 30 days of final termination of services to the customer.

10. Not require customers to pay over three months liquidated damages during the renewal term and over six months liquidated damages during the initial term of the service agreement.

11. Not require a customer to give a franchised waste hauler the exclusive right to provide recycling collection services or the exclusive right to provide organics recycling collection services as a condition of a service agreement, unless the customer affirmatively indicates that is its desire.

12. Not require customers to give notice of any offer by a competitor or require customers to give franchised waste haulers the right to respond to such an offer.

13. Franchises must be in full force and effect for the service agreement to be effective.

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

D. National contracts or agreements are exempt from the requirements of contract length and renewal terms. [Ord. 20-2008 § 1].

6.21.100 Requirements for recycling plans.

A. The public works director, and/or his or her designee, shall provide a recycling plan template to each franchised waste hauler in order to document compliance with this chapter for each covered generator.

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

C. Franchised waste haulers shall maintain a copy of each completed recycling plan and submit to the public works director, and/or his or her designee, for audit purposes within five days of receipt of a written request.

D. Franchised waste haulers shall complete and file recycling plans for 100 percent of their customers that are subject to the recycling requirements of this chapter by the date at which those customers must first comply with the requirements, as specified in Section 6.21.030.

E. Franchised waste haulers shall complete and file recycling plans for 100 percent of their customers that are subject to the organics recycling requirements of this chapter by the date at which those customers must first comply with the requirements, as specified in Section 6.21.030, or by another deadline as established by the Public Works Director.

F. Franchised waste haulers that fail to comply with the requirements of this section shall be subject to penalties under RCMC 6.21.240 and/or 6.21.330. [Ord. 20-2008 § 1].

6.21.110 Requirements for multifamily residential properties.

A. Multifamily residential tenants shall be responsible for compliance with the requirement to source-separate designated recyclable materials and/or designated green materials from solid waste pursuant to RCMC 6.21.040(A)(1).

B. No multifamily residential property owner who is a covered generator pursuant to RCMC 6.21.030(I) shall be cited for noncompliance with this chapter as a result of the failure of his or her rental property tenants to source separate designated recyclable materials or designated green materials from solid waste pursuant to RCMC 6.21.040.

C. Multifamily residential property owners who are covered generators pursuant to RCMC 6.21.030(I) shall be responsible for compliance with RCMC 6.21.040.

D. Every multifamily residential unit shall have a recyclable materials container provided by either the multifamily residential property owner who is a covered generator pursuant to RCMC 6.21.030(I), or by the multifamily tenant as part of their rental agreement. [Ord. 20-2008 § 1].

6.21.120 Requirements for self-hauling.

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

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

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

2. A list of the types of recyclable materials and/or organic recyclable materials being self-hauled.

3. For each type of recyclable material and/or organic recyclable material, the amount that is being taken from the business and multifamily residential property to a recycling facility quarterly.

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

C. The self-haul form shall contain a written statement signed by the business or multifamily residential property owner or generator, certifying that the owner or generator is in compliance with the requirements of this chapter.

D. The public works director, and/or his or her designee, may restrict or prohibit self-hauling by a person if the public works director, and/or his or her designee, determines, after providing 30 days' written notice and an opportunity for a hearing, that the person's self-hauling activities violate the provisions of this chapter or any other applicable law or regulation. [Ord. 20-2008 § 1].

6.21.130 Reporting.

A. Franchised waste haulers' failure to file the reports required by this chapter or by the franchise agreement shall constitute cause for termination or suspension of its franchise pursuant to Chapter 6.20 of the RCMC.

B. Unless otherwise required by the franchise agreement, self-haulers shall prepare quarterly reports to be kept on site identifying, at a minimum, the following:

1. The recyclable materials and organic recyclable materials tonnage collected and removed within the city region during the previous quarter.

2. The location of the recycling facility(ies) to which the recyclable materials and organic recyclable materials were taken during the previous quarter.

C. Unless otherwise required by the franchise agreement, franchised waste haulers shall prepare quarterly reports as designated by the Public Works Director.

D. The public works director, and/or his or her designee, shall provide and establish guidelines, forms and other appropriate material to assist franchised waste haulers and self-haulers in preparing the reports required by this chapter. [Ord. 22-2012 § 6; Ord. 20-2008 § 1].

6.21.140 Exemptions from recycling standards.

A. Notwithstanding any other provision herein, a covered generator shall not be required to source separate recyclable materials and/or organic recyclable materials if the business or multifamily residential property, owner or generator, demonstrates to the public works director, and/or his or her designee, that there is no collection service or other system available for recycling such material.

B. Notwithstanding any other provision herein, a covered generator shall be exempt from the recycling and/or organics recycling requirements in RCMC 6.21.040 if all of the generators on the owner's business or multifamily residential property are exempt from or not required to comply with the provisions of RCMC 6.21.040, or if designated recyclable materials and/or designated organic

recyclable materials are not being generated by any activities occurring on the covered generator's property.

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

D. An application for an exemption shall be submitted to the public works director, and/or his or her designee, on a form prescribed by the public works director, and/or his or her designee. After reviewing the request, the public works director and/or his or her designee shall either approve or disapprove the exemption request.

E. The following persons shall automatically be exempt from the requirements of this chapter:

1. The United States, state of California, a city, a county, a special district or other local public agency, or any employee or member of the armed forces thereof, when collecting or transporting designated recyclable materials produced by operation of the public entity under a system of recyclable materials collection and transportation operated and maintained by the public agency within the city region as specified herein and in Chapter 6.20 RCMC.

2. Municipal corporations and other governmental agencies using their own vehicles and employees engaged in the collection, transportation or disposal of designated recyclable materials within the city. [Ord. 22-2012 § 7; Ord. 20-2008 § 1].

6.21.150 City rules and regulations.

A. The public works director, and/or his or her designee, is authorized to make and enforce administrative rules and regulations governing recycling and organics recycling at businesses and multifamily residential properties, and all related activities including recycling and commercial solid waste generation, storage, recovery, accumulation, collection, removal, transportation and disposal; the manner in which commercial solid waste and recycling and organics recycling services are provided; types of commercial solid waste and recycling containers and vehicles used for the operation and maintenance of sanitary methods of commercial solid waste and recycling and organics recycling disposal; reporting requirements for franchised waste haulers and self-haulers; and for the effective administration of this chapter. All such rules and regulations shall be consistent with the provisions of the city code and shall be effective on the thirtieth day following the filing of any such rules and regulations with the city clerk.

B. The city council may, and is hereby empowered to, grant to a qualified applicant a nonexclusive franchise to engage in the business of collecting, transporting or disposing of commercial solid waste, recyclable materials or organic recyclable materials kept, accumulated or generated in the city region.

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

D. The city council hereby empowers and grants to the public works director, and/or his or her designee, the authority to grant commercial non-exclusive collection service agreements (commercial non-exclusive franchisees) to franchised waste haulers, to specify designated recyclable materials and designated organic recyclable materials and make administrative rules and regulations governing covered generators.

E. The city council hereby empowers and grants to the public works director, and/or his or her designee, the authority to administer, implement and enforce this chapter and administrative rules and regulations governing business and multifamily residential property recycling and organics recycling thereafter.

F. It shall be unlawful and constitute a violation of this chapter for any person to violate or otherwise fail to comply with any rule or regulation issued pursuant to this chapter. [Ord. 20-2008 § 1].

6.21.160 Rights reserved to city.

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

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

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

C. The grantee receiving any type of franchise agreement shall have no recourse whatsoever against the city, its officers, employees or agents, or any of the city member entities, their officers, employees, or agents for any loss, cost, expense or damage arising out of any provision or requirement of this chapter because of the enforcement of this chapter.

D. There is hereby expressly reserved to the city the power and authority to amend any section of this chapter so as to require additional or greater standards on the part of the franchised waste hauler, commercial hauler or covered generator. [Ord. 20-2008 § 1].

6.21.170 Administration and costs.

A. The administration of this chapter is the duty of the public works director, and/or his or her designee. The public works director, and/or his or her designee, is authorized and directed by the city council to administer this chapter.

B. Commercial franchise fees will fund administration, implementation and enforcement costs. [Ord. 20-2008 § 1].

6.21.180 Unlawful acts.

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

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

C. It shall be the responsibility of the covered generator whose solid waste was not removed because it contained designated recyclable materials to properly separate designated recyclable materials from the uncollected solid waste for proper recycling. Allowing such unseparated solid waste to accumulate will be considered a violation of this chapter. [Ord. 20-2008 § 1].

6.21.190 Implementation and enforcement.

The implementation and enforcement of this chapter is the duty of the public works director, and/or his or her designee, of the city's department of public works. The public works director, and/or his or her designee, is authorized and directed by the city council to implement and enforce this chapter. [Ord. 20-2008 § 1].

6.21.200 Posting of notices.

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

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

1. The date the notice was posted on the container.
2. The address or location of the property, including the identification of any dwelling unit, room number, apartment number, business or multifamily residential property.
3. The name and contact telephone number of the agency posting the notice on the property.
4. The city code section that has been violated.
5. A statement that it is unlawful for any person to engage in the business of collecting, transporting or disposing of commercial solid waste kept, accumulated or generated in the city, or to engage in the business of soliciting accounts or invoicing customers for

commercial solid waste service in the city unless a franchise has first been granted pursuant to the provisions of this chapter and such a franchise is in full force and effect.

C. A statement that a person violating the posted notice is subject to criminal penalties pursuant to city code and administrative civil penalties in an amount of up to \$1,000 per day for each violation.

D. A statement that a person disturbing or destroying the posted notice is subject to administrative civil penalties in an amount of up to \$1,000, in addition to any other remedies provided by this chapter. [Ord. 20-2008 § 1].

6.21.210 Notice of violation.

The public works director, and/or his or her designee, may issue a notice of violation to any person found to be in violation of a provision of this chapter, including, but not limited to, any regulation, franchise requirement, permit, information request, order, variance, or other requirement that the public works director, and/or his or her designee, is authorized to enforce or implement pursuant to this chapter. Issuance of a notice of violation may also result in the issuance of a notice of administrative enforcement order pursuant to this chapter. [Ord. 20-2008 § 1].

6.21.220 Notice of violation – Content.

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

1. A statement of the public works director, and/or his or her designee, that indicates a violation has occurred.
2. A citation of the provisions of this chapter, including any regulation, franchise requirement, permit, information request, order, variance, or other requirement that has been violated.
3. A date by which any person must be in compliance with this chapter including any regulation, franchise requirement, permit, information request, order, variance, or other requirement, or a date by which an action plan must be submitted by the person to propose a means and timeframe by which to correct violations. The public works director, and/or his or her designee, may extend the compliance date when good cause exists for such an extension.
4. Notification that continued noncompliance may result in additional enforcement action being taken against the business, facility, or any responsible persons.
5. Notification that the city may recover any costs incurred by the city as a result of the violation.
6. Notification that a violation of this chapter may result in an administrative civil penalty or in criminal penalties.
7. Notification that the correction of any alleged violation(s) within the specified deadline date(s) will not necessarily prevent the public works director, and/or his or her designee, from issuing an administrative enforcement order and imposing administrative civil penalties relating to the alleged violation(s).

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

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

- a. Cessation of prohibited actions.

- b. Correction of prohibited conditions.

- c. A requirement for submittal of a written action plan for achieving and maintaining compliance with this chapter.

- d. Reporting requirements to demonstrate ongoing compliance.

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

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

C. An administrative enforcement order may be issued separately, but only after issuance of a notice of violation, or in combination with a notice and order, for the same violations or set of related violations. [Ord. 20-2008 § 1].

6.21.230 Administrative enforcement order.

A. If the public works director, and/or his or her designee, determines that a person, covered generator, or franchised waste hauler, has committed or is committing a violation of any provision of this chapter, the public works director, and/or his or her designee, may issue an administrative enforcement order, after issuing a notice of violation or, in combination with a notice of violation, requiring that the violation be corrected and imposing an administrative penalty.

B. Pursuant to this chapter, the violator shall be liable for a penalty of not more than \$1,000 for each day on which each violation occurs and/or continues. [Ord. 20-2008 § 1].

6.21.240 Administrative enforcement order – Content.

A. In addition to any other content, an administrative enforcement order shall contain the following elements:

1. A statement of the public works director, and/or his or her designee, that indicates a violation has occurred.

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

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

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

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

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

a. The nature, circumstances, extent, and gravity of the violation.

b. The violator's past and present efforts towards compliant behavior.

c. The violator's ability to pay the penalty.

d. The deterrent effect that the imposition of the penalty would have on both the violator and the regulated community.

7. Notification that the correction of any alleged violation(s) within the specified deadline date(s) will not necessarily prevent the public works director, and/or his or her designee, from issuing an administrative enforcement order and imposing administrative civil penalties relating to the alleged violation(s).

8. Notification that the recipient has a right to a hearing on the matter as set forth in RCMC 6.21.280 to appeal any findings or required corrective actions established by the public works director, and/or his or her designee.

9. Notification of procedures for requesting a hearing established according to RCMC 6.21.280.

B. In addition to any other content, an administrative enforcement order may establish required corrective actions, including the following:

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

a. Cessation of prohibited actions.

b. Correction of prohibited conditions.

c. A requirement for submittal of a written action plan for achieving and maintaining compliance with this chapter.

d. Reporting requirements to demonstrate ongoing compliance.

2. A requirement that the person receiving same shall submit written certification to the public works director, and/or his or her designee, that the necessary corrective actions have been completed. As

appropriate for the type of correction action taken, the notice of violation may require documentation that substantiates the certification, including, but not limited to, receipts, contracts, or photographs.

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

C. A notice of violation or an administrative enforcement order may be issued separately or in combination with another notice or order for the same violations or set of related violations. [Ord. 20-2008 § 1].

6.21.250 Delivery of notice or order.

Any notice of violation, permit revocation, administrative enforcement order or other enforcement action pursuant to the requirements of this chapter shall be subject to the following requirements:

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

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

C. Where the owner or occupant of any premises cannot be located after reasonable efforts of the public works director, and/or his or her designee, the notice or order shall be deemed delivered after posting on the premises for a period of 10 business days. [Ord. 20-2008 § 1].

6.21.260 Administrative appeals.

A. Hearing Request. Any person, owner or operator served with a notice of violation or an administrative enforcement order issued pursuant to this chapter may contest the order on the basis that there was no violation of this chapter or that he or she is not the responsible party. To contest the order, the person shall submit a request for hearing form to the city within 15 days from the date of the administrative enforcement order. Directions on how to obtain the request form will be provided on the order.

B. Filing Fee. The completed request must be submitted together with a filing fee, established and amended from time to time by the public works director, and/or his or her designee, based on actual expense to conduct the hearing by the hearing officer.

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

D. Additional Reports. If the public works director, and/or his or her designee, submits an additional written report concerning the administrative enforcement order to the hearing officer for consideration at the hearing, then a copy of this report also shall be provided to the person requesting the hearing at least five days before the date of the hearing. [Ord. 20-2008 § 1].

6.21.270 Hearing officer.

Pursuant to RCMC 1.05.200, a hearing officer will be assigned the responsibility of conducting a hearing by the city manager. The city manager shall be authorized to assign hearing responsibilities

from time to time to any person or persons, qualified by training or experience, whom the city manager may appoint, employ or who are retained by contract to conduct such hearings. [Ord. 20-2008 § 1].

6.21.280 Hearing procedure.

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

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

C. At the Hearing. The administrative enforcement order and any additional report submitted by the public works director, and/or his or her designee, shall constitute prima facie evidence of the respective facts contained in those documents. At the hearing, the party contesting the citation shall be given the opportunity to testify and to present evidence concerning the citation.

D. Continuances. The hearing officer may continue the hearing and may request additional information from the public works director, and/or his or her designee, or the person receiving the administrative enforcement order before issuing the decision. [Ord. 20-2008 § 1].

6.21.290 Form and contents of decision – Finality of decision.

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

1. Confirmation or denial of the occurrence of violations of this chapter that are alleged by the public works director, and/or his or her designee.
2. Confirmation or rejection of any administrative civil penalty sought by the public works director, and/or his or her designee, and establishment of the monetary amount of any administrative civil penalty to be enforced.
3. Confirmation, amendment, or rejection of required corrective actions related to compliance with this chapter that are imposed by the public works director, and/or his or her designee, but only if those requirements are appealed by the person.

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

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

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

E. The order issued by the hearing officer pursuant to this chapter shall be effective upon issuance. The decision of the hearing officer is final and may not be appealed. [Ord. 20-2008 § 1].

6.21.300 Procedures for collection of administrative civil penalty.

A. Any administrative penalty due shall be paid to the city within 30 days after the hearing officer's decision is issued. If the penalty is not timely paid, the public works director, and/or his or her designee, may pursue all reasonable and legal means in collecting those sums authorized and due.

B. All administrative civil penalties collected from actions brought pursuant to this chapter shall be paid to the public works director, and/or his or her designee, enforcing this chapter, and shall be deposited into a special account that shall be expended to fund the activities of the department to implement the applicable provisions of this chapter. [Ord. 20-2008 § 1].

6.21.310 Actions not prohibited.

This chapter does not do any of the following:

A. Otherwise affect the authority of the public works director, and/or his or her designee, to take any other action authorized by any other provision of law.

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

C. Prevent the public works director, and/or his or her designee, from cooperating with, or participating in, proceedings specified in RCMC 6.21.310(B). [Ord. 20-2008 § 1].

6.21.320 Penalties.

In addition to the administrative penalties imposed by RCMC 6.21.230, the city may seek all other legal remedies available under state law and under this code, including, but not limited to, criminal sanctions. [Ord. 20-2008 § 1].

Section 3. Severability.

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

Section 4. Effective Date.

Within fifteen (15) days after adoption, a summary of this Ordinance shall be published once in the Grapevine Independent or the Sacramento Bee, a newspaper of general circulation printed and published in Sacramento County and circulated in the City of Rancho Cordova, in accordance with Government Code section 36933. This Ordinance shall take effect and be enforced thirty (30) days after its adoption.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on this ____ day of _____, 2016, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

David M. Sander, Mayor

ATTEST:

Mindy Cuppy, MMC, City Clerk

CITY OF RANCHO CORDOVA

ORDINANCE NO. 3-2016

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AMENDING CHAPTER 16.92 “CONSTRUCTION AND DEMOLITION (C&D) DEBRIS REDUCTION, REUSE AND RECYCLING” OF THE RANCHO CORDOVA MUNICIPAL CODE TO STREAMLINE AND EXPEDITE THE COMPLIANCE PROCESS FOR COVERED PROJECTS

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

Section 1. Amendment of Municipal Code. Chapter 16.92 of the Rancho Cordova Municipal Code is hereby deleted and replaced in its entirety with the following language:

CONSTRUCTION AND DEMOLITION (C&D) DEBRIS REDUCTION, REUSE AND RECYCLING

Sections:

- 16.92.010 Purpose and declarations.
- 16.92.020 Definitions.
- 16.92.030 General requirements.
- 16.92.040 Requirements of C&D generators.
- 16.92.050 Requirements of franchised waste haulers.
- 16.92.060 C&D debris ownership.
- 16.92.070 Waste management plan.
- 16.92.080 Management of C&D debris.
- 16.92.090 Reporting.
- 16.92.100 Inspection and audit authority.
- 16.92.110 Use of containers.
- 16.92.120 Enforcement and probation.

16.92.010 Purpose and declarations.

A. The city council of the city of Rancho Cordova finds and declares as follows:

1. The California Integrated Waste Management Act of 1989 (AB 939) requires each local jurisdiction in the state to divert a minimum of 50 percent of discarded materials away from disposal in landfills.

2. CALGreen requires, as part of the California Green Building Standards Code, Title 24, California Code of Regulations, that 50 percent of nonhazardous construction and demolition (C&D) debris be diverted. The diversion requirement imposed by CALGreen is subject to change.

3. AB 939 requires jurisdictions to submit an annual report summarizing their progress in diverting solid waste from disposal.

4. Senate Bill 1374 requires the annual report to include a summary of progress made in the diversion of C&D debris.

5. C&D debris accounts for a significant portion of the waste stream generated in the city. These materials have significant potential for waste reduction and recycling.

6. The reuse and recycling of C&D debris will reduce the amount of waste transported for disposal in landfills and return these materials into the economic mainstream, thereby conserving natural resources and stimulating markets for recycled and salvage materials.

B. The purpose of this chapter is to establish recycling requirements for construction and demolition debris to further the city's efforts to reduce waste deposited in landfills and to meet or exceed the mandatory diversion requirements imposed by AB 939 and the California Green Building Standards Code requirements.

16.92.020 Definitions.

Unless the context otherwise requires, the definitions set forth in this section shall govern the interpretation of this chapter.

A. "Administrator" means the administrator of the city's solid waste program. The city council shall designate the administrator by resolution.

B. "Applicant fee" means an administrative fee, established by resolution of the city council, imposed on any covered project application for the costs associated with processing applications and administering the construction and demolition recycling program.

C. "Building and safety division" or "BSD" means the city's building and safety division.

D. "C&D debris" or "construction and demolition debris" means used or discarded materials resulting from construction, tenant improvements including renovation, remodeling, or repair or demolition operations on any pavement, house, commercial building, or other structure and such other materials as maybe removed during the normal cleanup process of such construction, renovation, remodeling, repair, or demolition operations and that are not hazardous as defined in Title 22, Section 66261.3 et seq. of the California Code of Regulations. This includes mixed C&D debris, recyclable C&D material, and source-separated recyclable C&D material. The term "C&D debris" shall not mean building materials being used or to be used for a covered project which are being stored, at the site of the covered project, for a period of time necessary to expeditiously complete the project.

E. "California Green Building Standards Code" means the current California Building Standards Code created by CALGreen which requires buildings to comply with particular standards including waste diversion of C&D debris.

F. "Certified C&D sorting facility" means a facility for recovering recyclable C&D materials from mixed construction and demolition waste that is certified, and maintains all the terms and conditions of certification, by the Sacramento regional solid waste authority or the administrator.

G. "City" means the city of Rancho Cordova, California.

H. "Collection," "collect," and "collecting" means the act of picking up and removing solid waste, recyclable C&D material, or C&D debris at the place of generation.

I. "Construction" means the building of any facility or structure or any portion thereof,

including any tenant improvements to an existing facility or structure.

J. "Covered project" means a project that meets one or more of the following criteria: (1) is new construction; (2) is a demolition project; or (3) is a tenant improvement with a permit valuation greater than or equal to \$250,000. "Covered project" shall not include: (1) activities performed in response to an emergency, such as a natural disaster; or (2) activities that contain significant amounts of materials that cannot be disposed of in Class II sanitary landfills described in Title 27, Section 20250 of the California Code of Regulations, and as may be amended from time to time.

K. "Demolition" means the decimating, razing, ruining, tearing down or wrecking of any facility, structure, pavement or building, whether in whole or in part, whether interior or exterior.

L. "Dispose" or "disposal" means disposal as defined in Section 40192(b) of the California Public Resources Code, and as may be amended from time to time: the management of solid waste through landfill disposal or transformation at a permitted solid waste facility.

M. "Divert" means to use material for any purpose other than disposal in a landfill.

N. "Franchised waste hauler" or "franchisee" means a person or entity holding a commercial or residential franchise issued by the city pursuant to Chapter 6.20 RCMC.

O. "Haul" means to transport or remove.

P. "Mixed C&D debris" means construction and demolition debris that includes commingled recyclable construction and demolition materials and nonrecyclable construction and demolition debris.

Q. "Nonrecyclable C&D debris" means mixed construction and demolition debris that contains only incidental amounts of recyclable construction and demolition material commingled with it.

R. "Option one" means the expedited waste management plan option that permit applicants may choose which deems the franchised waste hauler selected for collection and disposal of all C&D debris responsible for meeting diversion requirements as set forth in Chapter 16.92 RCMC.

S. "Option two" means the standard waste management plan option that permit applicants may choose which deems the permit applicant responsible for meeting diversion requirements as set forth in Chapter 16.92 RCMC.

T. "Permit" means any permit issued by the city pursuant to its zoning, planning, building, electrical, mechanical or plumbing code.

U. "Permit applicant" means any person who must secure a permit for a covered project.

V. "Permittee" means any natural person, business, firm, limited liability company, association, partnership, political subdivision, government agency, municipality, public or private corporation, or any other entity whatsoever who applies to, or receives from, the city, applicable permits to undertake any construction, demolition, or renovation project in the city.

W. "Project" means any activity which requires a building permit from the city (the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, wiring, plumbing, use, height, area and maintenance of all buildings and structures within the city).

X. "Project valuation" means the total construction valuation of labor and materials for the construction, demolition, or renovation project as calculated by the city.

Y. "Recyclable C&D material" means used or discarded material resulting from construction, demolition or renovation, including but not limited to remodeling, repair, or demolition operations, on any pavement, sidewalk, street, roadway project, bridge, house, commercial building, utilities or any other facility, structure or improvement, that is designated by the administrator in a written document, and provided to applicable permittees, and returned to the economic mainstream in the form of raw material for new, reused or reconstituted products which meet the quality standards necessary to be used in the marketplace and that are not landfilled.

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

AA. "Removal" means the act of removing solid waste, recyclable C&D material, or C&D debris from the place of generation.

BB. "Renovation" means any change, addition, or modification in an existing structure.

CC. "Reuse" means further or repeated use of materials.

DD. "Sacramento regional solid waste authority (SWA)" means the joint powers authority executed by and between Sacramento County and the city of Sacramento.

EE. "Self-haul" means the hauling for disposal and/or recycling of any solid waste by the same person or party who generated it.

FF. "Solid waste" means all putrescible and nonputrescible solid, semi-solid, and liquid wastes, including garbage, trash, refuse, paper, rubbish, ashes, industrial wastes, demolition and construction wastes, discarded home and industrial appliances, dewatered, treated or chemically fixed sewage sludge which is not hazardous waste as defined in Title 22, Section 66261.3 et seq. of the California Code of Regulations, manure, vegetable or animal solid and semi-solid wastes, and other discarded solid and semi-solid wastes. "Solid waste" does not include hazardous waste or low-level radioactive waste regulated under Chapter 7 of Division 20 of the Health and Safety Code, and as may be amended from time to time, or medical waste. "Solid waste" does not include recyclable C&D material set out for separate collection for the purposes of recycling and that is not landfilled.

GG. "Source-separate" or "source-separated" or "source separation" means the process of removing recyclable C&D materials from solid waste for the purpose of recycling.

HH. "Source-separated recyclable C&D material" means any type of recyclable construction and demolition material separately containerized or clearly segregated from mixed construction and demolition debris, and other recyclable construction and demolition material, prior to collection and transportation for further processing.

II. "Tenant improvement" means the customized alteration to a residential, commercial or industrial property, which may include, but is not limited to the following: renovations, remodels, appliance installations and additions to floor coverings, wall coverings, ceilings, partitions, fire protection or security.

JJ. "Waste management plan (WMP)" means a completed form prepared by the permit applicant and submitted to the building and safety division in the time and manner set forth in RCMC 16.92.070.

16.92.030 General requirements.

A. All mixed C&D debris and nonrecyclable C&D debris, including that from sources other than covered projects, shall be contained in a manner so as to prevent blowing or scattering of the debris.

B. All mixed C&D debris and nonrecyclable C&D debris, including that from sources other than covered projects, shall be hauled by a franchised waste hauler, or by the person or party who generated that mixed C&D debris.

C. No C&D debris, including that from sources other than covered projects, shall be deposited on any roadway.

D. No C&D debris, including that from sources other than covered projects, shall be deposited on any real property without a solid waste facilities permit for that real property, whether public or private.

E. No C&D debris, including that from sources other than covered projects, shall be deposited in any river, stream or other waterway, or in any sanitary sewer or storm drainage system.

F. No C&D debris, including any from sources other than covered projects, shall be burned.

16.92.040 Requirements of C&D generators.

A. Any person applying for a covered project that selects option one shall be responsible for the following:

1. Complete and submit a waste management plan, including the waste hauler acknowledgement form; and
2. Pay an applicant fee to the city's building and safety division.

B. Any person applying for a covered project that selects option two of the waste management plan shall be responsible for the following:

1. Complete and submit a waste management plan;
2. Pay an applicant fee to the city's building and safety division;

3. Divert the required amount, as required in the California Green Building Standards Code, of C&D debris generated at the project site by any combination of the following methods:

a. Source-separate recyclable C&D materials at the project site and deliver those materials to appropriate recycling facilities; and/or

b. Self-haul or hire two or more franchised haulers to collect and deliver mixed C&D debris to a certified C&D sorting facility.

C. Each C&D generator from a covered project shall notify and instruct all employees and subcontractors about the recycling requirements.

D. Each C&D generator from a covered project that selects option two shall keep record of all bills, receipts, or scale house tickets for hauling, disposal, or recycling services, including that of any subcontractors, on file for a period of one year from the date of final inspection by the BSD or the issuance of the certificate of occupancy, whichever is later.

E. Nothing in this chapter shall abridge the right of any C&D generator to sell or exchange at fair market value its own recyclable C&D materials which are source-separated for reuse and recycling.

16.92.050 Requirements of franchised waste haulers.

A. Franchised waste haulers shall deliver all loads of mixed C&D debris to a certified C&D sorting facility, whether from a covered project or not, where the material will be processed for recovery. Under no circumstances are loads of mixed C&D debris to be taken to a landfill or otherwise disposed. Alternatively, the franchised waste hauler may request, and upon written approval by the City, to take C&D debris to a non-certified C&D sorting facility provided that facility shall effectively process that material for recovery. Under no circumstances are franchised haulers to take loads of mixed C&D debris to a non-certified C&D sorting facility unless they have received written approval by the City.

B. Franchised waste haulers will provide all project applicants who have selected option one of the WMP with a signed waste hauler acknowledgement form. Franchised waste haulers will additionally keep a copy of the signed waste hauler acknowledgement form for one year from the date of signature.

C. Franchised waste haulers will provide copies of weight tags or other diversion documentation to the BSD as requested by the city.

16.92.060 C&D debris ownership.

C&D debris lawfully deposited in bins, drop-boxes or other containers used by a franchised waste hauler for collection for either disposal or recycling shall become the property of the franchised hauler upon its deposit in any such container.

16.92.070 Waste management plan.

A. All permit applicants shall submit a completed WMP, on a form provided by the administrator, for approval by the BSD. Permit applicants that select option one and submit the completed waste hauler acknowledgement form have no further WMP requirements.

B. All permit applicants that select option two must use the online waste tracking website designated by the city to provide the following information:

1. Estimates of the types and quantities of C&D debris to be generated from the project;
 2. The manner in which C&D debris will be managed on site, including dumpsters, bins or corrals;
 3. The manner in which recyclable C&D material will be diverted, including source separation of recyclable C&D materials or by delivery to a certified C&D sorting facility, or both;
 4. The person or persons who will transport C&D debris, including identification of a franchised waste hauler(s), independent recycler(s), or self-hauling of materials to recycling or disposal facilities; and
 5. Identification of all disposal and recycling facilities, including certified C&D sorting facilities, where C&D debris will be delivered.
- C. Failure to submit a complete WMP or divert the required amount of C&D debris, in accordance with the California Green Building Standards Code constitutes a violation of this chapter.
- D. WMPs deemed complete according to the requirements of this chapter shall be approved by the BSD and will be in full force and effect for the duration of the project. Upon approval, the BSD will forward a copy of the approved WMP to the administrator, or the BSD may forward the WMP to the administrator for approval in cases of projects with special circumstances.

16.92.080 Management of C&D debris.

All vehicles or containers to be used for the collection of mixed C&D debris shall prominently display the identification of the franchised waste hauler or self-hauler. However, this requirement shall not apply to a personal vehicle used to self-haul C&D debris by the owner of the property where the C&D debris was generated.

16.92.090 Reporting.

A. Option one covered projects. All permittees of a covered project that select option one have no reporting requirements to the city. All franchised waste haulers that have been selected for option one must provide documentation, using reasonable efforts to ensure the accuracy of such information, to the administrator. All franchised waste haulers that have been selected for option one have the following reporting requirements:

1. Shall make reasonable efforts to ensure that all C&D debris diverted or sent to a landfill is measured and recorded using the most accurate method of measurement available. To the extent practical, C&D debris shall be weighed by measurement on certified scales. Such scales shall be in compliance with all regulatory requirements for accuracy and maintenance. For C & D debris for which weighing is not practical due to small size or other considerations, a volumetric measurement shall be used. For conversion of volumetric measurements to weight, the franchised waste hauler shall use conversion rates approved by the administrator for this purpose;
2. Provide the city with a list of waste hauler acknowledgement forms at a frequency to be determined by the city; and

3. Provide the city with recycling documentation, dates, types and weights of waste removal, identification of haulers, and identification of disposal or recycling facilities for each of the franchised waste hauler's serviced covered projects.

B. Option two covered projects. Within 30 days after the issuance of a certificate of occupancy or the approved final inspection, or at the time of issuing the last certificate of occupancy for units within a residential phased project of any covered project, or within 30 days after the date of final inspection of the project by BSD, the permittee of a covered project that selects option two shall submit documentation, using reasonable efforts to ensure the accuracy of such information, to the administrator, using the online waste tracking website designated by the city:

1. The completed waste management plan including recycling documentation, dates, types and weights of waste removal, identification of haulers, and identification of disposal or recycling facilities; and

2. Any additional information requested by the administrator and/or submitted by the applicant that is relevant to compliance with this chapter, including but not limited to receipts or scale-house tickets from disposal and/or recycling facilities.

16.92.100 Inspection and audit authority.

A. Each franchised waste hauler that has been selected under option one, shall at all times maintain accurate and complete records of all C&D debris generated, transported, recycled and/or disposed of; the hauler of such C&D debris; and the final destination of such C&D debris. The hauler's books, accounts and records reasonably necessary for the enforcement of this code shall be made available for inspection, examination and audit during normal business hours by authorized officers, employees and agents of the city. The administrator shall give written notice to franchised waste haulers at least 10 days prior to any inspection, audit or examination of these records.

B. Accurate and complete records shall be maintained by the franchised waste hauler under option one for a minimum period of 12 months immediately following the date of the issuance of the certificate of occupancy or the project final inspection, whichever is later.

C. Where the administrator determines that an audit is necessary, the franchised waste hauler under option one shall be responsible for reimbursement of audit costs, including any city or consultant services, to perform audits of accounts of all C&D debris generated, transported, recycled and/or disposed of; the hauler of such C&D debris; and the final destination of such C&D debris.

16.92.110 Use of containers.

No person other than a customer who has contracted for service with a franchised waste hauler, or a person with such customer's consent, shall deposit C&D debris into a C&D debris box, drop box, roll-off container, pen, compactor or any other container placed in the city by a franchised hauler for the purpose of receiving C&D debris.

16.92.120 Enforcement and probation.

A. Except as otherwise expressly provided, the provisions of this chapter shall be administered and enforced within the city by enforcement officials designated by the administrator.

B. Violations of this chapter may be subject to the administrative civil penalties procedures and a civil penalty up to \$1,000 pursuant to RCMC 6.20.300.

C. The remedies set forth herein are cumulative to any other remedy available to the city under the RCMC and applicable laws. Nothing contained herein shall limit or be deemed to prevent the city from pursuing any other available remedy under this code, this title, or any other applicable law, including but not limited to administrative and criminal remedies.

D. Probation. In addition to any other remedies, the administrator is authorized to impose probationary measures on a permittee of a covered project under option two, or a waste hauler under option one, for violations of this ordinance. Probationary measures will remain in effect for one year or until the permittee provides documentation satisfactory to the administrator verifying that the reason for imposition of the probationary measures no longer exists. Probationary measures imposed may include, but are not limited to, any combination of the following:

1. For two or more violations of this chapter, a recycling performance deposit may be required prior to approval of the permittee's next WMP. A recycling performance deposit will be calculated as one percent of the stated project valuation but will not exceed \$10,000.

- a. The recycling performance deposit, which may be imposed for two or more violations of this chapter, shall be released in full upon a showing that the permittee has fully complied with the requirements of this chapter, and complied with the terms and conditions of the approved WMP, and complied with any other probationary measures imposed, for the duration of the project.

- b. If the administrator determines that the permittee only partially complied with the requirements of this chapter, and complied with the terms and conditions of the approved WMP, and complied with any other probationary measures imposed, for the duration of the project, then the administrator may authorize a partial release of the recycling performance deposit.

2. For any violation of this chapter, the WMP for the permittee's next covered project permit application may be required to be submitted directly to the administrator for approval.

Section 4. Effective Date.

Within fifteen (15) days after adoption, a summary of this Ordinance shall be published once in the Grapevine Independent or the Sacramento Bee, a newspaper of general circulation printed and published in Sacramento County and circulated in the City of Rancho Cordova, in accordance with Government Code section 36933. This Ordinance shall take effect and be enforced thirty (30) days after its adoption.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on this ____ day of _____, 2016, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

David M. Sander, Mayor

ATTEST:

Mindy Cuppy, MMC, City Clerk

2597859.4

MEMORANDUM

DATE: May 2, 2016

TO: Honorable Mayor and Council Members

FROM: Peter Ibrahim, Housing & Neighborhood Development Analyst



SUBJECT: A RESOLUTION AUTHORIZING THE CITY MANAGER TO SIGN A REGIONAL MEMORANDUM OF UNDERSTANDING (MOU) TO CONDUCT AN ASSESSMENT OF FAIR HOUSING

RECOMMENDATION

Adopt Resolution No. 42-2016.

RESULT OF RECOMMENDED ACTION

The City will enter into a Memorandum of Understanding with the Sacramento Housing and Redevelopment Agency (SHRA), the City of Citrus Heights, and the City of Elk Grove for cost-sharing the fees to conduct an Assessment of Fair Housing (AFH).

BACKGROUND

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

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

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

jurisdictions receiving HUD funding, and facilitating local decision-making on fair housing priorities and goals.

The AFFH analysis will be utilized by each Participating Agency for their respective Consolidated and Annual Action Plans; and for the Housing Authority's PHA and Capital Fund Plans.

Community Outreach

The AFFH rule requires community participation, consultation, and coordination. The Participating Agencies recognize the value of community participation, local data, and local knowledge for the development of a successful Assessment of Fair Housing.

To ensure that the process is inclusionary; the consultant will conduct outreach and consultation with a variety of stakeholder groups. Examples of groups to be consulted include:

- Advocacy groups (i.e., affordable housing, persons with disabilities, social justice)
- Affordable housing developers operating in SHRA and the Participating Agencies' jurisdictions
- Banks and other financial institutions
- Educational institutions
- Cities of Sacramento, Folsom, Isleton, Galt, Citrus Heights, Rancho Cordova and Elk Grove
- Continuum of Care Advisory Board
- County of Sacramento
- Fair housing organizations
- Neighborhood associations or groups/general public within SHRA and the Participating Agencies' jurisdictions
- Organizations and agencies that serve protected classes as well as low-income families
- Sacramento Housing and Redevelopment Agency
- Other stakeholder groups as identified by the Participating Agencies and/or the consultant

At a minimum, the Participating Agencies anticipate ten (10) consultation meetings, including those listed below. All meetings are expected to be held during business hours, except as noted.

- Two (2) meetings for advocacy groups.
- Two (2) meetings for nonprofit groups.
- One (1) meeting for affordable housing developers.
- One (1) meeting for fair housing-related organizations.
- One (1) meeting for governmental agencies.
- Three (3) public meetings (to be held in areas around Sacramento County during weekday evening hours).

The goal of each consultation meeting shall be to share basic information on fair housing and community demographic research, collect information from attendees on fair housing challenges they see in the community, and identify opportunities and strategies to address challenges.

The AFH is to be submitted to HUD no later than April 5, 2017. An administrative draft will be available no later than January 3, 2017 with a public review draft out for public comment no later than February 1, 2017. It is the intent of the SHRA and the Participating Agencies to present the AFH to their respective governing bodies for adoption in March 2017.

FISCAL IMPACT

Preparation of the AFH analysis report will be funded with Community Development Block Grant administration funds.

ATTACHMENTS

1. Resolution No. 42-2016.
2. Draft MOU Agreement.
3. Assessment of Fair Housing (AFH) Draft RFP.
4. AFFH Final Rule – HUD Executive Summary.

ATTACHMENT 1

CITY OF RANCHO CORDOVA

RESOLUTION NO. 42-2016

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
AUTHORIZING THE CITY MANAGER TO SIGN A REGIONAL MEMORANDUM OF
UNDERSTANDING (MOU) TO CONDUCT AN ASSESSMENT OF FAIR HOUSING**

WHEREAS, On July 16, 2015, HUD published the Final Rule for Affirmatively Furthering Fair Housing (AFFH). The AFFH rule establishes a process that the participating jurisdictions must use to help them meet their long-standing obligations to affirmatively further fair housing; and

WHEREAS, HUD is committed to enforcing the Federal Fair Housing Act and other civil rights laws with the fundamental goal of making housing opportunities available to all; and

WHEREAS, It is the intent of the Sacramento Housing and Redevelopment Agency (SHRA) and its constituent entities which include the Housing Authority of the City and County of Sacramento, the cities of Sacramento, Folsom, Isleton, Galt, Citrus Heights, Rancho Cordova and Elk Grove; and the unincorporated County of Sacramento (collectively known as Participating Agencies), to collaboratively partner on pursuing a regional Assessment of Fair Housing; and

WHEREAS, The City of Rancho Cordova and its partners will benefit from cost sharing and regional collaboration.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA authorizes the City Manager or his designee to sign the Memorandum of Understanding for.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on this _____ day of _____, 2016 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

David M. Sander, Mayor

ATTEST:

Mindy Cuppy, MMC, City Clerk

ATTACHMENT 2

DRAFT

AGREEMENT AMONG THE SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY, THE CITY OF CITRUS HEIGHTS, THE CITY OF ELK GROVE, AND THE CITY OF RANCHO CORDOVA FOR COST-SHARING THE FEES TO CONDUCT AN ASSESSMENT OF FAIR HOUSING

This Agreement ("Agreement") is made and entered into as of this 1st day of June, 2016, among the Sacramento Housing and Redevelopment Agency and its constituent entities ("SHRA"), a joint powers authority of the City of Sacramento and County of Sacramento; the City of Citrus Heights ("Citrus Heights"), a municipal corporation; the City of Elk Grove ("Elk Grove"), a municipal corporation; and the City of Rancho Cordova ("Rancho Cordova"), a municipal corporation (collectively, the "Parties" and individually, "Party").

RECITALS

WHEREAS, the members of the joint powers authority include the City and County of Sacramento Housing Authorities and SHRA;

WHEREAS, Citrus Heights, Elk Grove and Rancho Cordova are Consolidated Plan entitlement grantees of Community Development Block Grant ("CDBG") funding authorized by the U.S. Department of Housing and Urban Development ("HUD");

WHEREAS, SHRA on behalf of its constituent entities has served as the public entity designated to efficiently administer CDBG, HOME Investment Partnership Program ("HOME"), Housing Opportunities for Persons with AIDS/HIV ("HOPWA") and the Emergency Solutions Grant ("ESG") Consolidated Plan funding originating from HUD on behalf of the City of Sacramento and the County of Sacramento;

WHEREAS, Citrus Heights and SHRA are members of the HOME Consortium;

WHEREAS, HUD requires that jurisdictions receiving CDBG funds take actions to "affirmatively further fair housing," including, but not limited to, identifying and taking action to address factors of housing discrimination;

WHEREAS, in July 2015, HUD published the Final Rule for Affirmatively Furthering Fair Housing, which created a standardized process for fair housing planning, called the Assessment of Fair Housing ("AFH");

WHEREAS, preparation of the AFH requires identification of determinants influencing segregation, concentration of poverty, and disparate access to housing and community assets, as well as development of priorities and goals related to fair housing and mitigation of the aforementioned determinants;

WHEREAS, HUD has strongly encouraged regional cooperation in the development of the AFH;

WHEREAS, the Parties identified an opportunity to increase competition and cost-effectiveness by cooperating to complete an AFH covering the entirety of Sacramento County;

WHEREAS, the Parties plan to release a joint Request for Proposals entitled "Consulting Services for Preparation of an Assessment of Fair Housing" or similar ("RFP") to solicit a consultant to prepare the AFH, a copy of which is attached hereto and incorporated herein by reference as Exhibit A;

WHEREAS, the Parties will mutually benefit from the joint effort to complete the AFH ("Project"); and,

WHEREAS, the Parties work desire to enter into this Agreement based on the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the mutual promises made by the Parties contained herein, the Parties agree as follows:

1. **LEAD AGENCY**

The Parties shall jointly select a responsible consultant ("Consultant") from among the responsive respondents to the RFP, or to subsequent solicitation efforts, if required.

The Sacramento Housing and Redevelopment Agency shall serve as the lead agency ("Lead Agency") in the performance of this Agreement. Responsibilities of the Lead Agency shall include:

- A. Enter into a contract ("Contract") with the Consultant, with form of such Contract approved by all Parties prior to execution; at a minimum, the Contract shall include the Scope of Services set forth in the RFP and the indemnification set forth in the RFP. Any amendments to the Contract with the Consultant shall be reviewed and approved by the Parties prior to execution by the Lead Agency and Consultant.
- B. Serve as the primary contact between the Parties and the Consultant, including scheduling meetings and/or teleconferences, consolidating comments on the fair housing research, public outreach efforts, and/or AFH document and associated documents, and ensuring delivery of all items in compliance with the Contract and Scope of Work.
- C. Process and pay Consultant's invoices and provide adequate back-up documentation to the Parties for reimbursement; this process includes reviewing invoices and addressing any disputes.

2. **CONSULTANT'S SCOPE OF SERVICES**

The Scope of Work shall be the "Scope of Work" included in the RFP (Exhibit A), or as further refined and approved in the Contract between the Lead Agency and the Consultant.

3. **TERM OF AGREEMENT**

This Agreement shall be effective upon the signature of the last party to this Agreement and shall continue until all services provided for in this Agreement have been performed, unless earlier terminated pursuant to Section 8 of this Agreement.

4. **SCHEDULE FOR PERFORMANCE**

Consistent with the RFP, the Parties agree that time is of the essence and that services by the Consultant shall be undertaken and completed in accordance with the schedule of performance as follows:

- A. The Contract between the Lead Agency and the Consultant shall be entered into no later than June 30, 2016.

- B. Consultant shall provide Parties with an administrative draft of the AFH no later than January 3, 2017.
- C. Consultant shall provide Parties with a public review draft of the AFH no later than February 1, 2017.
- D. A final draft of the AFH shall be provided to all Parties no later than March 13, 2017.
- E. It is anticipated that all Parties will take the AFH to their governing bodies for adoption prior to April 17, 2017.

Deviations from the time schedule prepared in cooperation with the Consultant as part of the Contract may be made only with the written approval of the Executive Director or City Manager for each Party, or his/her authorized representative.

5. **COST SHARING AND REIMBURSEMENT**

- A. The total project budget available for the project shall not exceed \$250,000.
- B. Citrus Heights, Elk Grove, and Rancho Cordova shall reimburse Lead Agency the sum of the invoice related to the cost of the AFH based on their proportionate share of the Sacramento County population.
- C. Citrus Heights, Elk Grove, and Rancho Cordova shall reimburse the Lead Agency within sixty (60) calendar days after receipt of Lead Agency's invoice for reimbursement of costs.
- D. If Consultant's performance is not in conformity with the Scope of Work or Schedule of Performance, payments to the Consultant may be delayed or denied, unless otherwise agreed to by each Party in writing.
- E. If the work is halted at the request of any Party subject to the noticing guidelines set forth in Section 8 of this Agreement, the Lead Agency shall contact Consultant and indicate that Consultant should stop the terminating Party's work. Total compensation to the Consultant shall be based upon the proportion that the work performed bears to the total work required by this Agreement, subject to Section 8.

6. **NOTICES**

Any notice, demand, request, consent, or approval that any Party hereto may be, or is, required to give any other Party pursuant to this Agreement shall be in writing and shall be either personally delivered or sent by mail, addressed as follows:

TO SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY:

Attn: Geoffrey Ross
 Assistant Director - Dev and Federal Programs
 Sacramento Housing and Redev. Agency
 801 12th Street
 Sacramento, CA 95814colley

Additional contact info:
 Phone: 916-440-1357
 Email: gross@shra.org

TO CITRUS HEIGHTS:

Attn: Katherine Cooley
 Development Specialist II
 City of Citrus Heights
 7927 Auburn Boulevard
 Citrus Heights, CA 95610

Additional contact info:
 Phone: 916-727-4952
 Email: kcooley@citrusheights.net

TO ELK GROVE:

Attn: Sarah Bontrager
 Housing and Public Services Manager
 City of Elk Grove
 8401 Laguna Palms Way
 Elk Grove, CA 95758

Additional contact info:
 Phone: 916-627-3209
 Email: sbontrager@elkgrovecity.org

TO RANCHO CORDOVA:

Attn: Peter Ibrahim
 Housing and Neighborhood Dev. Specialist
 City of Rancho Cordova
 2729 Prospect Park Drive
 Rancho Cordova, CA 95670

Additional contact info:
 Phone: 916-851-8785
 Email: pibrahim@cityofranchocordova.org

Any Party may change the address to which subsequent notice and/or other communications can be sent by giving written notice designating a change of address to the Parties, which shall be effective upon receipt.

7. **AMENDMENT AND WAIVER**

Amendments, changes, or modifications in the terms of this Agreement may be made at any time by mutual written agreement among the Parties hereto and shall be signed by the persons authorized to bind the Parties. Waiver by any Party of any default, breach, or condition of the Agreement shall not be construed as a waiver of any other default, breach, or condition, or any other right hereunder.

8. **TERMINATION**

- A. The Agreement may be terminated, or limited in scope, by any Party with or without cause, upon thirty (30) calendar days' written notice (delivered by certified mail, return receipt requested) of intent to terminate.
- B. Upon termination, each Party shall be entitled to all work, including but not limited to, reports, investigations, appraisals, inventories, studies, analyses, drawings and data estimates performed to that date, whether completed or not.
- C. In the event of termination, the Lead Agency shall be compensated for work performed by Consultant through the date of termination, subject to the terms set forth herein.

9. **COMPLIANCE WITH LAWS**

Each Party represents that it shall observe and comply with all applicable Federal, State, and local laws, regulations, and ordinances related to the performance of the Scope of Services.

10. **GOVERNING LAWS AND JURISDICTION**

This Agreement shall be deemed to have been executed and to be performed within the State of California and shall be construed and governed by the laws of the State of California. Any legal proceedings arising out of or relating to this Agreement shall be brought in Sacramento County, California.

11. **PERFORMANCE STANDARDS**

Each Party shall perform their respective services under this Agreement in accordance with the industry and/or professions standards applicable to the services.

12. **MUTUAL INDEMNIFICATION**

- A. Citrus Heights, Elk Grove, and Rancho Cordova shall defend, indemnify, and hold harmless SHRA, as the Lead Agency, and its Board, officers, directors, agents, employees and volunteers from and against all demands, claims, actions, liabilities, losses, damages, and costs, including reasonable attorneys' fees, arising out of or resulting from the performance of the Agreement, caused in whole or in part by the negligent or intentional acts or omissions of Citrus Heights, Elk Grove, or Rancho Cordova's respective Councils, officers,

directors, agents, employees, or volunteers. Nothing in this provision is intended to require Citrus Heights, Elk Grove, or Rancho Cordova to defend, indemnify, and hold harmless the Consultant.

- B. SHRA shall defend, indemnify, and hold harmless Citrus Heights, Elk Grove, and Rancho Cordova, their respective Councils, officers, directors, agents, employees and volunteers from and against all demands, claims, actions, liabilities, losses, damages, and costs, including reasonable attorneys' fees, arising out of or resulting from the performance of the Agreement, caused in whole or in part by the negligent or intentional acts or omissions of SHRA's Board, officers, directors, agents, employees, or volunteers.
- C. It is the intention of each Party that the provisions of this paragraph be interpreted to impose on each Party responsibility to the other Parties for the negligent or intentional acts and omissions of their respective officers, directors, agents, employees, volunteers, Boards or Councils, and the Consultant. In it also the intention of each Party that, where comparative fault is determined to have been contributory, principles of comparative fault will be followed and each Party shall bear the proportionate cost of any damage attributable to the fault of that Party, its officers, directors, agents, employees, volunteers, Board or Council, and Consultant.

13. **SELF INSURANCE**

Each Party, at its sole cost and expense, shall carry insurance, or self-insure, that covers its activities in connection with this Agreement, and obtain, keep in force, and maintain insurance or equivalent programs of self-insurance, for general liability, workers compensation, and business automobile liability adequate to cover its potential liabilities hereunder. Each Party agrees to provide the other Parties with thirty (30) calendar days' advance written notice of any cancellation, termination, or lapse of any of the insurance or self-insurance coverage. Lead Agency shall also provide Parties with proof of insurance for Consultant upon request.

14. **SUCCESSORS**

This Agreement shall bind the successors of each Party in the same manner as if they were expressly named.

15. **TIME**

Time is of the essence in this Agreement.

16. **INTERPRETATION**

This Agreement shall be deemed to have been prepared equally by all of the Parties, and the Agreement and its individual provisions shall not be construed or interpreted more favorably for one Party on the basis that another Party prepared it.

17. **DISPUTES**

In the event of any dispute arising out of or relating to the Agreement, the Parties shall attempt, in good faith, to promptly resolve the dispute mutually between them. If the dispute cannot be

resolved by mutual agreement, nothing herein shall preclude any Party's rights to pursue remedy or relief by civil litigation, pursuant to the laws of the State of California.

18. **PRIOR AGREEMENTS**

This Agreement constitutes the entire agreement between the Parties regarding the subject matter of this Agreement. Any prior agreements, whether oral or written, between the Parties regarding the subject matter of this Agreement are hereby terminated effective immediately upon full execution of this Agreement.

19. **CONSULTANT'S AGREEMENT**

To the extent there is a conflict between this Agreement and the Contract between Lead Agency and Consultant, the Agreement with the Consultant controls, provided that all Parties have agreed to the form of that Contract as set forth in Section 1.A herein.

20. **RECITALS**

The above recitals are true and correct and are hereby incorporated by reference.

21. **DUPLICATE COUNTERPARTS**

This Agreement may be executed in duplicate counterparts that shall each be deemed originals and, when taken together, shall constitute the Agreement. The Agreement shall be deemed executed when it has been signed by all Parties.

(SIGNATURE PAGE FOLLOWS)

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be duly executed as of the day and year first written above.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY,
 a joint powers authority of the City of Sacramento
 and the County of Sacramento

CITY OF CITRUS HEIGHTS,
 a municipal corporation

By: _____
 LaShelle Dozier
 Executive Director

By: _____
 Henry Tingle
 City Manager

Attest: _____
 Vickie Smith, Agency Clerk

Attest: _____
 Amy Van, City Clerk

Approved as to Form:

Approved as to Form:

By: _____
 David Levin, General Counsel

By: _____
 Ruthann Ziegler, City Attorney

CITY OF ELK GROVE,
 a municipal corporation

CITY OF RANCHO CORDOVA,
 a municipal corporation

By: _____
 Laura S. Gill
 City Manager

By: _____
 Cyrus Abhar
 City Manager

Attest: _____
 Jason Lindgren, City Clerk

Attest: _____
 Mindy Cuppy, City Clerk

Approved as to Form:

Approved as to Form:

By: _____
 Jonathan P. Hobbs, City Attorney

By: _____
 Adam Lindgren, City Attorney

ATTACHMENT 2**DRAFT
EXHIBIT A****Request for Proposals: Consulting Services for Preparation of an Assessment of Fair
Housing**

ATTACHMENT 2

DRAFT– CONSULTING SERVICES FOR REGIONAL ANALYSIS
AFFIRMATIVELY FURTHERING FAIR HOUSING
Version 3

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ATTACHMENT 2

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AFFIRMATIVELY FURTHERING FAIR HOUSING
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INTRODUCTION

It is the intent of the Sacramento Housing and Redevelopment Agency (SHRA) and its constituent entities which include the Housing Authority of the City and County of Sacramento, the cities of Sacramento, Folsom, Isleton, Galt, Citrus Heights, Rancho Cordova and Elk Grove; and the unincorporated County of Sacramento (collectively known as Participating Agencies), to select a professional consulting firm to conduct public outreach and develop and write the Affirmatively Furthering Fair Housing (AFFH) regional analysis. The consulting firm selected will need to have proven expertise and understanding of the Fair Housing Act which requires the U.S. Department of Housing and Urban Development (HUD) to administer the Department's housing and urban development programs in a manner to "affirmatively further fair housing." HUD in large part carries this obligation out by requiring its grantees to affirmatively further fair housing through the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Solutions Grant (ESG), Housing Opportunities for Persons with AIDS (HOPWA) and Public Housing Authority (PHA) programs, and as one part of the Consolidated Plan (five-year planning document with performance measures reported annually), Annual Action Plan and the PHA Plan and Capital Fund Plan. HUD is committed to enforcing the federal Fair Housing Act and other civil rights laws with the fundamental goal of making housing opportunities available to all.

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

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

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The AFFH analysis will be utilized by each Participating Agency for their respective Consolidated and Annual Action Plans; and for the Housing Authority's PHA and Capital Fund Plans.

This regional analysis area is defined as the incorporated cities of Sacramento, Folsom, Isleton, Galt, Citrus Heights, Rancho Cordova and Elk Grove; and the unincorporated County of Sacramento.

SCOPE OF SERVICES

Given the newness of the publication of the AFFH, the Participating Agencies will be relying heavily on the expertise of the successful proposer in preparation of the AFH and have an expectation the successful proposer will bring adequate capacity and subject matter expertise to ensure proper completion of the AFH.

The consultant is expected to follow the AFFH in the completion of the analysis with the caveat that ***SHRA and its Participating Agencies reserve the right to modify the selected consultant contract as necessary to ensure that the final product meets HUD mandates.***

The AFH is due no later than April 6, 2017 to HUD. Due to the Participating Agencies approval processes, the final product must be completed no later than Friday, January 27, 2017.

Community Outreach

The AFFH rule requires community participation, consultation, and coordination. The Participating Agencies recognize the value of community participation, local data, and local knowledge for the development of a successful Assessment of Fair Housing.

To ensure that the process is inclusionary; consultant shall describe proposed outreach and consultation in submitted proposal.

Examples of groups to be consulted include:

- Advocacy groups (i.e., affordable housing,,, persons with disabilities, social justice)
- Affordable housing developers operating in SHRA and the Participating Agencies' jurisdictions
- Banks and other financial institutions
- Educational institutions

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- Cities of Sacramento, Folsom, Isleton, Galt, Citrus Heights, Rancho Cordova and Elk Grove
- Continuum of Care Advisory Board
- County of Sacramento
- Fair housing organizations
- Neighborhood associations or groups/general public within SHRA and the Participating Agencies' jurisdictions
- Organizations and agencies that serve protected classes as well as low-income families
- Sacramento Housing and Redevelopment Agency
- Other stakeholder groups as identified by the Participating Agencies and/or the consultant

At a minimum, the Participating Agencies anticipate ten (10) consultation meetings, including those listed below. All meetings are expected to be held during business hours, except as noted.

- Two (2) meetings for advocacy groups.
- Two (2) meetings for nonprofit groups.
- One (1) meeting for affordable housing developers.
- One (1) meeting for fair housing-related organizations.
- One (1) meeting for governmental agencies.
- Three (3) public meetings (to be held in areas around Sacramento County during weekday evening hours).

The goal of each consultation meeting shall be to share basic information on fair housing and community demographic research, collect information from attendees on fair housing challenges they see in the community, and identify opportunities and strategies to address challenges.

Assessment of Fair Housing Document

Based on the AFFH Guidebook posted on the HUD Exchange website, <https://www.hudexchange.info/resources/documents/AFFH-Rule-Guidebook.pdf>, the consultant shall prepare an AFH that includes, at a minimum, the following elements:

1. An analysis of data and other information that assesses, at a minimum, the following fair housing issues:

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- a. Integration and segregation patterns and trends based on race, color, religion, gender, sexual orientation, familial status, national origin, disability, and age in Sacramento County and the region;
 - b. Racially or ethnically concentrated areas of poverty (R/ECAPs) in Sacramento County and the region;
 - c. Significant disparities in access to opportunity for any protected class in the Sacramento County and the region; and
 - d. Disproportionate housing needs for any protected class within Sacramento County and the region.
2. A summary of all community outreach and consultation efforts, including a summary of the overall successfulness of the outreach efforts.
3. A discussion of fair housing issues related to publicly supported housing; disability and access; and fair housing enforcement, outreach capacity, and resources.
4. An identification of significant contributing factors for segregation, R/ECAPs(racially or ethnically concentrated areas of poverty), disparities in access to opportunity, and disproportionate housing needs, including the significant contributing factors that are related to publicly supported housing, disability and access issues, and fair housing enforcement, outreach capacity, and resources.
5. An assessment of the Participating Agencies' past and current fair housing-related goals and actions, including an analysis of efforts made by nonprofit agencies on behalf of the Participating Agencies.
6. A prioritization of the contributing factors identified for each fair housing issue and a justification for the prioritization. In prioritizing such factors, consultant shall work with Participating Agencies to give highest priority to those factors that limit or deny fair housing choice of access to opportunity, or negatively impact fair housing or civil rights compliance.
7. An identification of the fair housing goals that each of the Participating Agencies will use to overcome the effects of the prioritized contributing factors and related fair housing issues, including a description of how the goals relate to overcoming the contributing factor(s) and related fair housing issue(s). Each goal also will include an identification of

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AFFIRMATIVELY FURTHERING FAIR HOUSING
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the metrics and milestones for determining what fair housing results will be achieved, the timeframes for achieving them, and the responsible entity or entities.

Deliverables

The consultant shall provide the following deliverables:

- A complete AFH that meets the requirements of HUD’s AFFH rule. Should HUD not approve the AFH document, the Consultant **must** bring the document to an acceptable level within the HUD designated time frame.
- Monthly reports, memoranda, addendums, etc.;
- Public notices as published by consultant in newspapers of general circulation in the Sacramento region;
- Presentation materials (including information packets, surveys, questionnaires or similar) community outreach efforts and public hearings if requested by one and/or more of the of the Participating Agencies;
- Summary of nonprofit/stakeholder consultations done outside of formal meetings within thirty (30) days after each meeting;
- Formalized notes from and/or descriptive narrative of events within thirty (30) days after each meeting or event;
- Copies of written public comments, summaries of verbal comments, and responses;
- One (1) electronic, print-ready copy of the final AFH document (including indexes, tables, attachments, source documentation and data, etc.) and all back-up materials;
- One (1) paper copy of the final AFH document (including indexes, tables, attachments, source documentation and data, etc.) for each Participating Agency; and
- Any other materials that are substantially relevant to the development process.

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AFFIRMATIVELY FURTHERING FAIR HOUSING
Version 3

DEADLINES

The AFH is to be submitted to HUD no later than April 5, 2017. An administrative draft is due to SHRA and the Participating Agencies no later than January 3, 2017 with a public review draft out for public comment no later than February 1, 2017. It is the intent of the SHRA and the Participating Agencies to present the AFH to their respective governing bodies for adoption in March 2017. The selected consultant must be prepared to have staff available to attend multiple, in-person community and governing board meetings.

SECTION 3 & FIRST SOURCE PROGRAM REQUIREMENTS

SHRA and its Participating Agencies highly encourage participation by local qualified firms and organizations in all aspects of contracting. SHRA and the Participating Agencies actively encourage participation of Small Business Enterprises (SBE), Minority and Women Owned Business Enterprises (M/WBE), and Section 3 businesses in all aspects of contracting. During the term of this contract, should the selected firm (Consultant) have the need to hire new employees, to the greatest extent feasible, Consultant has the responsibility of demonstrating its efforts to hire Section 3 residents to fill those needs. The contract resulting from this solicitation is subject to Section 3 - First Source Program requirements.

Section 3 of the Housing and Urban Development Act of 1968, as amended (12 U.S.C. 1701u) (Section 3), requires SHRA and its Participating Agencies to ensure that employment and other economic and business opportunities are directed to public housing residents and other low-income persons, to the greatest extent feasible; particularly recipients of government housing assistance, and business concerns that provide economic opportunities to low- and very low-income persons (Section 3 Residents).

Outlined below are minimum requirements to be met by the selected firm and any subcontractor(s) performing work under this contract. The minimum requirements are triggered by federal regulations and SHRA policy and require active involvement by the selected firm and any subcontractor in soliciting local employees and contractors. Specifically, Section 3 of the Housing and Urban Development Act of 1968 as amended (12U.S.C. 1701u) and SHRA policy requires, to the greatest extent feasible, that employment and contracting opportunities be provided to Section 3 Residents and Section 3 Businesses.

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SHRA is broadening the Section 3 employment goals and requirements from projects funded by HUD financial assistance, to all projects funded by SHRA, no matter the funding source.

SECTION 3 EMPLOYMENT GOALS		
Who Must Comply	Area of Focus	Goal
Contractors	New Hires and Trainees	30% of new hires
Any Tier Subcontractors	New Hires and Trainees	30% of new hires

SECTION 3 SUB-CONTRACTING GOALS		
Who Must Comply	Area of Focus	Goal
Building trades work for maintenance, repair, modernization or development of public or Indian housing, or for building trades work arising in connection with housing rehabilitation, housing construction and other public construction	Subcontract Awards	At least 10 percent of the total dollar amount of all contracts
Any Tier Subcontractors	Subcontract Awards	At least 10 percent of the total dollar amount of all contracts
All other Section 3 covered contracts		At least three (3) percent of the total dollar amount

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To assist consultants in achieving the goals, SHRA has partnered with other job service providers to develop the First Source Program (FSP), including a website which will be utilized by the First Source Program. For this solicitation and future requirements Section 3 and the First Source Program are synonymous. The program is designed to enable residents to go to one source for training and job referrals. It also provides one location for prospective employers to find low-income employees. The awarded consultant, and any subcontractors, are required to use the FSP to identify qualified employees and to assist in the recruitment and training of low- and very low-income residents for employment opportunities resulting from this contract.

The selected consultant performing work under this contract is required to use the First Source Program (FSP) as their initial resource in making a good faith effort to fill any open positions as a result of this contract. Should any selected consultant have the need to hire new employees, they shall register their company at the First Source Program website and post the job opportunity at:

www.firstsourcesacramento.org.

Definitions

Employment Opportunity

Any job opening arising from SHRA contracts/projects, to include permanent, temporary or seasonal employment opportunities, including management and administrative jobs. Management and administrative jobs include architectural, engineering or related professional services required to prepare plans, drawings, specifications, or work write-ups; and jobs directly related to administrative support of these activities (construction mgr., relocation specialist, payroll clerk, etc.)

New Hire

An individual that is not employed by the consultant prior to the time the contract is executed (hired to specifically perform work on this project). New hires and jobs created (both union and

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nonunion) include all job openings and vacancies created (as a result of a project funded by SHRA.

Section 3 Resident

- (1) Public housing resident
- (2) Person who lives within the boundaries of the County of Sacramento who is considered to be a low- to very-low income person (having a household income that falls below HUD's income limits). HUD income limits are provided below.

Review the chart below, and match your household size (including yourself) with the **maximum** household income before taking this employment opportunity.

HUD INCOME LIMITS – 2016								
Number in Household	1	2	3	4	5	6	7	8
Maximum Household Income	\$38,850	\$44,400	\$49,950	\$55,500	\$59,950	\$64,400	\$68,850	\$73,300

For example, if the applicant's household size is 3 and the total annual household income was \$34,500, the applicant would fall within the income limits of the chart. From the chart above, the income was below the maximum for a family of 3 (\$49, 950).

If the applicant's total household income is within the limits of the chart, that person is considered a Section 3 Resident.

Section 3 Business

- (1) 51% or more owned by Section 3 residents; or
- (2) Employs Section 3 residents for at least 30% of its full- time, permanent staff; or

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- (3) Provides evidence of a commitment to subcontract to Section 3 business concerns, with 25% or more of the dollar amount of the awarded contract to businesses that meet the qualifications set forth in items (1) or (2) above.

Section 3 Covered Contract

A contract or subcontract (including a professional service contract) awarded by a recipient or contractor for work generated by the expenditure of Section 3 covered assistance, or for work arising in connection with a Section 3 covered project.

Section 3 Covered Project

The construction, reconstruction, conversion or rehabilitation of housing (including reduction and abatement of lead-based paint), and other public construction which includes buildings or improvements (regardless of ownership) assisted with Housing or Community Development assistance or SHRA funds.

CONTRACT

It is the intent of SHRA and its Participating Agencies to award one contract to one firm for these services. Prospective firms are advised to review the contract agreement and attachments before submitting their proposals. A sample contract and attachments are provided as Attachment A of this RFP document.

INSURANCE REQUIREMENTS

During the term of the contract, the selected Consultant shall maintain the following insurance coverage from insurance providers licensed to do business in California and having a Best's rating of at least A-VII, or a rating of such other service as SHRA and its Participating Agencies, at its sole discretion, shall require. The same insurance requirements apply to any and all subcontractors the selected Consultant may employ.

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1. Commercial General Liability – A policy of comprehensive general liability insurance which shall include, without limitation, coverage for contractual liability, public liability and property damage, written for not less than \$1,000,000 per occurrence for all covered losses and \$2,000,000 general aggregate and having a deductible of Twenty-five Thousand Dollars (\$25,000) or less.
2. Automobile Liability – If motor vehicles are used in performing services in connection with this contract, a policy of automobile liability insurance written for not less than the liability coverage stated. For owned, nonowned and hired autos, written for not less than \$300,000 or more of automobile liability coverage having a deductible of Five Thousand Dollars (\$5,000) or less.
3. Workers Compensation – A state approved Workers Compensation and Employers Liability Insurance policy providing benefits as required by law with employer’s liability limits no less than \$1,000,000 per accident or disease, which covers all employees of the consultant and each and every subcontractor.

All of the insurance policies, except the workers compensation policy, shall name the “Sacramento Housing and Redevelopment Agency and its constituent entities as well as each Participating Agency” as additional insureds. All insurance certificates and the underlying policies shall each contain a provision stating that coverages afforded under the policies can only be cancelled after thirty (30) days prior written notice has been given to SHRA and its Participating Agencies of the pending cancellation and within ten (10) days for non-payment. A current certificate of insurance shall be maintained at the Procurement Services Division office, 801 12th Street, Sacramento, CA. 95814, during the term of the contract.

NO EXCEPTIONS: all of the insurance requirements listed above must be met prior to the selected Consultants being awarded a contract for the services requested in this RFP. The selected consultant may request a waiver from the SHRA and its Participating Agencies’ Legal Departments for some of the insurance requirements; however, should the request be denied no contract will be awarded.

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SUBMISSION PROCEDURES, REQUIREMENTS AND SELECTION PROCESS***Contact***

Questions concerning the Scope of Services are to be directed in writing to:

Geoffrey Ross
gross@shra.org

Questions concerning the submittal procedures, requirements and selection procedures are to be directed in writing to:

Wayne Whitley
wwhitley@shra.org

Written replies to all inquiries will be furnished to all firms that have requested the RFP document from Procurement Services. SHRA will not be responsible for oral or other explanations / interpretations of the RFP document or procedures. If it becomes necessary to revise any part of this RFP, an addendum to the RFP will be issued to all firms that have received the RFP document.

Do not contact other SHRA employees or Selection Committee members regarding this project or the selection procedures. SHRA will not be responsible for oral or other explanations / interpretations of the RFP document or procedures.

Time and Place for Submission of Proposals

Firms interested in providing the requested services shall closely examine the specific submittal requirements and questions below, and submit seven (7) bound copies and USB drive of their proposals to:

Sacramento Housing and Redevelopment Agency
Attn: Wayne Whitley – RFP #
801-12th Street
Sacramento, CA 95814

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All submissions must be received no later than 2:00 P.M. on Thursday, xxxxxxxx . If the submission is late or lacking in the number of copies required, that firm may be eliminated from consideration. Postmarks, e-mails, and faxed proposals will not be accepted.

After selection and execution of the contracts all information and materials provided in each submittal received is subject to disclosure through a Public Records Request pursuant to the California Public Records Act.

Proposal Format

Proposals are to be bound, single sided standard sized (8.5" x 11") pages. Brevity is encouraged; however, be sure to fully address each item listed below as part of your RFP submittal. To facilitate review by the Selection Committee (as later defined), please submit information in accordance with the following format, identifying each item, in order, by the appropriate number. Number each page.

The total allowable length of all submission materials may not exceed 25 single sided standard sized (8.5" x 11") pages; exclusive of your cover letter, sample Analysis of Impediments (AI) to Fair Housing Choice and any folder or cover. A sample AI is acceptable as it is acknowledged that the AFFH is a new requirement / format.

1. A cover letter introducing your firm, its location, history and experience and executed by an authorized signatory of the firm.
2. Provide a list of all key team members and brief resumes, highlighting their previous experience on similar projects. Please identify and provide contact information for the person that will be the Participating Agencies' designated point of contact for this project. If you intend to employ any sub-contractors or sub-consultants, provide their business name, office location, history and experience relevant to this project.
3. Provide examples and brief descriptions of projects your firm and team members have been involved with, demonstrating experience with developing and writing AFH and/or AI documents.

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4. Describe your methodology for managing a complex project, controlling costs, meeting the project's timeframe, and achieving goals in a cooperative, timely and cost effective manner.
5. Provide a proposed scope of work and project time-lines for this project, showing deliverables and review periods.
6. As a work sample, provide one AI or AFH your firm has recently completed.
7. Provide a detailed fee proposal, along with a schedule of hourly rates for all staff that may participate in this project.
8. Provide three (3) client references, with emphasis on similar projects, including the name of the organization, contact person, address, and telephone number. At the discretion of the Selection Committee the references may be contacted.

Selection Process

1. Based upon information provided during this process, the Selection Committee will select the most qualified firms for the qualified lists.
2. A Selection Committee will be established according to SHRA policy, and will include at a minimum one representative each from SHRA, the City of Citrus Heights, the City of Elk Grove, and the City of Rancho Cordova. Members of the Selection Committee will be provided copies of each submittal received. Each member will evaluate each submittal individually.
3. In order of priority, the written submittals will be evaluated based upon the following:
 - Experience with similar projects – 30 percent
 - Experience of key team members - 25 percent
 - Approach to managing the project and methodologies- 20 percent
 - Proposed scope of work & time-lines – 15 percent
 - Proposed fees -10 percent
4. Review of the submittals will follow the submittal deadline. It is anticipated that the Selection Committee will rank the firms and make the final selection directly from the written proposals. However, SHRA and the Participating Agencies reserve the right to

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request clarifications or additional information from any or all firms. Additionally, if deemed necessary and at the sole discretion of the Selection Committee, oral interviews will be scheduled at a later date and final selection made after the interviews.

5. The Selection Committee intends to select the applicant which the Selection Committee determines to be the most responsive to the requirements of the RFP and who can accomplish the requirements set forth in this RFP in a manner which is overall most advantageous to the Participating Agencies.
6. Should any offeror wish to protest the final selection, they shall have ten (10) calendar days after the date of the selection letter to submit to SHRA a written protest. The written protest shall be full and complete; specifying in detail the grounds of the protest and the facts supporting the protest or it will not be considered. Any offeror who has a legitimate protest must provide evidence that the awarded offeror is not qualified. Protest letters are to be sent to:

Sacramento Housing and Redevelopment Agency
 Attn: Procurement Services Supervisor
 801 12TH Street, 2ND Floor
 Sacramento, CA 95814

All protests shall be resolved in accordance with SHRA's protest policy and procedures, copies of which are maintained at SHRA and available upon request.

Timeline of Selection Process

Award of Contract

Following final selection, a contract will be negotiated with the top ranked firm. If SHRA and its Participating Agencies are unable to negotiate a satisfactory agreement with the top ranked firm, it will undertake negotiations with the next ranked firm, and so on, until a satisfactory agreement is reached. Award of a contract may be subject to approval of the Participating Agency's governing boards and/or councils. A Sample Contract is provided as Attachment A. Prospective firms are advised to review the contract, all of the provisions and attachments to the contract before submitting their proposals.

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Rights, Options, and Policies

1. The Participating Agencies reserve the right to decide that one firm is more responsive than the others and to select after review of the written submittals only.
2. The Participating Agencies reserve the right to reject any and all submissions, request additional information, amend the project schedule, or issue additional requirements throughout the selection process. It is the responsibility of the contractor to verify that all necessary information is submitted by the due date. SHRA shall be the sole judge of the immaterial inconsistencies, and its decision shall be final.
3. The Participating Agencies reserve the right to modify any portion, postpone or cancel this RFP at any time, and/or reject any and all submissions without indicating any reason. No submission documents will be returned.
4. The Participating Agencies reserve the right to reject individual team members, firms, and request substitution without indicating any reason prior to contract award.
5. The Participating Agencies highly encourage participation by local qualified firms and contractors in all aspects of consultant contracting unless the project requires unusual or highly specialized services.
6. The Participating Agencies actively encourage participation of small, minority and women owned business enterprises in all aspects of contracting.
7. No compensation is offered for any work related to this selection process. Submissions are entirely voluntary. All original documents including electronic files become the property of the Participating Agencies. If any submission is late or incomplete in any way, that team will be eliminated from consideration.
8. In accordance with federal and state laws, the Participating Agencies do not discriminate on the basis of race, color, national origin, gender, sexual orientation, religion, age, veteran's status or disability in the provision of services.
9. Procured consultants / contractors will not be considered the Participating Agencies personnel and shall in no way be considered an employment relationship, a partnership or

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joint venture between the consultant and the Participating Agencies and the Participating Agencies assume that a consultant's proposal of certain personnel to be a statement of their availability to do the work.

10. The Participating Agencies reserve the right to select more than one respondent, to select a respondent(s) for specific purposes or for any combination of specific purposes, and to defer the selection of any respondent(s) to a time of the Participating Agencies' choosing.

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ATTACHMENT A – SAMPLE CONTRACT

Placeholder

HUD Rule on Affirmatively Furthering Fair Housing

The U.S. Department of Housing and Urban Development (HUD) has released a final rule to equip communities that receive HUD funding with the data and tools that will help them to meet long-standing fair housing obligations in their use of HUD funds. HUD will provide publicly open data for grantees to use to assess the state of fair housing within their communities and to set locally-determined priorities and goals. The rule responds to recommendations of the Government Accountability Office and stakeholders for HUD to enhance its fair housing planning obligations by providing greater clarity and support to jurisdictions receiving HUD funding, and facilitating local decision-making on fair housing priorities and goals.

For more than forty years, HUD funding recipients have been obligated by law to reduce barriers to fair housing. Established in the Fair Housing Act of 1968, the law directs HUD and its program participants to affirmatively further the Act's goals of promoting fair housing and equal opportunity. The final rule on affirmatively furthering fair housing (AFFH) aims to provide all HUD grantees with clear guidelines and the data that will help them to achieve those goals, because no child's ZIP code should determine her opportunity to achieve.

HUD's rule clarifies and simplifies existing fair housing obligations for HUD grantees to analyze their fair housing landscape and set locally-determined fair housing priorities and goals through an Assessment of Fair Housing (AFH). To aid communities in this work, HUD will provide open data to grantees and the public on patterns of integration and segregation, racially and ethnically concentrated areas of poverty, disproportionate housing needs, and disparities in access to opportunity. This improved approach provides a better mechanism for HUD grantees to build fair housing goals into their existing community development and housing planning processes. In addition to providing data and maps, HUD will also provide technical assistance to aid grantees as they adopt this approach.

Key features of this final rule include:

- Clarifying existing fair housing obligations. Existing patterns of meeting AFFH obligations have been undermined by limited access to data about fair housing conditions and access to opportunity. A Government Accountability Office report from 2010 also cited a lack of clarity, standards, and transparency for communities under the current process. HUD's rule clarifies and standardizes this process.
- Publicly open data on fair housing and access to opportunity. HUD will provide publicly open data and mapping tools to aid community members and local leaders in setting local fair housing priorities and goals.
- A balanced approach to fair housing. The final rule helps to facilitate communities relying on local knowledge and local decision-making to determine best strategies for meeting their fair housing obligations at the local level – including making place-based investments to revitalize distressed areas, or expanding access to quality affordable housing throughout a community.

- Expanding access to opportunity. The strength of America's economy, the stability and security of its neighborhoods, and the ability for all to prosper depends on all Americans having equal access to opportunity – no matter what they look like or where they come from. This rule facilitates local decision-making by HUD grantees to expand equal access to opportunity for all Americans.
- Valuing local data and knowledge. HUD is providing grantees with publicly open data to assist with their assessment of fair housing, but grantees will also use local data and knowledge to inform local decision-making, including information obtained through the community participation process.
- Customized tools for local leaders. Recognizing that one size does not fit all grantees, given their differing responsibilities and geographic areas served, HUD will be providing fair housing assessment tools specific to local jurisdictions, public housing authorities (PHAs), and states and Insular Areas.
- Collaboration is encouraged. Many fair housing priorities transcend a grantee's boundaries. Actions to advance these priorities often involve coordination by multiple jurisdictions. The final rule encourages grantees to collaborate on fair housing assessments to advance regional fair housing priorities and goals.
- Community voice. The rule facilitates community participation in the local process to analyze fair housing conditions and set local priorities and goals.
- A phased-in approach. The final rule provides for additional time for communities to adopt this improved process for setting local fair housing priorities than originally proposed.
- Additional time for small grantees and recent regional collaborations. Local jurisdictions receiving a CDBG grant of \$500,000 or less and qualified PHAs will have more time to submit their first AFH. Grantees that recently submitted a Regional Analysis of Impediments in connection with HUD's Sustainable Communities competition have additional time to submit their first AFH than originally proposed.

MEMORANDUM

DATE: May 2, 2016

TO: Honorable Mayor and Council Members

FROM: Albert Stricker, Interim Public Works Director, and Chris Boyer, Associate Engineer

SUBJECT: **RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT AMENDMENT NO. 129-2014-2 WITH MARK THOMAS AND COMPANY, INC. TO INCREASE THE CONTRACT AMOUNT FROM \$932,577 TO \$969,922.**



RECOMMENDATION

Adopt Resolution 46-2016.

RESULT OF RECOMMENDED ACTION

Adoption of Resolution 46-2016 will authorize the City Manager to execute Contract Amendment No.129-2014-2 with Mark Thomas & Company, Inc. to increase the contract amount from \$932,577 to \$969,922 to accommodate the preparation of a noise study and associated engineering for the Zinfandel Complex Project.

BACKGROUND

The City previously entered into a contract with Mark Thomas & Company, Inc. for engineering services on December 15, 2014 (Contract 129-2014). The original contract scope did not include scope to prepare a Noise Study Report. During the environmental review for this project, Caltrans found a need to perform a Noise Study for the residences on the northwest quadrant of the Zinfandel Interchange at Highway 50. The increase in the contract amount of \$37,345 will allow Mark Thomas & Co, Inc. to perform the necessary study.

Zinfandel Drive from International Drive to Folsom Boulevard (referred to as the Zinfandel Complex) is a highly congested roadway with several closely spaced signalized intersections including the Hwy 50 interchange. The Public Works Department applied and received Federal funding to study this section of the roadway and prepare the necessary design and environmental documents for a project to improve operations, safety and bike/pedestrian access along Zinfandel Drive.

The congestion experienced is due to heavy traffic loads on Zinfandel Drive between White Rock Road and Folsom Blvd. The project will evaluate transportation needs in the Zinfandel Interchange area. Design elements will include widening the bridge, signal modifications, and more efficient traffic routing. These improvements will reduce congestion and improve pedestrian and bicycle access.

PROJECT FUNDING

Funding for the Zinfandel Complex Project consists of \$700,000 in Sacramento Area Council of Governments (SACOG) Regional/Local Funds. Transportation Impact Fees are paying for the remaining \$232,577 and the additional request of \$37,345.

This project is included in the City's current approved Capital Improvement Plan (CIP) and in the 2015/2016 budget.

ATTACHMENT

Resolution No. 46-2016, including Exhibit 1 – Contract 129-2014-2.

CITY OF RANCHO CORDOVA

RESOLUTION NO. 46-2016

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT
AMENDMENT NO. 129-2014-2 WITH MARK THOMAS & COMPANY, INC. TO INCREASE
THE CONTRACT AMOUNT FROM \$932,577 to \$969,922**

WHEREAS, the Parties entered into a Professional Services Agreement ("PSA") dated December 15, 2014, for the purpose of providing engineering and design services; and

WHEREAS, the Parties amended the "PSA" on October 5, 2015 to increase the contract amount from \$724,368 to \$932,577 to accommodate the engineering and design services for the Zinfandel Complex Project; and

WHEREAS, adoption of this resolution will execute contract amendment No. 129-2014-2 with Mark Thomas & Company, Inc. to increase the contract amount from \$932,577 to \$969,922 to accommodate preparation of a noise study and associated engineering for the Zinfandel Complex Project; and

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does authorize the City Manager to execute contract amendment No. 126-2014-2 with Mark Thomas & Company, Inc. to increase the contract amount from \$932,577 to \$969,922 attached as **Exhibit 1**.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the _____ day of _____, 2016 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

David M. Sander, Mayor

ATTEST:

Mindy Cuppy, MMC, City Clerk

**SECOND AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT BETWEEN THE
CITY OF RANCHO CORDOVA AND MARK THOMAS AND COMPANY, INC.**

This Second Amendment to the Agreement for Professional Services ("**Amendment**") is made by and between the City of Rancho Cordova, a municipal corporation organized and existing under the laws of the State of California ("**City**") and MARK THOMAS AND COMPANY, INC. ("**Professional**"). City and Professional are hereinafter referred to collectively as the "Parties."

RECITALS

WHEREAS, the Parties entered into a Professional Services Agreement ("PSA") dated December 15, 2014 for the purpose of providing engineering and design services; and

WHEREAS, the Parties desire to increase the contract compensation amount from \$932,577 to \$969,922 for engineering and design services for the Zinfandel Complex Project; and

WHEREAS, the Parties agree that changes to the term and services provided for in the PSA are necessary in order for the City to continue receiving services by Professional.

NOW, THEREFORE, the Parties hereto agree as follows:

AGREEMENT

1. Section 2 of the PSA, "Compensation," provides for the City to pay Professional a sum not to exceed \$932,577. The Parties agree to amend Section 2 of the PSA in order to increase the compensation amount to pay Professional for additional services. The first sentence of Section 2 of the PSA is amended to read as follows:

"City hereby agrees to pay Professional a sum not to exceed Nine Hundred Sixty Nine Thousand Nine Hundred Twenty-Two Dollars (\$969,922), notwithstanding any contrary indication that may be contained in Professional's proposal, for services to be performed and reimbursable costs incurred under this Agreement."

2. All other terms and conditions in the PSA shall remain in full force and effect to the extent they are not in conflict with this Amendment.
3. The signatures of the Parties to this Amendment may be executed and acknowledged on separate pages or in counterparts which, when attached to this Amendment, shall constitute one complete Amendment.
4. **Contract Administration.** This Agreement shall be administered by Mark Thomas ("Contract Administrator"). All correspondence shall be directed to or through the Contract Administrator or his or her designee.

Notices. Any written notice to Professional shall be sent to:
 Mark Thomas & Company, Inc.
 Attention: Matt Brogan, Project Manager
 7300 Folsom Blvd, Suite 203
 Sacramento, CA 95826

Email Address (for Insurance Update Requests):
mbrogan@markthomas.com

Any written notice to City shall be sent to:
 City of Rancho Cordova
 Attention: Chris Boyer
 2729 Prospect Park Drive
 Rancho Cordova, CA 95670

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

CITY OF RANCHO CORDOVA

PROFESSIONAL

Cyrus Abhar, City Manager

Richard K. Tanaka, CFO

Date: _____

Date: _____

Attest:

Mindy Cuppy, MMC, City Clerk

Date: _____

Approved as to Form:

Adam Lindgren, City Attorney

Date: _____

MEMORANDUM

DATE: May 2, 2016
TO: Honorable Mayor and Council Members
FROM: Stacy Delaney, Community Enhancement Analyst



SUBJECT: RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE THE FIRST AMENDMENT WITH MERCY HOUSING CALIFORNIA TO UNDERTAKE AND MANAGE THE PRE-DEVELOPMENT ACTIVITIES OF PHASE 3 OF MATHER VETERANS VILLAGE

RECOMMENDATION

Adopt Resolution No. 45-2016.

RESULT OF RECOMMENDED ACTION

The contract amendment does not change the total contract amount. The change to the use of funds under this Agreement allows for Mercy Housing California to undertake and manage the pre-development activities of Phase 3 of Mather Veterans Village.

BACKGROUND

In October 2015, the City entered into an agreement with Mercy Housing California who is the developer of Phase 3 of Mather Veterans Village. In evaluating the needs of Phase 3 of Mather Veterans Village, it was determined that the project scope requires some different category descriptions and funding allocations to continue carrying out pre-development activities required to advance the Phase 3 construction/building design and site layout.

ATTACHMENT

Resolution No. 45-2016, including Exhibit 1 Contract No. 103-2015-1.

CITY OF RANCHO CORDOVA

RESOLUTION NO. 45-2016

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT AMENDMENT 103-2015-
1 WITH MERCY HOUSING CALIFORNIA TO MODIFY THE USE OF FUNDS**

WHEREAS, The Parties entered into an agreement for use of City funds dated October 21, 2015; and

WHEREAS, adoption of this resolution will authorize the City Manager to execute contract amendment 103-2015-1 to modify the use of funds to undertake and manage the pre-development activities of Phase 3 of Mather Veterans Village.

WHEREAS, the necessary adjustments to the project allocation (increases or decreases) will exceed the individual or cumulative amount the City Manager has authorization to approve.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does authorize the City Manager to execute a contract with Mercy Housing California, Provider, attached as **Exhibit 1**.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on this ____ day of ____, 2016 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

David M. Sander, Mayor

ATTEST:

Mindy Cuppy, MMC, City Clerk

CONTRACT NO. 103-2015-1

AMENDMENT NO. 1 TO
 AGREEMENT BETWEEN CITY OF RANCHO CORDOVA
 AND MERCY HOUSING CALIFORNIA
 FOR USE OF CITY FUNDS

This Agreement is made by and between the City of Rancho Cordova, a California municipal corporation ("City"), and Mercy Housing California ("Developer") a 501(c) (3) not for profit corporation as of May 2, 2016.

Whereas, City has allocated City funds to Developer for the purpose of partially funding costs associated with pre-development activities of Phase 3 of Mather Veterans Village, which development will benefit the City of Rancho Cordova and its residents by providing residential opportunity to disabled and/or homeless Veterans; and

Whereas, City and Developer entered into an agreement for use of City funds dated October 21, 2015, pursuant to which Developer will provide the services described above; and

Whereas, City and Developer now desire to amend the agreement for use of City funds to provide for some different category descriptions and funding allocations. This includes removing environmental assessment as a category description and adjusting some of the remaining funding allocations among the other categories. The contract amendment does not change the total allocation of funds.

City and Developer agree as follows:

The Agreement Between City of Rancho Cordova and Mercy Housing California for Use of City Funds, dated October 21, 2015, (the "Agreement") is hereby amended as follows:

1. Exhibit A of the Agreement is amended in its entirety to read as set forth on the Exhibit A attached hereto.
2. All other terms and conditions of the Agreement remain in full force and effect.

Signatures on following page.

CONTRACT NO. 103-2015-1

1. IN WITNESS WHEREOF, the Parties have executed this Agreement as of the day and year first set forth above, which date shall be considered by the Parties to be the effective date of this Agreement.

CITY:

DEVELOPER:

Cyrus Abhar
City Manager

Stephan Daues
VP, Mercy Housing California

Date: _____

Date: _____

Attest:

Mindy Cuppy, City Clerk

Date: _____

Approved as to Form:

Adam U. Lindgren, City Attorney

CONTRACT NO. 103-2015-1**EXHIBIT A
SCOPE OF WORK**

Developer: Mercy Housing California

Address: 2512 River Plaza Drive, Suite 200, Sacramento, CA 95833

Telephone: 916.330.3355

Email: lmcgillivray@mercyhousing.org

Contact Person/Title: Lynne McGillivray, Grants Manager

Funding Allocation: \$ 75,000.00

Term: October 21, 2015 – June 30, 2016

1. Services to be Provided: All work and services to be funded by the City grant will constitute “pre-development” activities associated with building the third phase of Mather Veterans Village. This third phase will be comprised of the construction of permanent supportive residential housing for homeless and/or disabled veterans.

2. Units of Service to be Provided: Ultimately, 50 apartment type units will be built

3. Use of Funds: It is expected that none of the following line items will be totally funded from these City grant funds. Expenditures will facilitate the partial completion of architectural, engineering and construction documents and special studies such as environmental impact assessment necessary for Design Review approval from the City Council. All funds shall be expended by the Developer by June 30, 2016.

a. Architectural/Engineering services	\$26,300
b. Financial Consulting services	\$10,000
c. Environmental Assessment	\$0
d. City Fees	\$10,000
e. Special Studies (Market Study etc.)	\$8,700
f. Other (Construction Consultant, Legal, Printing, Mileage, etc.)	20,000

Total: \$75,000

a. The amounts listed above are estimates of the expenditures and may vary. However, the amount may not vary by more than 30% (with City Manager approval) unless the Agreement is amended. In no event shall the City's total payment to Developer under the Agreement exceed the total allocation shown above.

b. Unexpended Funds. If any funds advanced to Developer remain unexpended upon the expiration of the term of this Agreement, Developer shall return the unexpended funds to City within thirty (30) days of the expiration date of the Agreement.

4. Eligibility Criteria for Qualification of Residents: All residents in the permanent supportive housing must be very low-income or extremely low –income households. They will also be required to be homeless and/or disabled Veterans.

CONTRACT NO. 103-2015-1

Developer shall keep documentation confirming eligibility requirements were met.

5. Allocation and Payment of Funds: City shall pay the funds to Developer as follows:
 - a. \$37,500 due upon execution of Agreement.
 - b. \$18,750 due on December 1, 2015. Evidence of paid invoices for all funds released upon execution of Agreement must be submitted and approved by City before the release of the second payment.
 - c. \$18,750 due on April 29, 2016. Developer must submit design review application to City and provide evidence of paid invoices for all funds released associated with payment number two before the release of the third payment is made.
6. Reports: Developer shall file the following reports with City on the dates set forth below:
 - 6.1 Report for Use of City Funds: June 30, 2016
 - 6.2 Outcomes Report: June 30, 2016 (receipt of Design Review approval)

MEMORANDUM

DATE: May 2, 2016

TO: Honorable Mayor and Council Members

FROM: Peter Ibrahim, Housing and Neighborhood Development Analyst

SUBJECT: **A RESOLUTION APPROVING AND ADOPTING THE 2016-17 COMMUNITY DEVELOPMENT BLOCK GRANT ACTION PLAN**



RECOMMENDATION

Approve Resolution 43-2016.

RESULT OF RECOMMENDED ACTION

City Manager will submit the 2016-2017 Community Development Block Grant Action Plan to HUD and will direct staff to make any modifications deemed necessary.

BACKGROUND

Each year, the City receives an entitlement allocation of Community Development Block Grant (CDBG) funding from the US Department of Housing and Urban Development (HUD). The City's allocation for FY 2016-2017 is \$559,369.

CDBG Program

The federal objective 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 (below 80 percent of area median income). At least 70 percent of the City's CDBG funds must be used for activities that benefit low- and moderate-income persons.

All activities must meet one 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 a community development need having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community.

CDBG funds may be used for a variety of community development activities, including acquisition of real property, rehabilitation of residential and non-residential structures, construction of public facilities and improvements, public services, and economic development and job creation/retention activities.

Action Plan

In order to receive CDBG funds, the City is required to prepare an annual budget and performance metrics plan, called the Action Plan. The Action Plan is the implementing document for the Consolidated Plan, a five-year plan for the City's housing, community development, economic development, infrastructure, and community services goals. The Action Plan identifies the projects to be funded and goals to be accomplished during the CDBG fiscal year.

The 2016-2017 program year marks the eleventh year the City will receive its CDBG funding as a formula allocation directly from HUD and the first year under the 2016-2020 Consolidated Plan. In past program years, the City has funded a variety of projects that provided services to low- and moderate-income households. These projects included but were not limited to housing repair, homeless prevention services, fair housing services, youth programs, senior meal programs, and public facility improvements. The 2016-2017 Action Plan continues to support these efforts.

Funding Process

On January 7 2016, the CDBG application was made available online via ZoomGrants to all those interested in submitting requests to fund eligible CDBG activities. The application was advertised in the *Grapevine*, posted on the City's website, and sent to several local and regional non-profit organizations. Applications were due on February 15, 2016. On January 26, 2016, the City held a public workshop to solicit input from local residents and service providers and to assist those interested in the preparation of CDBG funding applications. Training and technical assistance to potential applicants was also provided at the meeting.

The City has been steadily working toward a more transparent and consistent CDBG application and award process. This is our third year using ZoomGrants, which has provided historical application access, project tracking tools, and has fulfilled the City's goals of long-term program sustainability. The application review process included a unique opportunity in which City staff was invited to volunteer to review and rate the applications. Three staff members from departments with no fiscal interest in the CDBG program provided ranked reviews of the applications. Their work was very valuable in helping staff maintain transparency in our CDBG awards. It also helped us to identify the potential weaknesses in our application, and to provide opportune feedback to our grant applicants to help them be stronger grant writers for future funding opportunities.

Of primary importance to the reviewing committee for CDBG funding was the capability of applicants to expend grant funds in a timely manner as well as the applicants' ability to maintain compliance with CDBG regulations while producing the greatest benefit to the City. Consideration was given to a variety of thresholds that projects must meet to comply with CDBG objectives. The national objective that was cited in all applications was "benefit low- and moderate-income persons." The community priorities for public services, as set out in the Consolidated Plan, include youth services, senior services, and economic development.

Staff has prepared the following recommendations for CDBG allocations (services, capital, and administration):

Program	2015-2016	2016-2017	Reduction/Increase
Code Enforcement	\$78,000	\$70,000	(\$8,000)
Rental Housing Inspection	\$78,000	\$70,000	(\$8,000)
Respite C.L.U.B. by Cordova Neighborhood Church	\$10,000	\$10,000	(0)
Youth Services by Folsom Cordova Community Partnership	\$19,000	\$20,000	\$1,000
Senior Nutrition by Meals on Wheels	\$33,000	\$31,405	(\$1,594)
Homeless Prevention & Counseling by Sacramento Self-Help Housing	\$18,000	\$20,000	\$2,000
Fair Housing Services	\$2,500 from Services, \$12,811 from P&A (\$15,311 total)	\$2,500 from Services, \$13,500 from P&A (\$16,000 total)	\$689
Rebuilding Together Sacramento – Roof Rehab and Repair Program	*similar rehab program funding by same service provider at \$70,000	\$100,000	\$30,000
Public Works ADA Improvements	-	\$100,000	\$100,000
Cordova Parks & Recreation – Accessibility Improvements to Hagan Community Park Education Barn	-	\$23,590	\$23,590
CDBG Planning and Administration	\$110,311 (\$12,811 dedicated to Fair Housing)	\$111,837.80 (\$12,811 dedicated to Fair Housing)	\$1,562.80

HUD requires that all communities receiving HUD funds, which include CDBG, agree to Affirmatively Furthering Fair Housing in the recipient community. HUD has recently given new attention to the fair housing obligations inherent in HUD based funding, and has clearly stated that jurisdictions must carefully monitor and interact with the community to ensure fair housing obligations are being met.

During the 2013-2014 program year, the City formulated a Fair Housing Plan and took on the responsibility for responding to potential fair-housing complaints. Neighborhood Services and Housing Division staff had risen to the fair housing challenge and gained significant experience in responding to a variety of fair housing and life circumstance complaints. This experience had helped clarify the need for truly effective fair housing enforcement, as well as the value of timely tenant-landlord counseling, and good inter-agency cooperation. Staff continued to carry this responsibility through the 2014-2015, but an increase in calls, especially life circumstance challenges led staff to establish a Renters Helpline through Sacramento Self-Help Housing (SSHH). Staff amended the Tenant Landlord Services contract with SSHH to include a Renters Helpline component. The approach conceived was a collaboration between SSHH, Rental Housing Association (RHA), and Project Sentinel to provide a telephone hotline, tenant education and housing assistance, and mediation services for Rancho Cordova residents in a housing crisis or dispute. SSHH deals directly with concerns about landlord-tenant disputes while fair housing issues will be identified and referred to Project Sentinel. The collaborative team strives to reduce housing discrimination, promote public awareness of fair housing laws and rights and assist persons with disabilities.

Staff continues to meet with the cities of Elk Grove and Citrus Heights, as well as the County and City of Sacramento and the SHRA to discuss opportunities for leveraging of our fair housing funds and improving fair housing and tenant-landlords support services across jurisdictional boundaries. These partnerships have great potential for both providing superior fair housing enforcement for our residents and laying groundwork for future collaborative efforts.

FISCAL IMPACT

The City's CDBG allocation for FY 2016-2017 is \$559,369. Program funds are divided into three categories: Administration (20%), Services (15%) and Capital Improvements/Programs (65%). The recommended funding levels generally reflect modest reductions from last year's allocations. The programs identified in the proposed 2016-2017 CDBG Action Plan (**Attachment 2**), are projects/programs recommended to be most likely to succeed and be responsive to the needs of our community.

ATTACHMENTS

1. Resolution No. 43-2016.
2. 2016-2017 CDBG Action Plan.

ATTACHMENT 1**CITY OF RANCHO CORDOVA****RESOLUTION NO. 43-2016**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
 APPROVING AND ADOPTING THE 2016-2017 COMMUNITY DEVELOPMENT BLOCK
 GRANT ACTION PLAN, AND AUTHORIZING THE CITY MANAGER TO SUBMIT THE
 ACTION PLAN TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

WHEREAS, the Community Development Block Grant (CDBG) Program, authorized pursuant to Title 1 of the Housing and Community Development Act of 1974, as amended (Act), requires that jurisdictions provide for the issuance of grants 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, there has been presented to, and reviewed by this City Council, the 2016-2017 CDBG Action Plan (Action Plan), which describes programs to be funded, in compliance with the goals and objectives of the 2016-2020 Consolidated Plan, for the 2016-2017 program year; and

WHEREAS, there has been presented to, and reviewed by this City Council, certifications to the U.S. Department of Housing and Urban Development (HUD), including those regarding affirmatively furthering fair housing, anti-displacement and relocation plan, drug free workplace, anti-lobbying, authority of jurisdiction, consistency with strategic plan, citizen participation, community development plan, following Consolidated Plan, use of funds, prohibition of excessive force, compliance with anti-discrimination laws, and lead-based paint; and

WHEREAS, the City has received notification of an 2016-2017 CDBG allocation in the amount of \$559,369 from HUD, and is awaiting the annual application form (Standard Form 424); and

WHEREAS, the Action Plan, and a notice of the 30-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 May 2, 2016 to provide an opportunity for the public to comment on the information provided in the Action Plan.

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

1. Approves the adoption of Resolution 43-2016, which approves:
 - a. The Action Plan, which serves as the CDBG budget for July 1, 2016 to June 30, 2017 (FY 2016-17);
 - b. Certifications required by HUD that state the City of Rancho Cordova will continue to conduct its activities in accordance with applicable statutes and regulations governing the CDBG program, as identified in the Certifications in Appendix A of the Action Plan.

ATTACHMENT 1

2. Authorizes the City Manager, or his designee, to execute and file the Application, Certifications, and all documents, including the Action Plan and SF 424, that are required to receive CDBG funding, for and on behalf of the City of Rancho Cordova, and to make any changes to those documents where necessary.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on this _____ day of _____, 2016 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

David M. Sander

ATTEST:

Mindy Cuppy, MMC, City Clerk

a fresh take.

RANCHO CORDOVA
CALIFORNIA



2016-2017 CDBG Action Plan

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EXECUTIVE SUMMARY

The 2016-2017 Action Plan is a one-year plan to address community development and low- and moderate-income community needs in the City of Rancho Cordova. It is the first Action Plan in the implementation of the City's five-year Consolidated Plan for the 2016-2020 period. City Housing Services Division staff are responsible for implementing both the Consolidated Plan and the annual Action Plan. The City plans to use a variety of funding sources to meet its housing and community development needs, including Local Housing Trust Fund money, Community Development Block Grant (CDBG), and CalHome funds, as well as other local funds.

The City is scheduled to receive \$559,369 for its 2016-2017 allocation of CDBG funding from the U.S. Department of Housing and Urban Development. The 2016-2017 program year marks the third year that the City has teamed with ZoomGrants (www.zoomgrants.com) to provide an efficient online application process. Rather than handling paper applications, staff has convenient online access to the grantees' information and documents. ZoomGrants has the ability to streamline application reviews and committee collaboration regarding CDBG applications. After the public notice of the CDBG Capital RFP, staff hosted a technical workshop to give an overview of ZoomGrants and answer questions related to this year's application process.

In the 2012-2013 and 2013-2014 program years, the City executed 2-year contracts with its subrecipients providing CDBG funded services. These organizations include: Folsom Cordova Community Partnership (FCCP), Meals on Wheels (MOW), Sacramento Self-Help Housing (SSHH), and Respite C.L.U.B. by the Cordova Neighborhood Church. The City has contracted with these organizations in the past for the CDBG services they provide, and is confident in their capacity to report regularly on activities performed. To save time and administrative burden on the part of both the City and the organizations, staff had recommended the implementation of 2-year contracts. All subrecipients will be reporting achievements on an annual basis, which will be reported through the Integrated Disbursement and Information System (IDIS) and the Consolidated Annual Performance Evaluation Report (CAPER).

Throughout the process of drafting the Action Plan, City staff encouraged citizen participation and feedback. Staff invited residents to attend a Public Hearing on May 2, 2016 at City Hall to provide feedback on the proposed 2016-2017 Action Plan, and gave individuals an opportunity to review the draft document. The document was made available at City Hall and on the City's website beginning on April 8, 2016. Staff provides key objectives on the following pages, based on feedback received and staff's knowledge of services and infrastructure needs in the community.

Objectives

The City's key objectives for the 2016-2017 funding period are based on the public surveys used in the 2016-2020 Consolidated Plan and include the following:

- Improve housing opportunities, accessibility, affordability, and sustainability:
 - Continue to arrest decline in deteriorated areas of the City by requiring rental property owners to fix code violations and improve their properties, and continuing code enforcement efforts;
- Continue assisting community-based organizations with funding that allows them to provide new or expanded services to target low-income residents, especially seniors and youth;
- Improve accessibility to public facilities for youth and seniors; and
- Improve accessibility and American with Disabilities Act (ADA) compliance improvements to public infrastructure, such as sidewalks, crosswalks, and other public facilities, that increase public safety and improve the living environment of the City.

Outcomes

The City's housing outcomes for this planning period (July 1, 2016 – June 30, 2017) are primarily directed at providing needed services for youth, homeless, and seniors in the community, improving accessibility to community facilities, and providing funding for our Emergency Repair Grants Program to provide more residents a chance to receive emergency health and safety repairs in their homes.

The City intends to continue to fund five public services programs, which are expected to benefit approximately 1,000 residents in the 2016-2017 program year:

- Meals on Wheels (MOW) Senior Nutrition Services, which provides homebound seniors with hot meals or frozen heat-and-serve meals, and provides lunch to seniors at the Cordova Senior Center.
- Folsom Cordova Community Partnership (FCCP) Group Mentoring Initiative, which provides youth support and improves community involvement through intensive youth mentoring.

- Sacramento Self-Help Housing (SSHH), which provides services to residents who are in danger of homelessness, or who are already homeless, to aid them in securing stable housing. SSHH will also provide tenant/landlord mediation to assist low-income and very low-income renters who have a conflict with their landlord or property manager. Sacramento Self-Help Housing is also providing a Renters Helpline to help with tenant/landlord disputes and housing discrimination cases. A collaborative approach between SSHH, Rental Housing Association, and Project Sentinel will provide a telephone hotline, tenant education and housing assistance, and mediation services for Rancho Cordova residents in a housing crisis or dispute. The SSHH team will deal directly with concerns about tenant/landlord disputes while fair housing issues will be identified and referred to Project Sentinel. The collaborative team wants to reduce housing discrimination, promote public awareness of fair housing laws and rights and assist persons with disabilities.
- Respite C.L.U.B. by the Cordova Neighborhood Church, which provides affordable, senior respite day care services to senior with severe memory loss.

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

- City will continue to fund its Rental Housing Inspection Program, in which the City Neighborhood Services Department inspects rental units in CDBG target areas to find and correct code violations.
- City will also continue funding its Code Enforcement activities, in which City Neighborhood Services Code Enforcement officials provide code enforcement services in CDBG target areas.
- The City plans on funding accessibility improvements to the Hagan Community Park Education Barn
- The City plans on funding the Roof Rehab & Repair Program by Rebuilding Together Sacramento (RTS).
- Additionally, the City funds an annual sidewalk program that removes and replaces damaged curbs, gutters, and sidewalks to meet current ADA standards throughout the City.

Evaluation of Past Performance

The 2015-2016 program year is still in progress, and the Consolidated Annual Performance and Evaluation Report (CAPER) will be available for review in September 2016. The CAPER for the previous 2014-15 program year was accepted by HUD as adequate, and is available on the City's website for viewing.

Citizen Participation Process

The City utilized the Citizen Participation Plan in the creation of this Action Plan. The 2016-2017 Action Plan will be presented at a City Council meeting on May 2nd for Council approval. This Action Plan was noticed on April 8th, and made available for public comment. According to the City's Citizen Participation Plan, the Public Comment Period must be open for a minimum of 30 days.

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

INTRODUCTION

The U.S. Department of Housing and Urban Development (HUD) requires all government entities receiving federal Community Development Block Grant (CDBG) funds to prepare an annual Action Plan. The Action Plan outlines funding priorities and discusses how activities will meet the community needs identified in the Consolidated Plan. The activities described in this Action Plan are proposed to be undertaken during the period between July 1, 2016 and June 30, 2017.

The major objectives of activities undertaken during the 2016-2017 funding year will be the furthering of issues identified in the 2016-2020 Consolidated Plan, which include efforts to:

- Arrest decline in deteriorated areas of the City by requiring rental property owners to fix code violations and improve their properties, and by increasing code enforcement efforts;
- Assist community-based organizations with funding that allows them to provide new or expanded services to target low-income residents, especially seniors and youth; and
- Improve accessibility to public facilities for youth primarily through after-school activities.

Resources

The City of Rancho Cordova has been allocated \$559,369 in CDBG funding for the 2016-2017 program year. While some residents in the City may live in Section 8 properties or use Housing Choice Vouchers (formerly Section 8), these programs are managed by the local public housing authority, Sacramento Housing and Redevelopment Agency (SHRA). The City supports private developers in their applications for low-income housing tax credits, when possible, but does not manage or administer affordable housing.

The City does not have any CDBG programs that are currently bringing in any program income. All program income from previous program years has been obligated, spent, and drawn down from HUD.

Activities to be Undertaken

Table 1 below provides a description of the activities to be undertaken during the 2016-2017 program year. The one-year objective (output) and the estimated amount of CDBG funding allocated to each activity are identified. All activities are anticipated to be completed during the program year (July 1, 2016 to June 30, 2017). More detailed descriptions of activities follow the table.

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

Table 1

**Proposed CDBG Activities and Projects:
Program Year 2016-2017**

Goal	Activity Name	Activity Description	Output	Funding
Housing				
HS-1, HS-2	Rental Housing Inspection Program	Inspect rental units in CDBG target areas to find and correct code violations.	800 units inspected	\$70,000
HS-1, HS-2	Code Enforcement	Provide code enforcement services in CDBG target areas.	800 units inspected	\$70,000
Public Facilities				
CD-2 CD-3 CD-4	Accessibility Improvements to Hagan Community Park Educational Barn	Sidewalk accessibility and two accessible spaces w/van aisle	1 public facility improved	\$23,590
CD-2 CD-3 CD-4	Public Works ADA Improvements	Sidewalk repair and gap completion projects, including installation of wheelchair ramps, crosswalks, and damaged sidewalk repairs	1 public works project completed	\$100,000
CD-2 CD-3 CD-4	Rebuilding Together Sacramento	Roof Rehab & Repair Program	8-12 Housing Units Repaired	\$100,000

Public Services				
CD-2 CD-3	Group Mentoring Initiative (Folsom Cordova Community Partnership)	Provide youth support and improve community involvement through intensive one-on-one youth mentoring.	75 youth served	\$20,000
CD-1 CD-3	Senior Nutrition Program (Meals on Wheels)	Provide homebound seniors with hot meals or frozen heat-and-serve meals and provide lunch to seniors at the Cordova Senior Center.	150 seniors provided meals. A daily average of 48 Home Delivered Meal participants and 9 Congregate Meal participants.	\$31,405
HA-1 CD-3	Sacramento Self-Help Housing	Provide housing services to residents who are in danger of homelessness, or who are already homeless, to aid them in securing stable housing.	150 households provided counseling	\$10,000
HA-1 CD-3	Sacramento Self-Help Housing	Responds 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.	180 households provided services via Renters Helpline	\$10,000

CD-1, CD-3	Respite C.L.U.B.	Provides senior respite day care services to seniors with severe memory loss.	29 seniors provided day care services	\$10,000
HS-1, HS-2	Fair Housing (via Sacramento Self-Help Housing)	Provide fair housing services to residents by responding to inquiries of illegal housing discrimination and investigating discrimination complaints.	30 households provided assistance through information and referral or consultation. Investigate a minimum of 10 complaints or audits of potentially discriminatory housing. Outreach and education for housing providers, social service agencies, and the public by conducting a minimum of 10	\$2,500 Services Funding (in addition to \$13,500 from Planning and Admin.)
Planning & Admin				
	Planning and Administration	Provide general administration of the CDBG program, including all planning and reporting activities.	1 year of program administration.	\$111,874 (\$13,500 of this total to be used to further Fair Housing efforts)

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HOUSING ACTIVITIES

The following sections identify the different housing activities and programs to be funded out of CDBG for the 2016-2017 program year. This includes the Rental Housing Inspection and Code Enforcement programs, which are operated by the Neighborhood Services Division, and Rebuilding Together Sacramento's Roof Rehab and Repair Program.

Rental Housing Inspection Program

The rental housing inspection program is an area benefit activity wherein CDBG is partially funding the salary and benefits for 1 FTE code enforcement officer whose duties will include inspecting rental units within the CDBG target area (see Figure 1). The City has many rental units which, due to general age and deferred maintenance, are out of compliance with applicable codes. This program, in coordination with private investment by property owners, will arrest the decline of the area by requiring landlords to improve their properties to meet state health and safety standards and City Municipal Code standards.

2016-17 Output: 800 rental units inspected

Outcome Category: DH-3 "Decent Housing with Purpose of New or Improved Sustainability"

Goals Addressed: HS-1, HS-2

Funding: \$70,000

Code Enforcement

The code enforcement program is also an area benefit activity wherein CDBG is partially funding the salary and benefits for 1 FTE code enforcement officer whose responsibilities will include responding to code enforcement complaints and proactively enforcing City's Municipal Code and state health and safety code in single family homes and businesses in the CDBG target area to enforce reduction of blighted conditions (see Figure 1).

2016-17 Output: 800 units inspected

Outcome Category: DH-3 "Decent Housing with Purpose of New or Improved Sustainability"

Goals Addressed: HS-1, HS-2

Funding: \$70,000

Rebuilding Together Sacramento

The Roof Rehab & Repair Program will directly benefit the residents in the 5-10 homes served. Typically there is an average of 1.5 individuals in each home equating to 12-17 residents. The populations that will benefit from roof services are low-income homeowners who are elderly, disabled or families with children. Typically 90% of Rebuilding Together Sacramento's services are for homeowners who are elderly and/or disabled. Families with children are served when there is a compelling need. The roof will increase the health and safety of the occupants and the value of the home.

2016-17 Output: 8-12 Housing Units

Outcome Category: DH-2 "Affordability of Decent Housing"

Goals Addressed: HS-1, HS-2

Funding: \$100,000

PUBLIC FACILITIES

The City has identified a few public facilities needs that are to be addressed during the 2016-2017 program year.

Hagan Community Park Educational Barn (Cordova Recreation & Park District)

The project would construct two new accessible parking spaces with a van accessible aisle and an accessible concrete walkway. The project includes two exterior interpretive signs to illustrate the barn's teaching curriculum and to describe the barn's occupants.

The education barn at Hagan Community Park was originally preserved and donated to the Park District by the Rancho Cordova Rotary Club. The mission statement and core values of the barn is to enrich and develop youth, by encouraging a sense of community and work ethic through the education of ethical and humane treatment of animals and the web of life.

2016-17 Output: 1 Public Facility Renovated

Outcome Category: SL-1 "Availability/Accessibility of Suitable Living Environment"

Goals Addressed: CD-2, CD-3, CD-4

Funding: \$23,590

Public Works ADA Improvements

The City plans to dedicate \$100,000 in CDBG funds to its Public Works Department for the Pedestrian Improvement Program, which will allow for continued development and improvement of annual sidewalk repair and gap completion projects that provide safety and consistency in the existing pedestrian network. These improvements may include the installation of wheelchair ramps, crosswalks, and damaged sidewalk repairs.

2016-17 Output: 1 Public Works Project Completed

Outcome Category: SL-1 "Availability/Accessibility of Suitable Living Environment"

Goals Addressed: CD-2, CD-3, CD-4

Funding: \$100,000

PUBLIC SERVICES

CDBG annually supports several of the most critical and valuable public services available in the City. These services are selected, in-part, as a response to the needs identified in the 2016-2020 Consolidated Plan, and are focused on serving at-risk youth, seniors, and near-homeless individuals and families.

Group Mentoring Initiative (Folsom Cordova Community Partnership)

The Group Mentoring Initiative, operated by the Folsom Cordova Community Partnership (FCCP), is a program that facilitates one-on-one mentoring for at-risk and disadvantaged youth. The program uses a multi-faceted mentoring and activity-based curriculum to encourage youth to stay away from socially disadvantageous activities and to pursue education and active community engagement.

2016-17 Output: 75 youth served

Outcome Category: SL-1 "Availability/Accessibility of Suitable Living Environment"

Goals Addressed: CD-2, CD-3

Funding: \$20,000

Senior Nutrition Services (Meals on Wheels)

The Senior Nutrition Services program, Meals on Wheels (MOW), provides homebound seniors with hot meals or frozen heat-and-serve meals, and provides lunch to seniors at the Cordova Senior Center. MOW has received CDBG funding in previous program years, and provides a valued service to the City's senior population.

2016-17 Output: 150 seniors provided with meals

Outcome Category: SL-1 “Availability/Accessibility of Suitable Living Environment”

Goals Addressed: CD-1, CD-3

Funding: \$31,405

Tenant/Landlord, Housing Counseling (Sacramento Self-Help Housing)

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

2016-17 Output: 330 households provided counseling

Outcome Category: SL-1 “Availability/Accessibility of Suitable Living Environment”

Goals Addressed: HA-1, CD-3

Funding: \$10,000

Elderly Services (Respite C.L.U.B.)

Respite C.L.U.B. is a service provided by the Cordova Neighborhood Church. The C.L.U.B., which has received CDBG funding in past years, provides affordable, senior respite day care service to seniors with severe memory loss. The program provides a much-needed service to seniors in the community, while also providing respite to individual caregivers (family members) who might otherwise need to pursue permanent living facilities for the seniors they care for.

2016-17 Output: 29 seniors provided day care services

Outcome Category: SL-1 “Availability/Accessibility of Suitable Living Environment”

Goals Addressed: CD-1, CD-3

Funding: \$10,000

Fair Housing (Sacramento Self-Help Housing)

The City is working with Sacramento Self-Help Housing to provide tenant-landlord counseling, case management, and fair housing referrals. The City has also established a Renters Helpline, which serves as a collaborative approach between Sacramento Self-Help Housing (SSHH), the Rental Housing Association and Project Sentinel to provide a telephone hotline, tenant education and housing assistance, and mediation services for

Rancho Cordova residents in a housing crisis or dispute. The Renters Helpline team deals directly with concerns about landlord-tenant disputes while fair housing issues are identified and referred to Project Sentinel. The goals of the collaborative team are to reduce housing discrimination, promote public awareness of fair housing laws and rights and assist persons with disabilities.

2016-17 Output: 30 households assisted

Outcome Category: SL-1 "Availability/Accessibility of Suitable Living Environment"

Goals Addressed: HS-1, HS-2

Funding: \$16,000 (\$2,500 from Services, \$13,500 from Planning and Administration)

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PLANNING & ADMINISTRATION ACTIVITIES

Planning and Administration

The planning and administration funding is intended to provide funding for general staff administration of CDBG programs and activities, including Integrated Disbursement and Information System (IDIS) training, program set-up, reporting, planning, and subrecipient training and monitoring.

2016-17 Output: Quality administration of the CDBG program
 Goals Addressed: PA-1
 Funding: \$111,873 (\$13,500 of this total to go to furthering Fair Housing efforts)

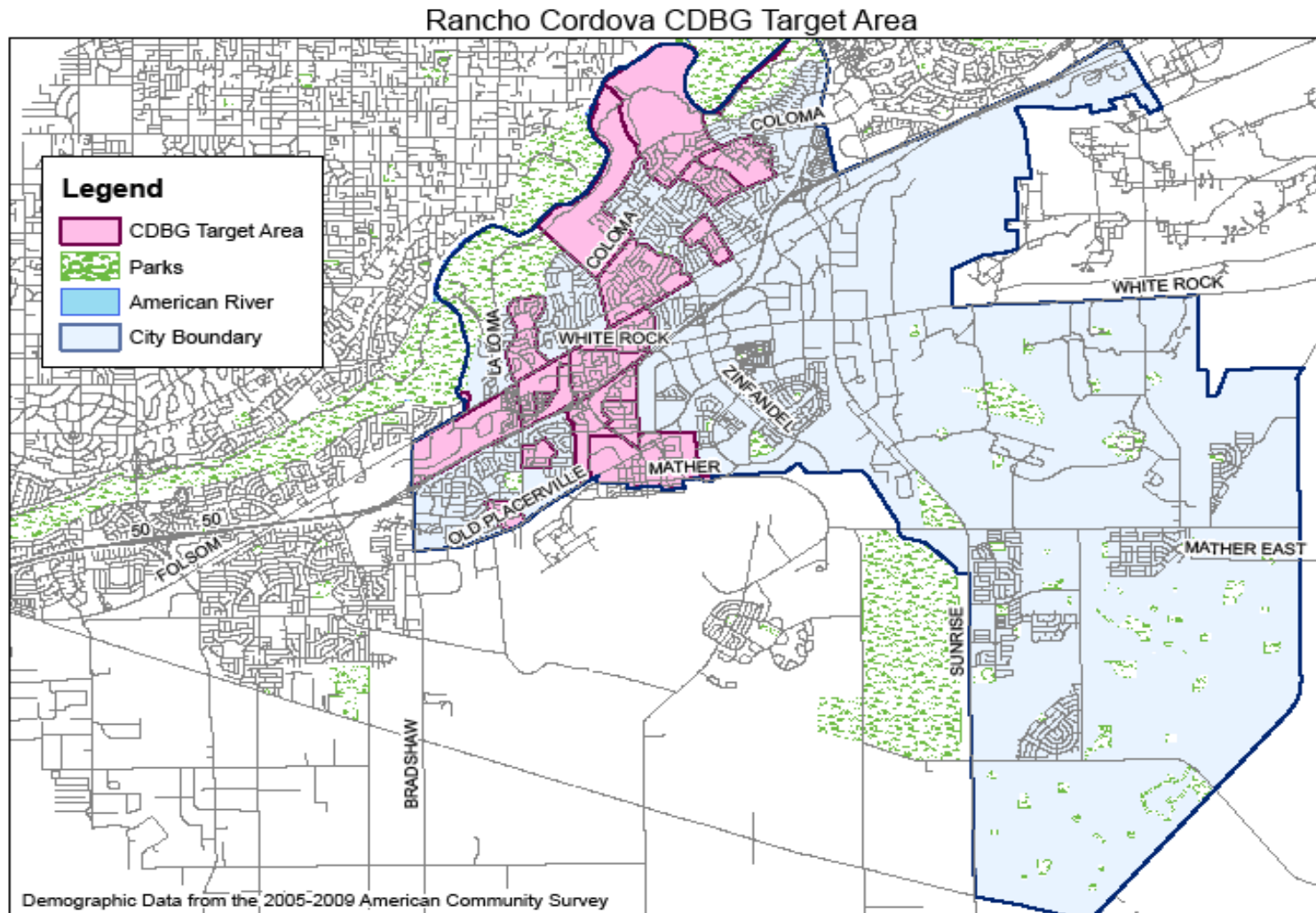
GEOGRAPHIC DISTRIBUTION

Geographic distribution of activities is widely varied, but most take place in or near low- and moderate-income areas. The location of an activity largely depends on the type of activity. Some of the City's 2016-17 activities, such as Meals on Wheels and housing counseling, are offered to residents throughout the entire City. Figure 1 shows the CDBG Target Area for the program year 2016-17.

The Rental Housing Inspection Program and Code Enforcement activities funded by CDBG will take place in the City's designated CDBG Target Areas (Figure 1). The investment of other public and private funds in these areas will provide a comprehensive approach to revitalization.

The City of Rancho Cordova strives to make all of its programs and activities available to eligible low- and moderate-income residents regardless of sex, race, religious affiliation, or disability. As a result, many programs, including senior services, youth services, and housing counseling will be available to residents citywide. Significant additional funding will also be used in the low- and moderate-income areas, as needed.

Figure 1



HOMELESS AND OTHER SPECIAL NEEDS POPULATIONS

The City's strategy related to the needs of the homeless, those at risk of homelessness, and other special needs populations involves funding a variety of supportive services offered locally or regionally to Rancho Cordova residents. Currently, Rancho Cordova is home to the Mather Community Campus, a major supportive housing facility for formerly homeless individuals, but all of our resources have very limited capacity. As identified in the 2016-2020 Consolidated Plan, the City's goal is to encourage a system of collaborative supportive services, located in the City, to allow for accessibility for residents. The City is seeking additional funding for programs and services aimed directly at assisting its homeless and special needs populations, as levels of CDBG funding appear to be in decline. For the 2016-17 program year, programs aimed at homeless and other special needs populations include:

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

Further, the City in collaboration with the Veterans Affairs Hospital, Veterans Resource Center of America, Sacramento County, and Mercy Housing California, is actively pursuing the development of approximately 60 transitional housing opportunities for homeless and disabled veterans and 100 units of permanent supportive housing as part of the Mather Veterans Village development project. Furthermore, the Reinvestment and Housing Opportunities is in the process of developing affordable senior rental housing in the CDBG target area. The first phase of the project (50 permanent supportive housing units) has received funding from 9% tax credits (approximately \$ 13.3 million) rather than CDBG. Construction formally began in December 2014. Finally, the City's adopted Housing Element also identifies strategies to remove potential constraints to housing for persons with disabilities. These strategies include:

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

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

While the City does not operate any transitional housing facilities, it does cooperate with the County of Sacramento's Continuum of Care. The City is also home to one of the larger transitional housing facilities in the area located at the Mather Community Campus. The City's plan for the 2016-17 program year is to continue cooperating and actively engaging the County of Sacramento in its attention to homeless issues. These issues also include chronic homelessness and near homelessness. The City of Rancho Cordova also contracts with Sacramento Self-Help Housing to provide housing counseling and homelessness prevention to Rancho Cordova residents. Sacramento Self-Help Housing is accessible to Rancho Cordova residents via the internet, by telephone, and by walk-in appointment at their Rancho Cordova office.

OBSTACLES TO ADDRESSING UNDER-SERVED NEEDS

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

The City plans to use its CDBG funds to promote the local provision of services for low- and moderate-income residents in Rancho Cordova. Furthermore, the City will also encourage area service providers to offer services in the community. In the 2016-17 program year, several organizations (including Sacramento Self-Help Housing, Cordova Neighborhood Church, and Folsom Cordova Community Partnership) are expected to provide services within Rancho Cordova.

Remove Barriers to Affordable Housing

The City is undertaking a number of actions to reduce potential barriers and constraints to affordable housing as well as housing for special needs populations. These include identifying funds in support of affordable housing development, as well as offering fee reductions, regulatory incentives, density incentives, and the operation of a home rehabilitation and repair programs, as well as several other options. These also include the

actions and policies listed above, and can be found with additional detail in the City's 2014-2021 Housing Element.

Develop Institutional Structure

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 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.

Enhance Coordination

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

Public Housing Needs

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

Anti-Poverty Strategy

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

In the 2016-17 program year, the City plans the following anti-poverty programs:

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

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. This includes 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 at 24 CFR 35.110.

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

Information & Education

Households that participate in housing activities under this Plan, including home purchase, rental assistance, or rehabilitation, will be given educational material regarding the hazards of lead-based paint, signs of lead poisoning, and strategies to reduce exposure.

Materials will include the use of HUD/EPA publications such as “Protect Your Family from Lead in Your Home.” Information will be provided in multiple languages.

Testing

Blood testing of children occupying housing constructed prior to January 1, 1978 will be encouraged for all housing rehabilitation or emergency repair projects to ensure health and safety needs are being met. Testing can be in conjunction with housing programs, public health programs, or other programs conducted under this Plan.

Monitoring Plan

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

ANALYSIS OF IMPEDIMENTS COMPLIANCE

During the 2012-2013 program year, the City completed a comprehensive review of our Analysis of Impediments to identify progress and next steps to help ensure fair housing access and choice in the Rancho Cordova community. The CDBG funds that have been allocated to Fair Housing efforts will be utilized to help the City make progress in addressing the specific impediments identified in the Analysis of Impediments (AI) study completed in the 2010-2011 program year.

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

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

3) One or more goal(s) for mitigating or addressing the determinants.

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

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

A general fair housing informational brochure has been printed and is in distribution, and fair housing flyers have been printed in five commonly spoken languages in the City (i.e., Spanish, Tagalog, Chinese, Russian, and Vietnamese).

Appendix A: HUD Certifications

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Appendix B: Resolution

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MEMORANDUM

DATE: May 2, 2016

TO: Honorable Mayor and Council Members

FROM: Peter Ibrahim, Housing and Neighborhood Development Analyst



SUBJECT: A RESOLUTION APPROVING AND ADOPTING 2016-2020 COMMUNITY DEVELOPMENT BLOCK GRANT CONSOLIDATED PLAN

RECOMMENDATION

Adopt Resolution No. 44-2016.

RESULT OF RECOMMENDED ACTION

City Manager will submit the 2011-2016 Community Development Block Grant Consolidated Plan to HUD and will direct staff to make any modifications deemed necessary.

BACKGROUND

Each year, the City receives an entitlement allocation of Community Development Block Grant ("CDBG") funding from the US Department of Housing and Urban Development ("HUD"). The federal objective 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 (below 80 percent of area median income). At least 70 percent of the City's CDBG funds must be used for activities that benefit low- and moderate-income persons.

As part of the CDBG entitlement process, and in order to receive federal housing and community development funding from CDBG, the City is required to adopt a five year Consolidated Plan. The Consolidated Plan is a five-year planning document that identifies the current housing and community needs, determines the priorities of those needs, sets forth a strategic plan for addressing those needs, and acts as an application to HUD for CDBG funding.

The Consolidated Plan is designed to be a collaborative process whereby a community established a unified vision for community development actions. It offers the City an opportunity to shape various housing and community development programs into effective, coordinated neighborhood and community development strategies. It also provides the City with the opportunity to strategically plan for meeting the needs of the community through citizen participation and to reduce any duplicative efforts at housing and community development.

COMMUNITY FEEDBACK

In order to identify the community's needs staff utilized a variety of methods. Two public participation and stakeholder meetings were held on January 28 and February 10, 2011 at the Folsom Community Partnership Hall and at Cordova Meadows Elementary School. An online survey was made available through the City's website and in hard copy. In order to garner maximum potential for public feedback, the surveys were advertised in the Grapevine Independent and through multiple direct email blasts to stakeholders and community groups. In addition to the feedback provided from the public meetings and surveys, staff has reviewed the best available Census data, the most recent Census American Community Survey, and information provided in the recent housing element update. A public hearing work session was also held on March 29, 2016 at which point City Council identified their perception of needs and citizens were invited to make public comment. No public comment was heard during that public hearing.

No action was taken on March 21, but City Council did approve the release of the Draft 2016-2020 Consolidated Plan for a 30 day public review and comment period. The comment period started on April 1, 2016 and closes upon adoption of this final consolidated plan approved and adopted through Resolution 44-2016 (**Attachment 1**). During the public comment period staff did not receive any public comment regarding the Draft Consolidated Plan. Staff will take direction from Council on any items that should be addressed and/or modified prior to submittal of the Final 2016-2020 Consolidated Plan to HUD by May 16, 2016.

Prior to the release of the Draft Consolidated Plan the following items were identified by the community as those which should be given priority funding through the CDBG program over the next five years:

1. After School Programs/Youth Services
2. Senior services
3. Early Childhood Development and Education
4. Housing Services and Homeless Response
5. Street Surface Improvements
6. Install/improve street lighting
7. Community Development

CDBG REQUIREMENTS

All activities funded under CDBG must meet one 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 a community development need having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community (such as natural disaster aftermath).

CDBG funds may be used for a variety of community development activities, including:

1. Acquisition of real property;
2. Rehabilitation of residential and non-residential structures;
3. Construction of public facilities and improvements;
4. Public services; and
5. Economic development and job creation/retention activities.

STRATEGIC PLAN

Staff originally based funding for the 5-year CDBG cycle based on feedback collected at the public meetings, community and stakeholder surveys and Council's direction at the public hearing work session on March 29th, 2016.

The Goal Descriptions table highlights eight priority needs. Although each goal is a priority; the goals table under the *Discussion* section is not sorted by order of need.

The Needs Analysis, Market Analysis, and the Community Survey that was conducted indicated that the priority needs in the community include the eight needs addressed in the table below.

Goal Descriptions

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

The table below reflects the City's efforts to set goals in relationship to the needs.

Goals Summary

Sort Order	Goal Name	Category	Program Type	Needs Addressed	2011-2016 Expenditures	Potential Funding	Goal Outcome Indicator
1	Homelessness Prevention	Affordable Housing Homeless Non-Homeless Special Needs	Service	Homelessness Prevention	CDBG: \$90,000	CDBG: \$100,000	Homelessness Prevention: 1000 Persons Assisted
2	Senior Services	Non-Homeless Special Needs	Service	Senior Services	CDBG: \$160,500	CDBG: \$150,000	Public service activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
3	Youth Services	Non-Homeless Special Needs	Service	Youth Services and Programming	CDBG: \$95,000	CDBG: \$125,000	Public service activities other than Low/Moderate Income Housing Benefit: 700 Persons Assisted
4	Public Facilities	Non-Housing Community Development	Capital	Public Facilities	CDBG: *\$285,000	CDBG: \$100,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10,000 Persons Assisted
5	Public Infrastructure	Non-Housing Community Development	Capital	Public Infrastructure Improvements	CDBG: \$750,000	CDBG: \$500,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 30,000 Persons Assisted
6	Housing Preservation	Affordable Housing	Capital	Homelessness Prevention	CDBG: \$365,000	CDBG: \$250,000	Homeowner Housing Rehabilitated: 30 Household Housing Units
7	Homeless Housing	Homeless	Capital	Homeless Shelter/Housing	N/A	CDBG: \$100,000	Overnight/Emergency Shelter/Transitional Housing Beds added: 6 Beds
8	Housing Preservation	Affordable Housing	Capital	Rental Housing Inspection/Code Enforcement	CDBG: \$804,000	CDBG: \$675,000	Housing Units Inspected: 5000 Household Housing Units
	Program Administration		Admin.		CDBG: \$593,500	CDBG: \$500,000	Fair housing enforcement, fund management, and to offset the significant reporting burden inherent in CDBG funds.

Sort Order	Goal Name	Category	Program Type	Needs Addressed	2011-2016 Expenditures	Potential Funding	Goal Outcome Indicator
	<u>TOTAL FUNDING</u>				\$3,143,000	\$2,500,000	

FISCAL IMPACT

Staff estimates that the City's CDBG allocation over the next five years is roughly \$2,500,000.

ATTACHMENTS

1. Resolution No. 44-2016.
2. 2016-2020 Community Development Block Grant Consolidated Plan.

ATTACHMENT 1**CITY OF RANCHO CORDOVA****RESOLUTION NO. 44-2016****A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
APPROVING AND ADOPTING THE 2016-2020 COMMUNITY DEVELOPMENT BLOCK
GRANT CONSOLIDATED PLAN**

WHEREAS, the Community Development Block Grant Program (CDBG), authorized pursuant to Title 1 of the Housing and Community Development Act of 1974, as amended (Act), requires that jurisdictions provide for the issuance of grants 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, CDBG requires the City to create a five-year planning and implementation document known as the Consolidated Plan, which identifies housing and community development needs, determines the priorities of those needs, sets forth a strategic plan for addressing those needs, and acts as an application to the U.S. Department of Housing and Urban Development (HUD) to receive funding for the 2016-2020 Consolidated Plan period; and

WHEREAS, the community was invited to public workshops on January 28 and February 10, 2016, and through community needs surveys provided online and by paper, to provide feedback on housing and community development needs in order to better identify community development priorities to be addressed over the five-year period; and

WHEREAS, the City Council held public hearings on to provide an opportunity for the public to comment on the information provided in the Consolidated Plan; and

WHEREAS, a draft Consolidated Plan and a notice of the 30-day public comment period have been published for citizen comment prior to forwarding the documents to City Council for approval; and

WHEREAS, there has been presented to, and reviewed by this City Council, the 2016-2020 CDBG Consolidated Plan.

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

1. Approves the adoption of Resolution 44-2016, which approves and adopts the 2016-2020 CDBG Consolidated Plan.
2. Authorizes the City Manager, or his designee, to execute and file all documents, required to receive CDBG funding for and on behalf of the City of Rancho Cordova, and to make technical changes to those documents where necessary.

ATTACHMENT 1

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on this _____ day of _____, 2016 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

David M. Sander, Mayor

ATTEST:

Mindy Cuppy, MMC, City Clerk

2016-2020 Consolidated Plan for the City of Rancho Cordova

Executive Summary

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

1. Introduction

The City of Rancho Cordova incorporated in 2003 and became a US Department of Housing and Urban Development (HUD) entitlement jurisdiction in 2006. The City currently only receives one HUD-funded grant through entitlement, the Community Development Block Grant (CDBG).

The Consolidated Plan is an outline for the use of CDBG, HOME Investment Partnerships (HOME), Emergency Solutions Grant (ESG), and other housing and community focused funding provided by HUD. The City of Rancho Cordova is an entitlement agency and currently receives annual CDBG funding. Since CDBG is the only entitlement currently accruing to the City, it is the primary focus of the City's 2016–2020 Consolidated Plan. 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.

The Consolidated Plan identifies and coordinates a response to community needs for capital investment and social and public services. This document describes the objectives and outcomes that the City will work toward through the use of CDBG and other sources of funding, over the course of the next five years.

CDBG is primarily intended to help units of local government develop and preserve viable urban communities through funding programs which principally benefit low- and moderate-income persons. Statutes for the CDBG program set forth three basic goals against which this Consolidated Plan, and the City's performance under this plan, will be evaluated by HUD. These goals are to:

- Provide decent housing
- Provide a suitable living environment
- Expand economic opportunities

As required by HUD, the Consolidated Plan covers the next five program years, from July 1, 2016, to June 30, 2021. The City is required to consult and coordinate with public and private agencies, including nonprofit service providers, other public agencies that provide services, internal City departments, and the City Council. The City combines these agency responses with consumer and public comments to

ensure the development of a comprehensive document that addresses both local need and statutory requirements.

Serving as the application for HUD entitlement funding, the Consolidated Plan must be submitted to HUD no later than 45 days prior to the start of the City's fiscal year, which is July 1, 2016. In addition to the Consolidated Plan, the City must also prepare an Annual Action Plan. The Annual Action Plan describes how funds will be spent for each year of the Consolidated Plan and how those activities will address the needs identified in the Consolidated Plan and meet the five-year goals spelled out in the plan's strategic plan chapter. The Annual Action Plan, as a separate document, is also required to be submitted 45 days prior to the start of the fiscal year. Consolidated Plans as well as each program year's Action Plan will be available on the City's website at www.cityofranchocordova.org or in person at City Hall, located at 2729 Prospect Park Drive.

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

The Needs Assessment collects and analyzes data on the housing needs for residents of the City of Rancho Cordova. The assessment focuses especially on affordable housing, special needs housing, community development, and homelessness. Information is gathered through a community survey, consultations with local agencies, and various online data sources. Through this data collection, the City estimates its housing needs for the next five-year plan period.

As population size, characteristics, and needs change, so do public services need to shift to address these changes. The City conducted extensive outreach to residents, community leaders, local businesses members, community advocates, city organizations, and public agencies, and to organizations and public agencies from surrounding cities. Over 640 surveys were collected and over 15 interviews were conducted with service providers to gather information. The City held two community meetings to gather direct public feedback. From this feedback, the City shaped its priority needs for public services. The City pulled additional data and information from various sources, such as US Census, CPD maps, and the Employment Development Department, in order to more thoroughly shape its needs for public services. This information is provided throughout the Needs Assessment.

3. Evaluation of past performance

Activity	2011-2016 Con Plan Priority & 5 Year Goal	Accomplishments
<i>Owner-Occupied Housing Rehabilitation</i>	<i>High (10 Units)</i>	<i>2 Rehabs CDBG, 7 Rehabs Alt. Funding</i>
<i>Emergency Repair Loans/Grants</i>	<i>High (40 Units)</i>	<i>39 Units Repaired CDBG</i>
<i>Rental Housing Inspection</i>	<i>High (2,500 Units)</i>	<i>4,631 Units Inspected CDBG Target Area</i>
<i>Code Enforcement</i>	<i>High (2,500 Units)</i>	<i>5,811 Units Inspected CDBG Target Area</i>
<i>First Time Homebuyer</i>	<i>High (10 Households)</i>	<i>None</i>
<i>Affordable Housing Development</i>	<i>High (50 Units)</i>	<i>18 Family Units Alt. Funding</i>
<i>Expand Housing Options for Vets</i>	<i>High (50 Units)</i>	<i>50 Units (pending completion) Alt. Funding</i>
<i>Housing Counseling/Mediation</i>		<i>943 Persons Served CDBG</i>
<i>Fair Housing</i>		<i>55 Persons Served CDBG</i>
<i>Homeless Prevention Services</i>	<i>High (300 persons served)</i>	<i>637 Persons Served</i>
<i>Transitional Housing</i>	<i>Low (20 persons served)</i>	<i>None</i>
<i>Emergency Shelter</i>	<i>High (7 bed facility)</i>	<i>None</i>
<i>Permanent Supportive Housing</i>	<i>High (10 bed facility)</i>	<i>None</i>
<i>Physically Disabled Services</i>	<i>Medium (35 persons served)</i>	<i>None</i>
<i>Senior Services</i>	<i>High (2,500 seniors served)</i>	<i>963 Seniors Served MoW, Respite CDBG</i>
<i>Youth Services</i>	<i>High (1,000 youth served)</i>	<i>634 Youth Served FCCP CDBG</i>
<i>Persons with HIV/Aids Services</i>	<i>Low (5 persons served)</i>	<i>None</i>
<i>Victims of Domestic Violence</i>	<i>Medium (50 victims served)</i>	<i>None</i>

Activity	2011-2016 Con Plan Priority & 5 Year Goal	Accomplishments
<i>Removal of Blight</i>	<i>High (1 blighted structure removed)</i>	<i>1 structure removed Alt. Funding</i>
<i>Senior Centers</i>	<i>Medium (Senior Center Improvements)</i>	<i>1 Senior Center project completed CDBG</i>
<i>Youth Center</i>	<i>High (1 Youth Center plan developed)</i>	<i>1 Facility (pending completion) Alt. Funding</i>
<i>Parks and/or Recreation Facilities</i>	<i>Medium (2 park facility improvements)</i>	<i>None</i>
<i>Infrastructure Improvements</i>	<i>Medium (2 infrastructure improvements)</i>	<i>5 projects (multi-site projects) CDBG</i>
<i>Building Façade Improvements</i>	<i>High (7 Business Façade Improvements)</i>	<i>None</i>
<i>Micro-Enterprise and Small Business Assistance</i>	<i>High (10 jobs created)</i>	<i>None</i>
<i>Employment Training/Assistance</i>	<i>High (20 Persons Served)</i>	<i>None</i>

4. Summary of citizen participation process and consultation process

The City of Rancho Cordova pursued a robust citizen participation process during the development of the 2016–2020 Consolidated Plan. Outreach included traditional local newspaper announcements for meetings and hearings as well as publication on the City’s website. The City also included an online survey and promoted the public meetings and survey through social media platforms such as Twitter, Facebook, and NextDoor; published a press release; encouraged local press coverage in the Grapevine Independent; held two meetings in lower-income neighborhoods to encourage participation; and hosted a City Council Public Workshop to get feedback from the elected council body. All meetings met public noticing requirements. The City had over 60 residents in attendance at the public meetings and workshops; obtained more than 600 completed surveys, which were made available in English, Spanish, and Russian; and participated in social media conversations that elicited excellent public feedback. All public comments were accepted throughout the public participation, and the survey results and feedback from the public meetings were used to help shape the strategic planning portion of the Consolidated Plan with the guidance of the City Council.

The City of Rancho Cordova also consulted with a number of local service providers and public agencies to help identify local needs and evaluate opportunities for partnership and improved coordination. The City also participated in an extensive public outreach campaign to assess community needs and perceptions. The Public Participation sections will discuss the consultation process, the public comment process, and the planned coordination efforts for the next five-year Consolidated Planning cycle.

5. Summary of public comments

Pending

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

All comments to date have been accepted.

DRAFT

The Process

PR-05 Lead & Responsible Agencies 24 CFR 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.

Table 1 – Responsible Agencies

Agency Role	Name	Department/Agency
Lead Agency	RANCHO CORDOVA	Community Development Dept.
CDBG Administrator		

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 Community Development Block Grant (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. CDBG was managed by the Housing Services Division under the Economic Development Department prior to 2015.

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, 91.200(b), 91.215(l)

1. Introduction

The City of Rancho Cordova consulted with a number of local service providers and public agencies to help identify local needs and evaluate opportunities for partnership and improved coordination. The City also participated in an extensive public outreach campaign 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 Planning 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 has been working toward providing affordable housing for seniors, large families, and veterans over the last ten years. The Mather Veterans Hospital is located within city boundaries, and serves most of the Sacramento Valley and Northern California region. The City is also home to the now-decommissioned Mather Air Force Base. The City has been the primary driving force behind the Mather Veterans Village project, which is a three-phase affordable, permanent supportive and transitional housing project that will, at completion, include at least 100 permanent supportive housing units for veterans and their families, and as many as 60 transitional housing beds for veterans currently experiencing homelessness. The entire project will be served by the Veterans Resource Center, and will coordinate with the Veterans Hospital to serve veterans in need of housing support.

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

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

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

The City also partners with the Sacramento County Department of Human Assistance Adult and Child Protective Services divisions, 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, and Sacramento Self-Help Housing, along with other services provided through the Continuum of Care, help to identify housing resources. The City has engaged in several cross-agency and cross-skillset team building and problem-solving efforts to help improve communication and look for opportunities to help connect people with the available services as efficiently as possible.

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

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

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

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

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	VOLUNTEERS OF AMERICA - VOA
	Agency/Group/Organization Type	Housing Services - Housing Services - Elderly persons Services - Persons with disabilities Services - Homeless Services - Employment
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homeless Needs - Veterans Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was called three times (trying to reach two individuals), and these individuals were emailed three times. We did not receive a response so whether the survey was completed is unknown. The City will continue to reach out and find opportunities to coordinate with this agency.
2	Agency/Group/Organization	SACRAMENTO STEPS FORWARD
	Agency/Group/Organization Type	Services - Homeless
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homeless Needs - Veterans Homeless Needs - Unaccompanied youth HOPWA Strategy Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization completed a phone interview and filled out the online community survey. The organization also provided data. This information helps inform the priorities in the Consolidated Plan.

3	Agency/Group/Organization	SACRAMENTO SELF-HELP HOUSING
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was contacted three times: once by phone, and two emails. It is unknown whether it filled out the online survey. The City will continue to reach out and find opportunities to coordinate with this agency.
4	Agency/Group/Organization	RANCHO CORDOVA HOMELESS ASSISTANCE RESOURCE TEAM
	Agency/Group/Organization Type	Services - Homeless Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homeless Needs - Veterans Homeless Needs - Unaccompanied youth HOPWA Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization had three representatives fill out the online survey, and one representative completed a phone interview with the City. The organization provided homeless data, as well. This helps shape the priorities in the Consolidated Plan.
5	Agency/Group/Organization	FOLSOM CORDOVA UNIFIED SCHOOL DISTRICT
	Agency/Group/Organization Type	Other Government - Local
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homeless Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization participated in an interview. It is unknown whether it submitted an online survey. This helps shape the priorities in the Consolidated Plan.

6	Agency/Group/Organization	SACRAMENTO HOUSING ALLIANCE
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Three staff persons were emailed interview questions and online survey links, and two were called. We received a response that they would get back to us, but we have not been able to confirm whether the online surveys were submitted. The City will continue to reach out and find opportunities to coordinate with this agency.
7	Agency/Group/Organization	HABITAT FOR HUMANITY OF GREATER SACRAMENTO
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was called and emailed twice with questions and a link to the online survey. We have not received a response and we are not able to confirm whether the online survey was completed. The City will continue to reach out and find opportunities to coordinate with this agency.
8	Agency/Group/Organization	REBUILDING TOGETHER
	Agency/Group/Organization Type	Housing Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was called and emailed with a link to the online survey and questions. The organization submitted a response to the online survey and completed the additional questions. This input helps shape the priorities of this Consolidated Plan.

9	Agency/Group/Organization	RENTAL HOUSING ASSOCIATION OF SACRAMENTO VALLEY
	Agency/Group/Organization Type	Housing Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was called and emailed with a link to the survey and additional questions. We have not been able to confirm whether the online survey was filled out. The City will continue to reach out and find opportunities to coordinate with this agency.
10	Agency/Group/Organization	NEIGHBORWORKS
	Agency/Group/Organization Type	Housing Services - Housing Services - Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was called twice and emailed once with a link to questions and to the online survey. The City received a response from the organization but was not able to confirm whether the online survey was filled out. The City will continue to reach out and find opportunities to coordinate with this agency.
11	Agency/Group/Organization	MERCY HOUSING
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was called and emailed with a link to the survey and additional questions. The City has received no response and is unable to determine whether the survey was filled out. The City will continue to look for opportunities to coordinate with this agency.
12	Agency/Group/Organization	URBAN HOUSING COMMUNITIES
	Agency/Group/Organization Type	Housing

	What section of the Plan was addressed by Consultation?	Housing Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was called and emailed with a link to the online survey and additional questions. The City received no response and is unable to confirm whether it submitted a survey. The City will continue to look for ways to coordinate with this organization.
13	Agency/Group/Organization	DEPARTMENT OF HUMAN ASSISTANCE
	Agency/Group/Organization Type	Other Government - County
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homeless Needs - Veterans Homeless Needs - Unaccompanied youth Non-Homeless Special Needs Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was called three times and message was left. The City did not receive a response. The City will continue to look for opportunities to coordinate with this agency.
14	Agency/Group/Organization	COUNTY OF SACRAMENTO DEPARTMENT OF HEALTH AND HUMAN SERVICES
	Agency/Group/Organization Type	Other Government - County
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was emailed with questions and a link to the survey. The City did not receive a response and is unable to determine if it submitted a survey. The City will continue to look for opportunities to coordinate with this agency.
15	Agency/Group/Organization	CHILD PROTECTIVE SERVICES - COUNTY OF SACRAMENTO
	Agency/Group/Organization Type	Other Government - County
	What section of the Plan was addressed by Consultation?	Anti-Poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was emailed with questions and a link to the survey. The City did not receive a response and is unable to determine if it submitted a survey. The City will continue to look for opportunities to coordinate with this agency.
16	Agency/Group/Organization	SENIOR AND ADULT SERVICES - COUNTY OF SACRAMENTO
	Agency/Group/Organization Type	Housing Services - Elderly persons Services - Persons with disabilities Services - Victims Other Government - County
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was called and emailed the survey and additional questions. It completed the survey and interview questions. This response helps to shape the priorities in this Consolidated Plan.
17	Agency/Group/Organization	CITRUS HEIGHTS
	Agency/Group/Organization Type	Other Government - Local
	What section of the Plan was addressed by Consultation?	Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This government agency was called and emailed with a link to the survey. The City did not receive a response and is not able to confirm whether a survey was submitted. The City will continue to look for opportunities to coordinate with this government agency.
18	Agency/Group/Organization	SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
	Agency/Group/Organization Type	Public Housing Authority
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Public Housing Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was called and emailed with a link to the survey and additional questions. The agency provided a response to the questions and this data was put into the Consolidated Plan. This organization's input helps shape the priorities of the Consolidated Plan.
19	Agency/Group/Organization	SACRAMENTO AREA COUNCIL OF GOVERNMENTS
	Agency/Group/Organization Type	Planning Organization
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was emailed with a link to the online survey. The City did not receive a response and it is unknown whether the organization submitted a survey. The City will continue to look for opportunities to coordinate with this agency.
20	Agency/Group/Organization	FOLSOM CORDOVA COMMUNITY PARTNERSHIP
	Agency/Group/Organization Type	Services - Children Services - Health Services - Education Services - Employment Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was emailed twice with the online survey and additional questions. The organization submitted an online survey and helped with collecting surveys from residents. The organization's input helps shape the priorities in this Consolidated Plan.
21	Agency/Group/Organization	WEAVE
	Agency/Group/Organization Type	Housing Services - Housing Services - Children Services - Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was emailed a link to the survey but no response was received. The City will continue to look for opportunities to coordinate with this organization.
22	Agency/Group/Organization	RESPITE CLUB
	Agency/Group/Organization Type	Services - Elderly Persons Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was emailed twice with a link to the online survey and additional questions. The City has received no response yet, but will continue to look for opportunities to coordinate with this organization.
23	Agency/Group/Organization	MEALS ON WHEELS
	Agency/Group/Organization Type	Services - Elderly Persons Services - Health
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Non-Homeless Special Needs Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was emailed the online survey and additional questions. The organization completed a survey and participated in an interview. This information helps shape the data and priorities in the Consolidated Plan.
24	Agency/Group/Organization	VETERANS RESOURCE CENTERS OF AMERICA
	Agency/Group/Organization Type	Services - Persons with disabilities Services - Homeless
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homeless Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was emailed a link to the online survey. The City did not receive a response but will continue to look for opportunities to coordinate with this organization.

25	Agency/Group/Organization	PROJECT SENTINEL
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was emailed a link to the online survey. The City did not receive a response but will continue to look for opportunities to coordinate with this organization.
26	Agency/Group/Organization	RESOURCES FOR INDEPENDENT LIVING
	Agency/Group/Organization Type	Services - Elderly persons Services - Persons with disabilities
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Non-Homeless Special Needs Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was called and emailed twice with a link to the survey and additional questions. The City received no response, and is unable to confirm whether the survey was filled out. The City will continue to look for opportunities to coordinate with this organization.
27	Agency/Group/Organization	BOYS AND GIRLS CLUB OF GREATER SACRAMENTO
	Agency/Group/Organization Type	Services - Children
	What section of the Plan was addressed by Consultation?	Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was sent an email but no response was received. The City will continue to look for opportunities to coordinate with this organization.
28	Agency/Group/Organization	CORDOVA COMMUNITY COUNCIL
	Agency/Group/Organization Type	Business and Civic Leaders

	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Public Housing Needs Homelessness Strategy Non-Homeless Special Needs Economic Development Market Analysis Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was called and emailed links to the online survey and additional questions. The organization had several representatives fill out the survey and respond to the additional questions. One representative was interviewed. The organization's input helps shape the priorities in the Consolidated Plan.
29	Agency/Group/Organization	CENTER FOR AIDS RESEARCH, EDUCATION AND SERVICES (CARES)
	Agency/Group/Organization Type	Services - Persons with HIV/AIDS Services - Health
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was called and emailed a link to the online survey. The online survey was completed and a representative participated in an interview. This organization's input helps shape the priorities of the Consolidated Plan.

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

No agency types were excluded from consultation.

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

Table 3 – Other local / regional / federal planning efforts

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Sacramento Steps Forward	Addressing housing and service needs for homeless individuals and families.
Housing Element	City of Rancho Cordova	Addressing multi-family housing siting, actions to encourage development of new affordable housing, and barriers to new affordable housing.

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 City of Rancho Cordova will continue to cooperate and coordinate with other public agencies to help meet the goals identified in the Consolidated Plan. These agencies include the California Department of Housing and Community Development, Sacramento Housing and Redevelopment Agency, Sacramento Steps Forward, HUD, the Mather Veterans Hospital, the Department of Veterans Affairs, CalVet, Sacramento County Department of Health and Human Services, Sacramento County Department of Human Assistance, Sacramento County, City of Sacramento, City of Citrus Heights, and City of Elk Grove, as well as any other agencies or units of local government that may assist the City in meeting Strategic Plan goals.

The City is planning to coordinate with Sacramento County, the City of Citrus Heights, the City of Elk Grove, and Sacramento Housing and Redevelopment Agency on a regional Assessment of Fair Housing utilizing the new Affirmatively Furthering Fair Housing Tools released by HUD in 2015.

PR-15 Citizen Participation

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

The City of Rancho Cordova pursued a robust citizen participation process during the development of the 2016–2020 Consolidated Plan. Outreach included traditional local newspaper announcements for meetings and hearings as well as publication on the City’s website. The City also included an online survey and promoted the public meetings and survey through social media platforms such as Twitter, Facebook, and NextDoor; published a press release; encouraged local press coverage in the Grapevine Independent; held two meetings in lower-income neighborhoods to encourage participation; and hosted a City Council Public Workshop to get feedback from the elected council body. All meetings met public noticing requirements. The City had over 60 residents in attendance at the public meetings and workshops; more than 600 completed surveys, which were made available in English, Spanish, and Russian; and participated in social media conversations that elicited excellent public feedback. All public comments were accepted throughout the public participation, and the survey results and feedback from the public meetings were used to help shape the strategic planning portion of the Consolidated Plan with the guidance of the City Council. The table below identifies the specific public outreach efforts.

Citizen Participation Outreach

Table 4 – 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
1	Community Needs Survey	Non-English-speaking - Specify other language: Spanish & Russian Non-targeted/broad community Public service stakeholders	615 total survey responses, 8 in Russian, 3 in Spanish. Survey was available both online and on paper copies that were available for completion at City Hall and key service providers.	Survey results identified youth and after-school services to be the highest community priority, closely followed by homeless services, and then senior services. Complete survey comments are included in the attached appendix.	All comments were accepted.

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
2	Public Meeting	Minorities Persons with disabilities Non-targeted/broad community Residents of public and assisted housing Neighborhood residents & stakeholders	Approximately 40 residents attended the first public meeting noticed by both postcard and newspaper notice. The meeting was held on January 28, 2016, and was noticed 15 days prior in the Grapevine Independent, the local newspaper. Postcards were sent to local residents the week prior to the meeting. The meeting was held at the Folsom Cordova Community Partnership meeting room, located in the neighborhood where the postcards were distributed to facilitate increased attendance. The meeting was also promoted on NextDoor, a neighborhood-based social media site, and on the City's website.	The meeting identified a need for improved public safety, desire for additional streetlights in residential neighborhoods, improved assistance for homeless, and better communication with the City regarding land use and regulatory decisions. The meeting was recorded to ensure that all comments were captured.	All comments were accepted.
3	Public Meeting	Minorities Non-targeted/broad community Residents of public and assisted Housing Neighborhood residents & stakeholders	Approximately 20 residents attended the second public meeting on February 10, 2016, at Cordova Meadows Elementary School. The meeting was noticed 15 days prior in the Grapevine Independent. The notice is included in the appendix. The meeting was also promoted on NextDoor, a neighborhood-based social media site, and on the City's website.	The meeting identified a need for improved access to public facilities, such as a more centrally located senior center, desire for additional streetlights, and a need for improved public safety.	All comments were accepted.

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
4	Public Meeting	Non-targeted/broad community Stakeholders	Approximately six residents attended a City Council workshop held on March 29, 2016. Four council members were in attendance along with approximately six City staff. Meeting was publicly noticed in the Grapevine Independent 15 days prior and is included in the appendix.	The Strategic Plan portion of the Consolidated Plan should focus on highest community needs, funding opportunities should be leveraged whenever possible, and opportunities to cooperate with other agencies/city departments should be explored.	All comments were accepted.
5	Public Meeting	Stakeholders	One stakeholder attended a CDBG grant application workshop held in February. The workshop was publicly noticed in the Grapevine Independent 15 days prior, and the public notice is attached.	Potential applicants were encouraged to apply for funding, and the application process was explained.	All comments were accepted.
6	Community Needs Survey	Non-targeted/broad community	The draft Consolidated Plan was noticed for public comment in the Grapevine Independent on March 18, 2016. The notice is in the appendix. The public comment period was extended through May 9.	Pending	Pending

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
7	Public Hearing	Minorities Non-English-speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of public and assisted housing	May 2 Meeting	Pending	Pending

Needs Assessment

NA-05 Overview - Needs Assessment Overview

The Needs Assessment collects and analyzes data on the housing needs for residents of the City of Rancho Cordova. The Assessment focuses especially on affordable housing, special needs housing, community development, and homelessness. Information is gathered through a community survey, consultations with local agencies, and various online data sources. Through this data collection, the City estimates its housing needs for the next five-year plan period.

First, the Assessment addresses the characteristics of citywide housing including income level, tenure, household type, and housing problems, including cost burden, overcrowding, and substandard housing conditions. Second, the Assessment looks at whether any of the above housing characteristics are concentrated among minority or certain racial groups. Third, the Assessment discusses the number and character of existing public housing units in the city, as well as the demand and number of waitlisted residents. Fourth, the extent and nature of homelessness is discussed. The number and type of available housing and services for the homeless, and the challenges and risk factors for persons and families becoming homeless, are also discussed. Fifth, specific populations that are at risk of becoming homeless are reviewed for their needs, including elderly, frail elderly, persons with disabilities, persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents, and victim of domestic and other similar types of violence. Lastly, the Needs Assessment will address the needs for public facilities, public improvements, public services, and other eligible Community Development Block Grant (CDBG) uses.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The data below is derived primarily from the 2007–2011 American Community Survey (ACS). Newer data has been included wherever possible to help ensure the longevity of the City's 2016–2021 Consolidated Plan.

The City of Rancho Cordova's total population has increased over the last 15 years from 54,301 in 2000 to 64,072 in 2011, which is an 18% increase, as identified in Table 1 below. The population has further increased to about 67,167, according to the 2009–2014 ACS.

Households that make less than 80% of HUD's Adjusted Median Family Income (HAMFI) are classified as low-income and are typically eligible for HUD assistance programs. According to the Comprehensive Housing Affordability Strategy (CHAS) prepared by HUD and presented below in Table 2, approximately 12% (2,870 households), 13% (2,905 households), and 20% (4,595 households) of all Rancho Cordova households make 0–30% of HAMFI, 30%–50% of HAMFI, and 50%–80% of HAMFI respectively. The data

identifies approximately 10,370 households, or about 45% of total Rancho Cordova households, that make less than 80% of HAMFI. Of these 10,370 households, 1,485 (14%) are households with five or more members; 3,060 (30%) are households with at least one person aged 62 years of age and older; and 2,530 (24%) are households with one or more children 6 years old and younger. Thus, the largest group of lower-income households, sorted by special needs type, are households with seniors, followed by households with young children.

Further analysis of Table 2 shows that there are three tabulated household categories where the majority of households in those categories have annual household incomes greater than 80% HAMFI. Those three categories are small households, large households, and households with children aged 6 or younger. The two household tabulation categories including seniors have the majority of households making less than 80% HAMFI.

Table 1 - Housing Needs Assessment Demographics

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	54,301	64,072	18%
Households	21,323	23,084	8%
Median Income	\$40,095.00	\$53,878.00	34%

Data Source: 2000 Census (Base Year), 2007–2011 ACS (Most Recent Year)

Alternative Data Source

Source: 2014 Five Year ACS Estimates	
Population	67,167
Total Housing Units	25,705
Total Households	23,908
Median Household Income	\$53,563
HAMFI (2015)	\$71,500

Number of Households Table

Table 2 - Total Households Table

	0-30% HAMFI	>30- 50% HAMFI	>50- 80% HAMFI	>80- 100% HAMFI	>100% HAMFI
Total Households *	2,870	2,905	4,595	2,560	10,500
Small Family Households *	1,040	1,355	1,745	1,000	5,380
Large Family Households *	295	470	720	300	795
Household contains at least one person 62-74 years of age	525	375	890	445	1,990
Household contains at least one person age 75 or older	210	475	585	225	640
Households with one or more children 6 years old or younger *	740	725	1,065	350	1,105

* the highest income category for these family types is >80% HAMFI

Data Source: 2007-2011 CHAS

Alternative Data Source Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

Table 3 – Housing Problems Table

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100 % AMI	Total	0- 30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	235	10	25	4	274	15	0	0	0	15
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	75	80	80	0	235	0	10	10	10	30
Overcrowded - With 1.01- 1.5 people per room (and none of the above problems)	125	245	245	50	665	15	30	95	35	175

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 50% of income (and none of the above problems)	1,150	655	80	15	1,900	615	280	460	175	1,530
Housing cost burden greater than 30% of income (and none of the above problems)	85	830	1,240	315	2,470	35	275	680	470	1,460
Zero/negative Income (and none of the above problems)	90	0	0	0	90	110	0	0	0	110

Data Source: 2007–2011 CHAS

Alternative Data Source

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

Table 4 – Housing Problems 2

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,585	985	430	70	3,070	645	315	565	220	1,745
Having none of four housing problems	300	950	2,115	1,150	4,515	145	655	1,485	1,115	3,400
Household has negative income, but none of the other housing problems	90	0	0	0	90	110	0	0	0	110

Data Source: 2007–2011 CHAS

Alternative Data Source [Optional]:

3. Cost Burden > 30%

Table 5 – Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	685	995	670	2,350	170	220	410	800
Large Related	229	260	184	673	65	155	310	530
Elderly	160	240	220	620	260	150	245	655
Other	570	270	385	1,225	170	60	255	485
Total need by income	1,644	1,765	1,459	4,868	665	585	1,220	2,470

Data Source: 2007–2011 CHAS

Alternative Data Source [Optional]:

4. Cost Burden > 50%

Table 6 – Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	635	275	60	970	170	175	130	475
Large Related	225	125	4	354	50	50	150	250
Elderly	150	140	25	315	225	45	85	355
Other	535	200	0	735	170	25	90	285
Total need by income	1,545	740	89	2,374	615	295	455	1,365

Data Source: 2007–2011 CHAS

Alternative Data Source [Optional]:

5. Crowding (More than one person per room)

Table 7 – Crowding Information – 1/2

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	165	325	295	55	840	15	40	60	45	160
Multiple, unrelated family households	35	0	20	0	55	0	0	40	0	40
Other, non-family households	0	0	20	0	20	0	0	0	0	0
Total need by income	200	325	335	55	915	15	40	100	45	200

Data Source: 2007–2011 CHAS

Alternative Data Source [Optional]:**Households with Children Present: Table 8 – Crowding Information – 2/2**

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	680	605	680	1,965	60	120	385	565

Data Source: CPD Maps 2008–2012 CHAS Data.

Describe the number and type of single person households in need of housing assistance.

According to 2008–2012 ACS, nearly 26% or 6,032 households of all 23,430 households in the city are one-person households. About 1,874 of the total households, or 8%, are one-person households where the householder is over the age of 65. Of the approximately 25,786 housing units, 3,703 (12%) are studio or one-bedrooms. This shows a disparity between the number of one-person households and the number of available smaller units, which would likely be more affordable. The median income for a single-person household is \$35,981. However, 971 single-person households, or about 16%, were below the poverty line according to 2008–2012 ACS. This data suggests that there are multiple unmet single-person household needs in the city.

First, the supply of studio and one-bedroom units is significantly less than the number of single-person households in the city. This suggests that there are a number of single-person households occupying larger units. Approximately 3,190 single-person households are owner occupied, and 2,842 are renter occupied. There are approximately 2,412 rental efficiency and one-bedroom units in the city. As single bedroom and efficiency units tend to cost less than two-bedroom units, low-income family households with two or more persons are frequently competing with single-person households for one-bedroom and even efficiency units. This competition puts significant pressure on the lower-cost housing units.

In addition, the City of Rancho Cordova has not had any new market-rate multi-family development since 2006. The lack of new market-rate one-bedroom and efficiency units puts additional pressure on the existing rental housing market, and encourages single-person households who can afford market-rate rents into larger multi-family units or into single-family rentals.

At the same time, the city continues to show a significant demand for affordable senior housing, particularly for single-person households. Currently, the city has a limited supply of age-restricted rental units. According to 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. Conversely, the 2008–2012 ACS estimates 1,874 senior single-person households. This means that the vast majority of seniors, who, as detailed in Table 2 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.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Approximately 12% of senior city residents are disabled and 10% live below the national poverty line, according to the 2010–2015 ACS. According to Table 2, 3,060 households have at least one person aged 62 years of age and older, and 1,176 elderly households are also cost burdened (paying over 30% of their income to housing costs). Additionally, approximately 42% of the population over 65 is disabled, which increases the likelihood of a higher cost burden and results in an increased need for housing assistance.

The City of Rancho Cordova relies on the local countywide housing authority, the Sacramento Housing and Redevelopment Agency (SHRA), to manage public housing units and housing vouchers placed in the city limits. While the voucher and public housing data is not available at the city-specific level, according to Table 19 in section NA-35, 4,330 or 37% of families with vouchers and 266 or 27% of households in public housing in Sacramento County are disabled. According to 2008–2012 ACS, only 12.9% of the total population in Sacramento County is disabled. The much higher rate of disability in subsidized housing suggests that there is significant need for suitable and accessible housing for disabled families throughout the county, including the City of Rancho Cordova. By comparison, the population of the City of Rancho Cordova is about 4.8% of the total population for Sacramento County, and about 12.3% of the total population in the City of Rancho Cordova has a disability.

Domestic violence is a primary cause of homelessness for women and families. Financial stress can make it more difficult for victims to leave violent situations. With SHRA's limited number of affordable housing units and long waitlist, this can be a barrier for women who are trying to leave a violent home. The 2015 Homeless Point-In-Time Count found that 335 homeless in Sacramento County and an estimated 16 homeless in the City of Rancho Cordova were reported as victims of domestic violence. This number does not include the currently non-homeless experiencing domestic violence, dating violence, sexual assault, and stalking who may need emergency and transitional affordable housing. The state of California Department of Justice, Office of the Attorney General tracks domestic violence calls for assistance. Between 2010 and 2014, calls for assistance increased 88%, from 208 calls in 2010 to 392

calls in 2014. Victims of domestic violence often need free or low-cost housing until they have access to finances or obtain a steady source of income. The housing should accommodate families with children, and pets if possible, and be monitored for anonymity and provided security. The Rancho Cordova Police Department also tracks crime data in the city. In 2014 there were 306 violent crimes reported in the city, including 17 rapes. Studies suggest that rape is an under-reported crime, and that victims often go untreated. Stalking is another crime that frequently goes unreported but which can have a very disruptive impact on a household, can lead to displacement, and can put low-income households at risk of homelessness. While there is not currently a reliable data source for stalking in the City of Rancho Cordova, the Rancho Cordova Police Department does offer online crime reporting, including incidents of stalking.

State of California Department of Justice Office of the Attorney General

<https://oag.ca.gov/crime/cjsc/stats/domestic-violence>

<http://www.ranhocordovapd.com/news/ranhocordovaucr2014.cfm>

What are the most common housing problems?

Housing Problems

HUD identified four conditions that constitute housing problems, with two additional conditions that constitute a severe housing problem. The four conditions are: 1. Incomplete kitchen facilities; 2. Incomplete bathroom plumbing facilities; 3. Overcrowding at more than 1 person per room; and 4. Housing cost burden 30% or more of monthly gross household income. The two severe housing problems are: 1. Overcrowding at more than 1.5 persons per room; and 2. Housing cost burden at 50% or more of monthly gross household income. Many lower-income households in Rancho Cordova face one or more of these housing problems. Tables 3 and 4 above detail the different housing problems. As shown in Table 3 Housing Problems Table, 274 renters and 15 owners live in housing that does not have complete plumbing or kitchen facilities; 665 rental units and 175 owner-occupied units are overcrowded with 1.01 to 1.50 persons per room; 235 rental units and 30 owner-occupied units are severely overcrowded with greater than 1.51 persons per room; 2,470 rental households and 1,460 owner-occupied units have a housing cost burden of more than 30% of income; and 1,900 rental households and 1,530 owner-occupied households are severely housing cost burdened, paying more than 50% of their income toward housing costs. Across all these categories, renters experience a much higher proportion of housing problems than owners and the most frequently occurring problem is high housing cost burden.

As show Table 4, 4,815 households experience one or more housing problems, and 3,070 of those are rental households.

Based on interviews with agencies, such as Sacramento Self-Help Housing, which provides tenant-landlord mediation and fair housing support services to the City of Rancho Cordova, a few other housing problems came to light. The tenant-landlord mediation helpline gets 150 to 200 calls a month, usually involving deferred maintenance or wrongful evictions. Poor maintenance conditions and tenant-landlord

conflicts can lead to unstable housing, high tenant turnover, and increased risk of homelessness for special needs households.

The majority of surveyed agencies agreed that housing cost burden, overcrowding, and substandard conditions are linked to instability in housing and risk of homelessness for Rancho Cordova residents.

Cost Burden

As indicated in Table 5 and Table 6, by far the most prevalent issues facing lower-income families and households in the city is the cost of housing. Affordable housing is defined as housing in which the cost of shelter does not exceed 30% of the household's gross monthly income. A housing cost burden is incurred when the household is faced with paying more than 30% of its income on housing. Table 5 shows the distribution of housing cost burden and Table 6 shows the severe housing cost burden among renters and homeowners by household type by income level. All incomes are measured against HUD's HAMFI.

Table 2 estimates that there are a total of 10,520 small related households (defined as two to four related individuals living together) in the city. Table 5 estimates that 2,350 renter-occupied households (22.3% of total small related households) and 800 owner-occupied households (7.6% of small related households) experience a housing cost burden greater than 30% of gross monthly income. Cost burden is ever more common in large related households (defined as five or more related households living together). Table 2 estimates that there are approximately 2,580 large related households in the city. Table 5 shows of that total, about 673 renter-occupied households (26%) and 530 owner-occupied households (20.5%) have a housing cost burden greater than 30% of gross monthly income.

This pattern is echoed in households with a severe cost burden of more than 50% gross monthly income. As shown in Table 6, 970 rental households, or 9.2% of small related households, are severely cost burdened, while 475 owner-occupied households, or 4.5% of small related households, are severely cost burdened. In contrast, 354 rental households and 250 owner-occupied households make up 13.7% and 9.7% of large related households which have a cost burden of more than 50% gross monthly income.

This analysis shows that across the spectrum, large related households experience a greater cost burden than small related households, and that renters in all categories experience a higher cost burden than owners.

According to 2008–2012 ACS, 92% of the rental housing units in the City of Rancho Cordova have three or fewer bedrooms, with the majority of multi-family units having two or fewer bedrooms. This means that large related households in the city face greater challenges in finding suitable rental units, and must accept a higher cost burden for the units they do find. This mismatch between household size and suitable housing units, combined with high cost burdens, contributes to other housing problems, such as overcrowding and substandard housing conditions.

The 2008–2012 ACS estimated that there were 9,853 persons over the age of 60 living in the City of Rancho Cordova and 5,945 households where the head of the household was over the age of 60. Table 5 shows that of senior households, 620 rental households and 655 owner-occupied households have a cost burden of greater than 30% of gross monthly income. This is 10.4% and 11% of households with the householder over the age of 60. There were about half as many senior households with a severe housing cost burden, coming in at 5.3% where the householder was a renter, and 6% where the household was owner occupied. Elderly owners were just as or sometimes more likely to have high housing cost burden as elderly renters. Many elderly households are on a fixed income and therefore are vulnerable to changes in housing cost, which can put them at risk of eviction, foreclosure, and potential homelessness.

Overcrowding

Table 7 compares the levels of moderate and severe overcrowding in the city. Rental housing in the city has a much higher tendency than owner-occupied housing to exhibit conditions of overcrowding. Table 7 shows that about 860 rental households, with income less than 80% of HAMFI, were in overcrowded households. This correlates to 8.3% of the total households making less than 80% HAMFI. By comparison, 155 owner-occupied households, or 1.5% of the total households making less than 80% HAMFI, were in overcrowded housing conditions.

Newly homeless individuals and families

When individuals first become homeless, connecting them with benefits, such as disability insurance, unemployment, or general assistance, is essential, but can be difficult. A person's ID needs to match their address, and obtaining both a current ID with a matching address pose serious obstacles to the access of benefits. Getting to public assistance and ID-issuing offices can be a challenge for those without money or transportation, especially those living in Rancho Cordova, because many agency offices are located in Sacramento. Temporary housing and non-housing assistance may be needed as people may wait a considerable amount of time for their government assistance to be approved and funded. In the interim, temporary housing is provided by nonprofits; however, a limited number of spaces are available.

The same housing problems experienced by homeless individuals are experienced by homeless families with children, plus additional concerns. Families need larger and more private accommodations to protect the safety of the children. Families may need to be connected to CalWORKs (California Work Opportunity and Responsibility to Kids) or other resources to help them find support and stability. The demand for subsidized housing and other benefits exceeds supply, which creates long waitlists that may take months and sometimes years to address. Families also need housing stability when they have school age children. Children without stable housing find it more difficult to keep up with their education and frequently fall behind, and may even drop out of school all together.

A key response to assisting newly homeless individuals and systems is to help them find suitable housing as quickly as possible, and then work with them to address their other support needs. The shortage of subsidized units and the long waitlists for vouchers means that rehousing newly homeless families and

individuals frequently relies on existing lower-cost housing stock. This can result in concentrations of low-income/no-income households in lower-quality housing, unsafe neighborhoods, and overcrowded conditions. An in-depth understanding of the local housing market and the needs of newly homeless persons is critical in finding suitable and safe housing units. The lack of new multi-family housing in Rancho Cordova means that many of the newly homeless residents of the city must find housing elsewhere, which disrupts families, forces children to change schools, and can disable local community support structures.

Are any populations/household types more affected than others by these problems?

Renters in the City of Rancho Cordova have an overall higher incidence of housing problems than owners. The most prolific housing problem among the four (high cost burden, overcrowding, incomplete plumbing, and incomplete kitchens) is housing cost burden. As shown in the above tables, among renters, the large related family (five or more related members) experiences the greater rate of cost burden and severe cost burden, followed by the small related family. However, the largest quantitative need for lower-cost housing is the small related family, with two to four members.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance:

Imminent risk of becoming homeless

It is difficult to estimate the number of individuals, and persons in families with children, who are at risk of becoming homeless. One social service provider interviewed during this analysis said that because of a lack of prevention services, it is difficult to know the number or characteristics of households that may be facing imminent homelessness. Current services are focused more on response after a household has become homeless instead of preventing homelessness. One provider does offer housing placement services for households facing imminent homelessness; however, moving a household to a different housing unit does not always remediate the underlying factors that led to the household's initial housing instability.

It is generally assumed that those who are extremely low-income and very low-income are at the greatest risk, especially those with housing cost burdens in excess of 50% of their income. According to Table 2, approximately 25% or 5,775 households in Rancho Cordova make less than 50% of HAMFI. Households at 50% of HAMFI are considered very low-income, and often results in severe financial stress on families and households who do not have savings and are living paycheck to paycheck. A minor financial setback can put the family at risk of displacement and can result in a chain reaction of negative impacts, including job loss, lapses in education, compromised safety and security, and even family dissolution. If an economic hardship were to occur, which is common in any household but more common for lower-income households, then the family may need outside assistance to keep their housing and meet their other needs. However, without the assistance of a personal network or support,

they run the risk of becoming homeless and needing to rely on public assistance outside their network. Thus, these families often need resources, such as CalWORKS, which provides temporary income for the family, and CalFresh, which provides food and groceries. There are also subsidized utilities and communications programs that lower-income households may qualify for but need assistance in applying. A notable challenge for many households can be past due utility or communications bills that prevent the household from obtaining new connections. This can inhibit a household from moving to more affordable or suitable housing, because the new utility connection will require the payment of back debt.

As noted in Table 2, two significant lower-income households by type in the city are households with seniors and households with young children. According to interviews with senior service agencies, such as Meals on Wheels and the County of Sacramento's Adult Protective Services agency, these low-income seniors need assistance in accessing CalFresh, social security benefits, and healthcare insurance benefits. Many seniors also need more personal assistance as well, such as in-home care to help them cook, clean, dress, and bathe, and affordable transportation services to help them pick up their groceries, run basic errands, and attend doctor appointments. Without this assistance many senior households run the risk of falling behind in life maintenance, and may experience additional health problems, financial burdens, and poorer overall quality of life. They also run the risk of deferred maintenance on their housing units, thus rendering the units uninhabitable, which can result in homelessness or displacement.

Very low- and extremely low-income households with children face many of the same challenges. This can be particularly true for single-parent households who do not have family or community resources to help ensure the family meets basic needs. These resources can include child care, nutrition assistance, and affordable transportation assistance.

Additionally, as mentioned above, renters are often more at risk of homelessness. Households with extremely low and very low incomes may be at increased risk, particularly if there are conflicts with their landlord. Lower-income housing often faces maintenance challenges and may include deposits or other fees that very low- and extremely low-income households do not have the resources to address. Tenant-landlord mediation services help prevent eviction and address landlord maintenance and accommodations issues. The City has engaged with Sacramento Self-Help Housing to provide tenant-landlord mediation and prevent evictions and unnecessary tenant displacement. Additional services that may assist in preventing homelessness for at-risk renters is landlord and property management training, which can educate property managers in proper tenant noticing, required maintenance, legal leasing language, and other common points of tenant-landlord contention. Responsibility also falls on the side of the tenant, and from agency interviews, more classes on being a better tenant and neighbor would also be beneficial in preventing homelessness. One such program called "Ready to Rent" is offered by Sacramento Steps Forward. Other educational opportunities that could help prevent households from imminent risk of homelessness are life-skills classes, such as household budgeting, financial management, and healthy food preparation, as well as job training to help household wage-earners improve job prospects and increase potential earnings.

Lastly, Rancho Cordova residents also experience the national trend toward increasing disparities between the incomes from lower-wage jobs and the cost of housing and other expenses. With the increasing burden of housing cost, lower-income households are less likely to save for emergencies and, therefore, are at an increased risk of homelessness due to what might be otherwise minor problems or unforeseen costs.

Previously homeless

Households that were previously homeless but are currently housed may face additional challenges in retaining stable housing. Some households struggle with maintaining stable housing due to a disability, such as mental and/or physical illness. They may be unable to work or have limitations in their ability to work steady jobs or to increase their position, hours, and pay. These individuals and families need long-term affordable supportive housing options and continued case management to retain stable housing. While many individuals stabilize and only need a rental subsidy to keep stable housing, others may still need continued assistance with daily living, and some may need some limited term case management to help them maintain their housing. Those with a less severe disability, or no disability at all, can often return to market-rate housing at some point, but may still need access to supportive or social services to continue assisting with the underlying issues that initially lead to their homelessness.

Whether in temporary or permanent market-rate housing, individuals and families who were previously homeless may require continued assistance with substance abuse issues; job training, education, or new employment; debt management; maintaining proper health; transportation needs; and counseling. It is important that these individuals and families stay connected with benefits and nonprofits so these resources can assist with life challenges and other potential problems so as to avoid a relapse resulting in homelessness.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Based on currently available data, it is very difficult to estimate the populations in the City of Rancho Cordova who are at risk of homelessness. The data does not exist at the local jurisdiction level for cities the size of Rancho Cordova. Additionally, the City does not have an independent housing authority and is a participant in the larger Continuum of Care, currently managed by Sacramento Steps Forward.

During the consultation process for this Consolidated Plan, homeless service providers offered characteristics that frequently indicate households may be at risk of homelessness. Temporary homelessness is a result of lack of income, lack of affordable housing, and lack of a personal support network to deal with personal life issues. Chronic homelessness is more often the result of serious mental illness or substance abuse issues.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness:

Cost burden, overcrowding, and poor housing conditions, particularly for renters, all link to the instability in housing that can lead to homelessness. The Sacramento area is currently experiencing rapidly rising rents, while at the same time, particularly in Rancho Cordova, there has been no significant increase in the available multi-family rental stock. Single-family rentals are frequently much more expensive than multi-family rentals, and many low-income households, especially large families and single-parent families, cannot reasonably afford suitable rental housing. As noted in Table 2, low-income households with small children represent a significant portion of the low-income population in Rancho Cordova. The data is not obvious, but it is likely that family households try to escape the high housing costs by living with other families or living with extended families, which contributes to overcrowding. Overcrowding can result in unstable housing conditions due to too much wear and tear on the housing unit, increased health risks, and a reduction of security and safety for the household members, particularly children. For example, the housing unit amenities may not be sufficient to allow adequate sleep, personal hygiene, cooking, or cleaning. Due to the stresses and shortcomings from overcrowding, families may only stay in one place for a short time, and may be forced to move frequently or with little notice. This may result in children forced to change schools and adjust to different living environments, which can be harmful for their education, lead to social or mental health problems for those who need more stability, and put them at risk of abuse from unfamiliar or ever-changing additional household members. Additionally, substandard housing may cause stress and worsen health conditions for residents. A housing market that does not provide sufficient rental housing stock to support vacancy rates high enough to encourage stable rents frequently contributes to deferred maintenance and a higher number of substandard units. Landlords have no incentive to update or repair units since the lack of stock means that they can leave substandard units alone and just have another tenant move in; but this tenant will face the same substandard housing issues, which only contributes to increased instability.

Proximity of rental and low-income housing to transportation can also be a factor in homelessness. Low-income car-owners often have trouble affording routine maintenance on their vehicles or repairing the cause of a major breakdown. If these individuals do not have an alternate means to get to their jobs, they are at risk of losing their source of income and becoming homeless. Low-income residents may not have sufficient means to afford a personal vehicle, so they rely on public transportation to get to work, to go shopping, or to access public assistance or other resources which can be located outside the city. A lack of housing close to public transit, or transit located close to lower-income housing, can result in an increased cost burden on a low-income household for transportation costs, or an unsustainable time obligation in navigating the public transit system. This can be particularly difficult for families with children and multiple schedules that require a significant amount of travel. A lack of transportation and lower-cost housing coordination can also be an unsustainable burden for elderly and disabled residents who rely more heavily on public transit and who have mobility challenges.

Discussion

The City conducted a Community Needs Survey to help identify housing and service needs identified by the Rancho Cordova community. The Community Needs Survey generated 589 responses. According to the survey data, the Rancho Cordova community identified several of the same needs as the data analysis in the above sections of the Consolidated Plan. Below is a table of the survey results regarding housing needs in the city.

Most Needed Housing Programs	Average Rating
1. Creating new housing	7.94
2. Disaster Response Emergency Housing	7.35
3. Lead-based paint removal	7.29
4. Fair housing and tenant-landlord mediation	6.82
5. Affordable for-sale housing	6.53
6. Loan program for residential solar panels	6.41
7. Affordable rental housing	6.35
8. Homeownership and credit counseling	6.15
9. Improvements to existing rental housing	5.59
10. First-time homebuyer assistance	5.45
11. Energy efficiency and weatherization improvements	5.18
12. Health and safety related home repair	4.88

Housing Need By Type	Average Rating
1. Housing for large families (5 or more)	3.60
2. Housing for very low-income persons	3.00
3. Housing for disabled persons	2.93
4. Housing for homeless persons	2.73
5. Housing for seniors	2.55

According to the Community Needs Survey, residents prioritized “new housing” as the most needed housing program, followed by programs for disaster response emergency housing and lead-based paint removal. As for the type of housing needed, respondents said housing for large families is most needed, followed by housing for low-income persons and disabled persons.

These results echo the needs addressed in the above analysis. Tables 2–6 identified large related households as having the highest ratio of housing problems across all of the household types. A lack of new housing units, particularly affordable and multi-family units, is putting additional pressure on the existing housing stock, resulting in poorer quality housing and higher rents.

The City does not maintain a dedicated housing authority, nor does it have the resources to develop and operate independent housing for the homeless and those at risk of homelessness. However, the City is currently pursuing housing development opportunities in partnership with nonprofit developers and service providers to increase the housing stock available to veterans, with a focus on veterans facing homelessness. The City is also working on a senior housing project, in partnership with nonprofit developers.

Rancho Cordova is in a position to also explore the use of development fees to pay for additional affordable housing stock. The City has a considerable amount of undeveloped land within the city boundaries, and has been negotiating affordable housing plans with developers that may include dedicated land or in-lieu fees to be allocated for affordable housing development.

Finally, the City has a nonresidential development fee that is dedicated to affordable housing development. Future revenues from the nonresidential development fee were used as dedicated match funds for a Local Housing Trust Fund grant from the State of California for the development of the Mather Veteran's Village project, which provides subsidized housing to eligible veterans, and the Horizons @ New Rancho senior housing project, which is intended to provide subsidized affordable housing for seniors. The City does not expect to recognize unobligated revenue from the nonresidential development fee for the foreseeable future.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Pursuant to HUD regulations, a disproportionately greater need exists when the members of a racial/ethnic group at a given income level experience housing problems at a greater rate (10% or more) than the jurisdiction as a whole at that income level. The four housing problems are: 1) lacking complete plumbing facilities; 2) lacking complete kitchen facilities; 3) overcrowding (more than 1.0 persons per room); and 4) housing cost burden greater than 30% of income.

Tables 9, 10, 11, and 12 examine the disproportionately greater need across the lower-income levels (0–30%, 30%–50%, and 50%–80% of HAMFI). According to the tables below, one group repeatedly experiences a disproportionate housing need across all income levels: American Indian/Alaska Native. The population sample size for this group is quite small, and likely not statistically significant. However, it does follow the general data – that lower-income households are more likely to have housing problems than moderate or above-moderate incomes, regardless of race or ethnicity. The American Indian/Alaska Natives group is not the only racial and ethnic group to experience housing problems at a greater occurrence than the jurisdiction as a whole.

0%-30% of Area Median Income**Table 9 - Disproportionally Greater Need 0 - 30% AMI**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,855	335	255
White	845	190	90
Black / African American	380	10	70
Asian	130	60	15
American Indian, Alaska Native	20	0	0
Pacific Islander	0	0	25
Hispanic	285	40	45

Data Source: 2007–2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Alternative Data Source [Optional]:**30%-50% of Area Median Income****Table 10 - Disproportionally Greater Need 30 - 50% AMI**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,410	425	0
White	1,230	265	0
Black / African American	215	40	0
Asian	155	10	0
American Indian, Alaska Native	35	0	0
Pacific Islander	10	0	0
Hispanic	705	100	0

Data Source: 2007–2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Alternative Data Source [Optional]:**50%-80% of Area Median Income****Table 11 - Disproportionally Greater Need 50 - 80% AMI**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,825	1,605	0
White	1,510	1,040	0
Black / African American	350	60	0
Asian	305	115	0
American Indian, Alaska Native	15	0	0
Pacific Islander	15	50	0
Hispanic	545	280	0

Data Source: 2007–2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Alternative Data Source [Optional]:**80%-100% of Area Median Income****Table 12 - Disproportionally Greater Need 80 - 100% AMI**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,275	1,150	0
White	765	775	0
Black / African American	150	130	0
Asian	70	75	0
American Indian, Alaska Native	0	20	0
Pacific Islander	15	0	0
Hispanic	260	125	0

Data Source: 2007–2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Alternative Data Source [Optional]:**Discussion***0-30% AMI*

According to the data in Table 9, American Indian/Alaska Native households experienced a greater disproportionate need, or more frequent occurrence of housing problems, than the population as a whole. It was the only racial/ethnic group identified as having an incidence of housing problems more than 10% higher than jurisdiction as a whole for the 0–30% HAMFI category. Part of this disproportionate need may be due to the data, as the population sample size for American Indians/Alaska Natives in the City of Rancho Cordova is quite small. Regardless, the incidence of households with housing problems in the extremely low-income category is high across the race and ethnic spectrum. As such, this income group needs better access to safe, decent, and affordable housing.

As shown in Table 9 above, in the jurisdiction as a whole, about 1,855 residents experience one or more of the four housing problems. This represents 76% of all residents making 0–30% AMI. American Indian/Alaska Native households experience housing problems at a rate of 100%, which is more than 10 percentage points above the whole population. As a group, they experience a greater rate of housing problems. Black/African American households, while not considered to have a disproportionate need, follow with 83% (7 percentage points). The other ethnic groups to follow are Hispanic at 77%, White at 75%, Asian at 63%, and Pacific Islander at 0%. Hispanic residents experience a slightly greater occurrence of housing problems, while White, Asian, and Pacific Islander residents experience the same or less than the overall average.

30-50% AMI

As identified in Table 10, the very low-income group had 2,410 households or 85% of the jurisdiction as a whole with one or more housing problems. The need for safe and affordable housing is the greatest for this income group, as compared to the other income groups. American Indian/Alaska Natives (35 households) and Pacific Islanders (10 households) have the greatest disproportionate need with 100% of households in these income groups experiencing at least one housing problem (though the population of these groups is relatively small compared to the total population in this income range). Asians follow with 94% of households experiencing one or more housing problems. Hispanic families rank next with 705 or 87% experiencing one or more housing problems.

50-80% AMI

Table 11 presents the data for the low-income 50%–80% AMI group. As a whole, 64% of the jurisdiction had one or more housing problems in this income group. Black/African Americans and American Indian/Alaska Natives show a disproportionately greater need in housing problems: 85% of Black/African Americans experienced one or more housing problem and 100% of American Indian/Alaska Natives experience one or more housing problems. It is worth noting that 73% of Asians experience one or more housing problems, which is only one percentage point from this group having a disproportionate need.

Hispanics and Whites had housing problems less frequently than the income group as a whole—66% of Hispanics and 59% of Whites experienced housing problems in the low-income group.

80-100% AMI

Table 12 provides data on the moderate-income group which makes between 80% and 100% of AMI. As a whole, 53% of the jurisdiction in this income group experienced housing problems. Pacific Islanders (15) and Hispanics (260) experience a disproportionate need at this income level at rates of 100% and 68%, respectively. While not falling into the disproportionate need category, 54% of Black/African Americans experience one or more housing problems, which is slightly more than the overall average for the group. Whites and Asians experienced housing problems at a lower rate than the general jurisdiction for this income group: 50% of Whites and 48% of Asians experienced housing problems at this income.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

This section describes the households with a disproportionately greater prevalence of severe housing problems. The two severe housing problems include: 1) household is severely overcrowded (more than 1.5 persons per room); and 2) household is severely cost burdened (monthly housing costs exceed 50% of monthly income).

Tables 13, 14, 15 and 16 below show that five racial and ethnic groups experienced severe housing problems throughout the income spectrum: at the 0–30% of AMI range, Black/African Americans and American Indian/Alaska Natives experienced a disproportionate housing need; at the 30%–50% of AMI range, Black/African Americans, Asians, and Pacific Islanders experienced a disproportionate housing need; at the 50%–80% of AMI range, Asians experienced a disproportionate housing need; at the 80%–100% of AMI range, Pacific Islanders and Hispanics experienced a disproportionate housing need.

It is noteworthy that race and ethnic groups that showed 100% of households experiencing a severe housing problem in any income category had small population samples to draw from, and therefore are likely subject to statistical error.

0%-30% of Area Median Income

Table 13 – Severe Housing Problems 0 - 30% AMI

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,735	460	255
White	800	235	90
Black / African American	380	10	70
Asian	95	95	15
American Indian, Alaska Native	20	0	0
Pacific Islander	0	0	25
Hispanic	255	65	45

Data Source: 2007–2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Alternative Data Source [Optional]:

30%-50% of Area Median Income

Table 14 – Severe Housing Problems 30 - 50% AMI

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,435	1,400	0
White	685	810	0
Black / African American	185	75	0
Asian	140	30	0
American Indian, Alaska Native	15	15	0
Pacific Islander	10	0	0
Hispanic	360	445	0

Data Source: 2007–2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Alternative Data Source [Optional]:**50%-80% of Area Median Income****Table 15 – Severe Housing Problems 50 - 80% AMI**

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,000	3,430	0
White	480	2,070	0
Black / African American	100	310	0
Asian	160	255	0
American Indian, Alaska Native	0	15	0
Pacific Islander	15	50	0
Hispanic	215	610	0

Data Source: 2007–2011 CHAS

The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Alternative Data Source [Optional]:**80%-100% of Area Median Income****Table 16 – Severe Housing Problems 80 - 100% AMI**

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	355	2,075	0
White	175	1,365	0
Black / African American	25	250	0
Asian	10	135	0
American Indian, Alaska Native	0	20	0
Pacific Islander	15	0	0
Hispanic	120	265	0

Data Source: 2007–2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Alternative Data Source [Optional]:

Discussion

0-30% AMI

Table 13 gives the ratios of households with severe housing problems in the extremely low-income (0–30% AMI) range. This income group had 71% of households experiencing a severe housing problem throughout the jurisdiction. Black/African Americans and American Indian/Alaska Natives in this range experienced a disproportionately high housing need at 82% and 100%, respectively. Overall, 71% of White households experienced a severe housing problem in this income group, while 70% of Hispanics and 49% of Asians are estimated to have severe housing problems. The need is the greatest for this income group as a whole at 71% compared to the other income ranges: 51% for 30%–50%, 23% for 50%–80%, and 16% for 80%–100%, which strongly indicates that this income group needs better access to safe, decent, and affordable housing across the race and ethnic spectrum.

30-50% AMI

Table 14 estimates the number of households with severe housing problems in the very low-income, or 30%–50% of AMI range. The table calculates that 1,435 or 51% of residents in this income range across the jurisdiction have severe housing problems. Three racial/ethnic groups experienced a disproportionately high incidence of severe housing problems in this income group: Black/African Americans (71%), Asian (82%), and Pacific Islanders (100%). Hispanics (45%) and Whites (46%) have a need below the jurisdiction need in this income range.

50-80% AMI

Table 15 tabulates the number of households with severe housing problems in the low-income, or 50%–80% AMI range. According to the table, 23% of total households in the low-income group experienced a severe housing problem. Asians at 39% experienced a disproportionately high incidence of severe housing need. Black/African Americans (24%), Pacific Islanders (23%), and Hispanics (26%) experienced severe housing problems at a rate comparable to the jurisdiction, and Whites (19%) experienced severe housing problems at a rate just below the jurisdiction as a whole in this income range.

80-100% AMI

Table 16 analyzes the occurrence of severe housing problems in the moderate-income, or 80%–100% AMI range. Pacific Islanders at 100% of the subgroup and Hispanics at 31% of the subgroup experienced severe housing problems at a disproportionate incidence compared to the jurisdiction as a whole, which experienced severe housing problems at an incidence rate of 15%. The Pacific Islanders have a small sample size of 15, which may cause errors in calculations. About 11% of Whites experienced a severe housing problem in this group, while 9% of Black/African Americans and 7% of Asians were estimated to have a severe housing problem. This income group has the lowest concentration of severe housing needs across all income levels.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

This section displays the number of households with a housing cost burden. A household is cost burdened when its monthly housing costs, including utilities, exceed 30% of its monthly income. A disproportionately greater need exists when the members of a specific racial or ethnic group at a given income level experience housing problems at a greater ratio, at least 10 percentage points or more, than the jurisdiction at that income level as a whole. The levels of housing cost burden is organized by: no housing cost burden (less than 30% of income on housing costs), housing cost burden (between 30–50% of income on housing costs), severely cost burdened (greater than 50% of income on housing costs), and not computed (those with no or negative income).

Housing Cost Burden

Table 17 – Greater Need: Housing Cost Burdens AMI

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	3,940	4,405	3,540	255
White	8,355	3,650	1,815	90
Black / African American	755	665	680	70
Asian	1,275	860	310	15
American Indian, Alaska Native	40	80	20	0
Pacific Islander	120	15	25	25
Hispanic	1,530	1,100	770	50

Data Source: 2007–2011 CHAS

Alternative Data Source [Optional]:

Alternative Data Source: 2008–2012 CHAS data direct download from HUD.

Table 17 Housing Cost Burdens AMI has a data flaw in the jurisdiction as a whole data. The table below was derived from the CHAS data available for download from HUD, and includes more accurate counts for the jurisdiction as a whole. To encourage consistency, the data for the various race and ethnic groups has also been tabulated from the same dataset. The percentage of each cost burden range of the total race and ethnic population is tabulated in between the cost burden range rows.

Housing Cost Burden	<30%	%	30% - 50%	%	>50%	%	NI/NC	%	TOTAL
Jurisdiction as a whole	12,730	54%	6,344	27%	4,117	18%	204	1%	23,395
White	8,260	59%	3,565	25%	2,080	15%	92	1%	13,997
Black / African American	919	41%	683	31%	624	28%	10	0%	2,236
Asian	1,398	54%	752	29%	397	15%	35	1%	2,582
American Indian, Alaska Native	39	47%	24	29%	20	24%	0	0%	83
Pacific Islander	139	46%	40	13%	105	35%	20	7%	304
Hispanic	1,518	47%	1,043	32%	626	19%	45	1%	3,232

Discussion:

Less than 30%

Households that spend less than 30% of their gross monthly income on housing are classified as not having a significant cost burden. As identified in the supplementary data table above, 54% of the households in the jurisdiction as a whole do not have a cost burden; broken down further, 59% of Whites, 54% of Asian, 47% of Hispanic, 47% of American Indian/Alaskan Native, 46% of Pacific Islander, and 41% of Black/African American households do not have a housing cost burden.

30–50% of income

Households that are paying more than 30% but less than 50% of their gross monthly income on housing costs are considered to have a housing cost burden – one of the four housing problems discussed earlier. In the jurisdiction as a whole, about 27% of households are paying between 30% and 50% of their gross monthly income on housing, thus carrying a housing burden. By comparison, 32% of Hispanic and 31% of Black/African American households are paying between 30% and 50% of their gross monthly income on housing. While neither of these percentages constitute disproportionate need, it is worth noting that all of the minority populations, except Pacific Islanders (13%), who have a fairly small sample size, have a higher incidence of housing burden than the general jurisdiction. Overall, 25% of white households experienced a housing cost burden between 30% and 50% of gross household income.

More than 50% of income

Households who are paying more than 50% of gross monthly income on housing have a severe housing cost burden. In the jurisdiction as a whole, about 18% of households had a severe housing cost burden. In this housing cost category, two minority groups have a disproportionate incidence of severe housing cost burden when compared to the jurisdiction as a whole: Black/African American households, at 28%, and Pacific Islanders households, at 35%, both rating more than 10 percentage points above the jurisdiction as a whole. While the population size for Pacific Islanders is small, all of the minority populations, except for Asians, had a higher percentage of households with a severe cost burden than the jurisdiction as a whole: 24% of Native American/Alaska Native households and 19% of Hispanic households. Overall, 15% of Asian and White households also had a severe housing cost burden.

No/Negative income

Pacific Islanders have the highest rate of households with no or negative income, at 7% of the minority group population. However, as mentioned before, the population sample is so small that it is vulnerable to statistical error. All of the other groups had between 0% and 1% of the subpopulation total reporting no or negative income. About 1% of the jurisdiction as a whole also reported no or negative income.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Data Source: 2008–2012 CHAS

	< 30% HAMFI	30% - 50% HAMFI	50% - 80% HAMFI	80% - 100% HAMFI	>100% HAMFI
Jurisdiction Whole	2867	2899	4599	2542	10496
Jurisdiction 1 or more housing problems	2345	2402	2920	1069	2323
% of total jurisdiction	82%	83%	63%	42%	22%
White	1449	1575	2788	1535	6638
White 1 or more housing problems	1169	1281	1669	597	1158
% of white population	81%	81%	60%	39%	17%
Black/African American	457	306	418	293	788
Black/African American 1 or more housing problems	398	252	349	134	234
% of Black/African American population	87%	82%	83%	46%	30%
Asian	258	235	341	253	1467
Asian 1 or more housing problems	203	197	228	59	519
% of Asian population	79%	84%	67%	23%	35%
American Indian/Alaska Native	20	20	34	12	75
American Indian/Alaska Native 1 or more problems	20	20	4	0	0
% of American Indian/Alaska Native population	100%	100%	12%	0%	0%
Pacific Islander	70	25	110	25	104
Pacific Islander 1 or more housing problems	20	25	65	25	25
% of Pacific Islander population	29%	100%	59%	100%	24%
Hispanic	366	684	725	349	1050
Hispanic 1 or more housing problems	281	594	475	220	314
% of Hispanic population	77%	87%	66%	63%	30%

The table above was derived from 2008–2012 CHAS data downloaded directly from HUD. The above table compares the rate of one or more housing problems in the jurisdiction as a whole across the extremely low-, very low-, low-, moderate-, and above moderate-income groups with the rate of housing problem incidence in the minority groups at the same income ranges. For the American Indian/Alaska Native and Pacific Islander populations, the sample size is so small that it is subject to sample error, as evidenced by the categories where 100% of the population is experiencing a housing problem. Data sample size problems aside, however, the table shows that households making less than 30% of AMI have a very high incidence of housing problems across all minority groups, with only one group (American Indian/Alaska Natives) showing a disproportionate need of 10 percentage points or more higher than the jurisdiction as a whole. The same is true for the 30%–50% AMI income group. Again, the two populations with the smallest sample sizes (American Indian/Alaska Natives and Pacific Islanders) are showing 100% of households in the income group having housing problems. The remainder of the minority population groups show an incidence rate of housing problems that track closely with the jurisdiction as a whole. The 50%–80% AMI group shows the first non-sample size-related disproportionate occurrence of housing problems. The Black/African American group has a rate of housing problems 20 percentage points above the jurisdiction as a whole (83% compared to 63%). This suggests that Black/African American households in this income group may be facing additional challenges in finding suitable and affordable housing.

The only other disproportionate incidence of housing problems is in the income group that earns above moderate income. In that group, 22% of the jurisdiction as a whole experienced a housing problem, but 35% of the Asian population experienced a housing problem. A geographic analysis of minority population distributions discussed below provides additional information regarding the disproportionate rate of housing problems for these minority groups.

If they have needs not identified above, what are those needs?

Cost burden is without a doubt the most significant housing problem facing the lower-income population across the race and ethnic spectrum. There are several factors that relate to the prevalence of cost burden and severe cost burden in the City of Rancho Cordova. One factor is the absence of new market rate multi-family housing. No new market-rate multi-family housing has been developed in the city in over 10 years. At the same time, the population has increased significantly. The city is also the second largest jobs center in the Sacramento metro area. With the high number of jobs, most households that wish to settle in the area are forced to either purchase or rent a single-family home, the cost of which prices many new families and single-parent households out of the local housing market. Households that do choose to rent in the city must choose from mostly older multi-family stock. Households that could afford market-rate rents (generally lower than single-family housing rents) compete with lower-income households for the same housing stock. The resulting pressure on the existing multi-family stock artificially inflates contract rents for lower-quality product. These increased rents add to the housing cost burden facing so many lower-income households.

Addressing this need would mean a commitment to new market-rate multi-family housing, with the amenities and housing costs that meet the needs of households whose income would allow them to pay

more than the mean contract rent in the city, but who cannot or do not want to purchase a single-family home.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Total population	65,136	% of Total
Hispanic	12,837	20%
White	34,377	53%
Black/African American	5,858	9%
American Indian/Alaska Native	243	0%
Asian	7,436	11%
Pacific Islander	754	1%

There are several neighborhoods where there are higher concentrations of racial and ethnic groups than the jurisdiction as a whole. The above chart shows the race and ethnic distribution across the population. Attached maps show the race and ethnic distribution across the city for four groups: Black/African American, Asian, Hispanic, and Pacific Islanders. It is noteworthy that the neighborhoods that have the highest single minority concentrations correlate with certain housing types that can be compared with the housing problem discussion in section NA-30. For instance, the Asian population concentration is in the newest single-family neighborhoods of the city. Homes in these neighborhoods are predominantly larger in size, and cost significantly more than housing in the older, more established neighborhoods. The disproportionate incidence of housing problems discussion showed that Asians making more than 100% of AMI had a disproportionate incidence of housing problems. As the most common housing problem in the city is housing cost burden, it is likely that many of the Asian households located in the new single-family neighborhoods are paying more than 30% of gross monthly income on housing.

Similarly, the disproportionate incidence of housing problems for Black/African Americans in the 50%–80% AMI group could correlate to the census tract located in the center of the older city where there is a concentration of Black/African American households. Housing in that census tract is predominantly older, smaller single-family tract homes, with a high incidence of deferred maintenance. Known as the Whiterock neighborhood, the area was hit particularly hard with the housing crisis and had a concentration of subprime mortgages that went into foreclosure. The neighborhood has some of the most affordable for-sale single-family homes in the city. It also houses the city's newest market-rate multi-family housing development as well as one of the larger, older multi-family developments. This would suggest that single-family rental housing and the newer multi-family housing in the neighborhood likely poses a cost burden to households earning on the lower end of 50%–80% of AMI while the for-sale housing product is likely a cost burden for households at the higher end of the AMI spectrum. A result is a significant number of the city's Black/African American population living in lower-quality, higher-cost housing.

NA-35 Public Housing – 91.205(b)

Introduction

The City of Rancho Cordova does not administer its own housing authority; instead, housing choice vouchers and public housing in the city are administered by the Sacramento Housing and Redevelopment Agency (SHRA). The conventional public housing units in the city are owned and operated by the SHRA. Reference will be made to SHRA as the regional housing authority.

The Housing Choice Voucher (HCV) program (formerly known as Section 8) is the federal government's primary program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. HCV assistance is provided on behalf of the family or individual who is then free to choose any housing, including single-family homes, townhouses and apartments, where the owner agrees to rent under the program and where the housing quality meets the requirements of the program. The choice of housing is not limited to units located in subsidized housing communities. Recipients of housing choice vouchers may rent from any landlord willing and able to participate in the voucher program. The recipient pays 30% of their gross monthly income as rent, and the voucher covers the difference between that income and the HUD-approved market-rate rent for the unit.

The City of Rancho Cordova has approximately 760 project-based and housing choice vouchers in use, according to the Affirmatively Furthering Fair Housing Tool available through HUD. HUD does not track specific voucher placement and management by jurisdiction if the jurisdiction is not the housing authority. The following data is based on SHRA's total voucher and public housing inventory. Rancho Cordova's population is about 4% of the total population for the area managed by SHRA.

Totals in Use

Table 18 - Public Housing by Program Type

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
# of units vouchers in use	0	0	983	11,698	538	10,929	131	63	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Alternative Data Source [Optional]:

Characteristics of Residents

Table 19 – Characteristics of Public Housing Residents by Program Type

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	11,330	14,058	12,251	14,162	10,523	11,411
Average length of stay	0	0	6	7	1	8	0	9
Average Household size	0	0	2	2	2	2	1	3
# Homeless at admission	0	0	1	2	0	0	2	0
# of Elderly Program Participants (>62)	0	0	138	2,542	119	2,400	16	3
# of Disabled Families	0	0	266	4,330	191	4,022	83	21
# of Families requesting accessibility features	0	0	983	11,698	538	10,929	131	63
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Data Source: PIC (PIH Information Center)

Alternative Data Source [Optional]:

Race of Residents

Table 20 – Race of Public Housing Residents by Program Type

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
White	0	0	357	4,391	182	4,090	67	32	0
Black/African American	0	0	531	5,312	187	5,034	60	24	0
Asian	0	0	66	1,689	148	1,527	2	2	0
American Indian/Alaska Native	0	0	17	244	12	226	1	5	0
Pacific Islander	0	0	12	62	9	52	1	0	0
Other	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Alternative Data Source [Optional]:

Ethnicity of Residents

Table 21 – Ethnicity of Public Housing Residents by Program Type

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
Hispanic	0	0	131	1,285	73	1,188	8	11	0
Not Hispanic	0	0	852	10,413	465	9,741	123	52	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Alternative Data Source [Optional]:

Consolidated Plan

RANCHO CORDOVA

31

OMB Control No: 2506-0117 (exp. 07/31/2015)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

According to the tables above, there are approximately 11,698 voucher holders residing in the SHRA area. The majority of these vouchers are tenant based (10,929) and 131 are specifically for veterans. The average annual income for these voucher holders is \$14,058 per year and the average length of stay is seven years.

Table 19 calculates the number of disabled households in public housing to be 266, or about 27% of all public housing tenants. An additional 148 public housing units are occupied by seniors, or about 14% of all public housing units. There are significantly higher percentages of elderly and disabled residents in the voucher programs. Table 19 also reports 4,330 voucher holders as disabled, which is about 37% of all vouchers. Seniors make up another 2,542 voucher holders, or about 22% of all vouchers. The same table calculates the percentage of public housing tenants and voucher holders requesting accessible housing as 100%. While that is probably a data error, it is very likely that many households with seniors and disabled persons in the household have requested accessibility accommodations for their units. Housing age and maintenance play a large role in whether or not existing housing can be converted or modified to meet accessibility requirements. Older units, poorly maintained units, and housing developments built before accessibility requirements became standard may be too expensive or difficult to modify for accessibility. Newer housing units, particularly public and subsidized housing, is built in accordance with current accessibility standards and has more opportunity for accessibility modifications.

SHRA's Conventional Public Housing Program in the City of Rancho Cordova is composed of 983 units. These rental units include one-, two-, three-, and five-bedroom affordable housing units ranging from multi-family, elderly/disabled, and single-family homes. However, eight of the single-family homes are currently not available for use because they are in the disposition process. The quality of the units located in this city is generally observed to be modest. The overall score of inspection was 90%.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders: What are the number and type of families on the waiting lists for public housing and Section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of the residents of public housing and Housing Choice voucher holders?

Families on the waitlist have a variety of special needs. SHRA's waitlist has 19,990 families on it. Additionally, 2,792 disabled persons are on the County waitlist and they will need units that accommodate their disability. Of those, only 2% indicated a non-English language as a preference. The largest group to request a preference was for Russian (24%), followed by Spanish (19%) and Vietnamese (15%).

The two most frequent household types for low-income residents are elderly and families with small children. These groups need affordable housing of sufficient size and accessibility. (See Section NA-10 for more details). Two-bedrooms units are in the highest demand in the SHRA area. The demand for number of bedrooms are as follows, in decreasing order: two bedrooms (37%), one bedrooms (28%),

three bedrooms (16%), one bedroom for elderly/disabled (12%), four bedrooms (6%), and five bedrooms (2%).

Residents of public housing earn an average annual income of \$11,330, which amounts to approximately \$944 a month, while residents with housing choice vouchers have an average income of \$14,058, or \$1,172 a month. Households with extremely low and very low incomes often struggle with basic expenses, even with vouchers and public housing support.

According to Massachusetts Institute of Technology's (MIT) living wage calculator for California, for a family of three with two adults and one child, one adult would need to make \$23.56 per hour full-time (or about \$3,770 a month) to afford the real expenses of living in California (assuming the other adult provided child care) (<http://livingwage.mit.edu/states/06>; retrieved February 2016). Data is not available on the average yearly living expenses in Rancho Cordova; however, this MIT data may be a helpful reference point. According to MIT's living wage calculator, the estimated yearly expenses for a family of three living in California are \$8,234 for food; \$0 for day care; \$6,151 for medical; \$15,939 for housing; and \$8,509 for transportation (including gas, insurance, car payment, and maintenance). Additionally, the poverty wage for a family of three with two adults and one child is \$9 per hour. Because the most in-demand units are two-bedroom, this scenario may be relevant to a real family situation in Rancho Cordova. This living wage data suggests that public housing and voucher program residents still have expenses beyond their means. Medical care, food and good nutrition, and transportation are often costs that exceed many extremely low- and very low-income households' means. Access to public transportation, affordable or subsidized food and nutrition, subsidized healthcare, and employment above the minimum wage are critical for extremely low- and very low-income households to maintain health and stability. Lower-income households will also need to be able to find locally accessible, higher-paying work, whether that be through job training, education, increased hours, or a new position with better benefits and/or higher wages.

As mentioned in the Section 504 discussion, about 27% of public housing residents and 37% of voucher holders are disabled. Elderly residents make up 14% of public housing units and 21% of voucher holders. Many disabled and elderly residents have limited ability to increase their income; thus, seeking government assistance for necessities, food, transportation, and healthcare is a priority.

How do these needs compare to the housing needs of the population at large?

The cost of housing in California is currently on an upswing. In many neighborhoods housing costs are nearing pre-housing bubble highs. Over the last 30 years, Rancho Cordova has provided housing that generally costs just below County of Sacramento medians. This more affordable housing product is still out of reach of a large portion of the population, particularly households that tend to have lower incomes, such as single-parent households, elderly and disabled households, large families, and households with young children. A mismatch between housing inventory and housing need has pushed many lower-income households into paying more of their monthly income, which has placed a significant housing cost burden. Households with a high housing cost burden frequently have the same social support, access to low-cost transportation, access to healthy food, and healthcare assistance as

the population in public housing and with housing vouchers. Large related households likely need more three-bedroom and larger units to prevent overcrowding, while the preference for smaller two-bedroom units is more common for households with vouchers or on the voucher waiting list. Most seniors in the City of Rancho Cordova are not in public housing or housed with the assistance of vouchers. Senior households without public/voucher housing support still need accessible units, and both low- and very low-income senior and disabled households could benefit from improved accessibility housing rehabilitations and modifications.

Discussion

Data suggests that there is a growing gap between housing costs and incomes. Household incomes have been generally stagnant, or experienced marginal increases over the past several decades, while housing costs have increased dramatically for both homeowners and renters. This gap is contributing to housing cost burdens that can compromise household stability. There are insufficient housing subsidies and affordable housing opportunities to provide sufficient relief to the vast majority of housing cost-burdened and severely cost-burdened households. The City of Rancho Cordova will continue to explore opportunities to address the housing needs across all income spectrums, and will continue to encourage SHRA to maintain and keep public housing fully occupied, and to keep all available vouchers in circulation.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

HUD requires the City to provide, through the Consolidated Plan, a summary of the nature and extent of homelessness in the city and the identification of need for facilities and services for homeless persons and homeless families with children, both sheltered and unsheltered, and any other subpopulations of homeless. Further, to the extent data is available, HUD requests information be provided that breaks down homeless populations by familial status, racial and ethnic groups, and whether or not those populations are chronic homeless, veterans, and/or suffering from mental illness.

The Sacramento County Continuum of Care, through the nonprofit Sacramento Steps Forward, manages the Homeless Management Information System (HMIS) for all jurisdictions in the county, including Rancho Cordova. Every other year, Sacramento Steps Forward organizes a survey to count the number and characteristics of homeless on one particular night. Volunteers most recently completed the survey, called the Homeless Point-In-Time (PIT) Count, in January 2015, and then compiled the data in the Homeless Count and Survey Report which was released in June 2015. Though data gathered is not specific per jurisdiction, it does identify overall homeless populations with as much detail as possible. Table 22 details the estimated totals of homeless populations in the City of Rancho Cordova calculated as a corresponding percentage of the total populations for the County of Sacramento. The second table in this section uses a similar formula to identify homelessness in the City of Rancho Cordova among different minority groups.

Data regarding homeless populations are updated throughout the year as recorded by homeless service providers. Information is not specifically tabulated for Rancho Cordova; however, this data represents the best estimates available to detail the homeless populations and needs. Individuals or families that are homeless have a variety of special needs, including emergency shelter, counseling and mental health services, substance abuse support, job training, transitional housing, and permanent supportive housing.

Homeless service providers that serve Rancho Cordova were consulted to provide a first-hand estimate of the number of homeless. This data is also included below.

There are numerous programs providing outreach and assistance services to various subpopulations, including the mentally ill, disabled, veterans, substance abusers, domestic violence victims, HIV/AIDS patients, and youth. Such services include financial assistance, medical services, food, drug and alcohol addiction support, legal services, crime victim support services, housing counseling, housing and social services referrals, transportation vouchers, job training, mental health services, and emergency shelter. Services are provided to lower-income persons and the homeless in Rancho Cordova and in Sacramento County by the following agencies. More resources can be found at the Sacramento Steps Forward's Resource Guide for People Experiencing Homelessness:

- Children's Receiving Home of Sacramento
- Cordova Community Food Locker
- Wind Youth Services

- Family Promise
- Folsom Cordova Unified School District
- Francis House Center
- Legal Services of Northern California
- Loaves and Fishes - Maryhouse
- Loaves and Fishes - Sister Nora's Place
- Loaves and Fishes - Genesis
- Lutheran Social Services
- Next Move
- Rancho Cordova Homeless Assistance Resource Team (HART)
- Sacramento Steps Forward
- Sacramento County Department of Human Assistance
- Sacramento County Department of Health and Human Services
- Sacramento Self-Help Housing
- SafeGround Sacramento
- Saint John's Shelter
- Salvation Army
- Tommy Clindenbeard Legal Clinic
- Women's Empowerment
- Volunteers of America

Most of these agencies are located outside of the city; therefore, Rancho Cordova homeless and at-risk homeless often have to travel outside of the city to receive services.

Table 22

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Unsheltered	Sheltered				
Persons in Households with Adult(s) and Child(ren)	2 (See Note 1. Below)	32 (See Note 1. Below)	242 (See Note 2. Below)	56 (See Note 3. Below)	186 (See Note 3. Below)	117 (See Note 4. Below)
Persons in Households with Only Children	0	0				
Persons in Households with Only Adults	42	47				

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Unsheltered	Sheltered				
Chronically Homeless Individuals	14	7				
Chronically Homeless Families	0	1				
Veterans	7	8				
Unaccompanied Youth	7	11				
Persons with HIV	1	1				

Data Source: [extra text boxes with max 3,590 characters each; additional map, jpeg, or table can be added. Same instructions as in Section NA-10 above:]

Additional Data Source:

According to Rancho Cordova's Homeless Assistance Resource Team (HART), an estimated 200 individuals live on the street or in shelters, and another approximately 300 live on couches, share a place with another family, live in cars, or have some other temporary location in the city. This is an estimated 500 homeless annually. HART estimates that approximately 100 are veterans, due in part to the nearby veteran service providers: Sacramento Veterans Administration Hospital and Mather Community Campus, near closed Mather Air Force Base. HART coordinates homeless services including housing counseling, transportation, meals, resource referrals such as Cordova Community Food Locker, and a winter shelter of 30 beds.

Note 1: Numbers were based on 2015 Homeless PIT Count conducted for the county, and then recalculated based on the percentage (4.63%) of Rancho Cordova's population (67,167) to the whole county population (1,450,277). Population amounts were based on 2010–2014 ACS five-year estimates. Numbers were rounded using traditional methods.

Note 2: The total number of persons experiencing homelessness in Rancho Cordova on an annual basis is 242; however, this data is not available with further classification such as by households with children, adult-only households, chronic homeless, veterans, and youth.

Note 3: Data is not available broken down by homeless type. This number was calculated by using Sacramento Steps Forward estimates that 77% exited and 23% entered homelessness each year and applying that percentage to the total number of annual homeless.

Note 4: This number was provided by Sacramento Steps Forward and is out of a total of 4,604 homeless individuals served over the year. This total is different than the 2015 PIT Count of 5,218 countywide. Thus, this column of data cannot be compared to the other columns.

Indicate if the homeless population is:

☐ All Rural Homeless

☐ Partially Rural Homeless

☐ Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Data is provided in the table above.

Nature and Extent of Homelessness: (Optional)

Table 23

Category	Sheltered	Unsheltered (Optional)
Race:		
White	57 (See Notes 1. and 2. Below)	40
Black or African American	40	15
Asian	1	1
American Indian or Alaska Native	3	1
Pacific Islander	2	0
Ethnicity:		
Hispanic [Note: this data is expected to correspond to the Hispanic or Latino entry in the Point-in-Time survey.]	14	8
Not Hispanic [Note: this data is expected to correspond to the Hispanic or Latino entry in the Point-in-Time survey.]	81	46

Data Source:

Note 1: Numbers were based on 2015 Homeless PIT Count conducted for the county, and then recalculated based on the percentage of Rancho Cordova's population, by race and ethnicity group, to the whole county population's race and ethnicity group. Population amounts were based on 2010–2014 ACS five-year estimates. Numbers were rounded using traditional methods.

Note 2: The total number of homeless persons by race is less than the actual total in the previous table because this table excluded "other" race categories, thus including only a portion of the homeless population.

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Based on the 2015 Homeless PIT Count, approximately 180 Rancho Cordova residents are homeless. Of these, 73 are unsheltered and 107 are sheltered. Of these, 34 are households with children. These represent the average number that is homeless on any given night, and an estimated 242 are homeless in Rancho Cordova annually. The data does not break down the 242 into groups such as the number that are homeless families with children. Representatives from HART and Folsom Cordova Unified School District estimate that approximately 300 families with children are homeless over the year. One reason these numbers are higher than the PIT Count is because they include a hard-to-measure group: families sharing places with other families, which the PIT does not count. These families with children can seek assistance from Sacramento County's Department of Human Assistance (DHA) and nonprofits which will provide them with housing counseling and rental assistance (such as down payment and first month rent), and connect the family with CalFresh (formerly Food Stamps) and other resources.

Based on an interview conducted with a Folsom Cordova Unified School District representative, these homeless families with children can fall into a cycle of homelessness. This can occur after a period of homelessness, during which they received financial assistance through DHA and temporary benefits from a nonprofit, but subsequently experience a loss of income or a financial hardship. With this second loss in income or expense, they do not have sufficient savings or other support from family/friends, and they have exhausted the benefits offered by DHA and other nonprofits. In this case, a different set of resources and assistance is needed to assist with their homelessness.

A chronically homeless family, as defined by HUD, is composed of at least one adult (if there is no adult in the family, a minor head of household) and one child under 18 years old in which the head of household has a disability and has been homeless for at least one year or at least four separate occasions in the last three years. Disability is defined at length by HUD; the brief definition is a) a physical, mental, or emotional impairment which is expected to be of indefinite duration, substantially impeding an individual's ability to live independently; b) development disability; c) a person with AIDS; or d) a diagnosable substance abuse disorder.

It is estimated that one chronically homeless family resides in Rancho Cordova according to the 2015 PIT Count; however, this number might not be representative of the real number of chronically homeless. An interview with Folsom Cordova Unified School District revealed that there is more than one family with children that faces repeated homelessness due to the number of homeless families they serve; however, the number of "chronic" homeless families is not collected by the district.

Of the approximately 15 homeless veterans in the city, none are estimated to be a household with children. Very few homeless veterans are part of homeless families with children. While not many veteran homeless are families, veteran families may be at risk of becoming homeless. Rancho Cordova, in partnership with several other public agencies and nonprofits, is currently developing the Mather Veteran's Village which provides homeless veterans with needed housing and supportive services.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Because city-level data was not available by ethnicity/race, the percentage of city residents by race/ethnicity was applied to the countywide homeless numbers by ethnicity/race. As shown in Table 23 above, the estimated majority of Rancho Cordova homeless are non-Hispanic white. By race, the estimated largest category is white, followed in order by Black/African American; American Indian/Alaska Native, Pacific Islander, and Asian.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

By using the same percentage formula established earlier in this analysis, Rancho Cordova has an estimated 73 unsheltered and 107 sheltered, for a total of 180 unsheltered and sheltered homeless on a given night. According to the PIT Count, approximately 242 Rancho Cordova residents experience homelessness per year. While a greater number of homeless are in shelters than not, the number in shelters is still only 59% of the total homeless. This suggests that there is a need for more shelters. Similarly, HART estimates 200 persons experience homelessness per year in Rancho Cordova that are either living on the streets or in shelters. Rancho Cordova's shelter program, operated through HART, sleeps 30 persons per night. Again, this shows fewer shelter beds than the number of homeless.

It is important to note that the PIT Count method undercounts homeless people, especially unsheltered, because it is not possible to locate people if they are in hidden locations or a location that would be difficult for a volunteer to reach. However, this is well-known; as was pointed out in the last 2015 PIT Count, studies have been done to improve the accuracy. That said, the number of 2015 homeless may be lower than the actual number.

Discussion:

Current housing assistance for the homeless includes emergency shelters, motel vouchers, transitional housing, housing (i.e., rent) vouchers, and subsidized public housing. Housing vouchers and public housing have long waitlists and can take years before an applicant receives assistance. As a result, interim housing and assistance is needed to keep families in need from living on the street. Just as importantly, a family will need assistance with long-term solutions for tackling the issues that contributed to their lack of income or instability; some of this assistance may include helping a family increase its income through job training, receiving counseling for substance/drug abuse, reducing medical costs for health-related treatment, and finding permanent affordable housing. Some families have a limited number of long-term solutions, such as those who are disabled and have limited ability to increase their income. For them, permanent supportive housing is needed over the long term.

Based on an interview with Sacramento Steps Forward, the homeless crisis stems from a lack of income, lack of affordable housing, and lack of support (from families/friends/communities) to help in times of a significant trauma (e.g., an economic hardship, large medical expense, occurrence of substance abuse, mental/emotional issue, or domestic violence). The biggest challenges facing the chronically homeless are mental illness and substance abuse, while the biggest obstacle for many homeless families that are

sharing homes with other families is the lack of income. Prevention resources are needed for at-risk families to assist them in avoiding living on the streets.

Sacramento Steps Forward has recently revamped its veteran outreach to provide targeted outreach and specialized services. It has recruited veteran workers to make connections with homeless veterans, and then build up services around them to help them overcome homelessness. Some veterans are reluctant to disclose that they are veterans, and many have mental health and substance abuse issues. With these increased efforts, the agency has seen a difference in the number of veterans it has been able to assist and in helping those achieve stability and improved health. This strategy has also been working because community members have been more willing to help veterans, so connecting them with more resources has been easier.

Rancho Cordova has approximately 18 homeless youth, according to the 2015 PIT Count. Homeless youth tend to stick with other youth and can be more difficult to find. In 2013, the PIT Count found fewer than 20 unsheltered youth in Sacramento County. Sacramento Steps Forward trained a group of formerly homeless youth and got the word out among those circles. The result was an increase in recorded homeless youth; the 2015 PIT Count recorded over 250 homeless youth countywide. Homeless youth start at a greater deficit than other homeless because they lack a network or support system at an early age. Many homeless youth come out of the foster care system and do not have family support. Some couch surf with potentially dangerous households. These youth can go uncounted and can be difficult to reach for services. Other homeless youth face mental health and substance abuse issues. Rancho Cordova has a winter-time shelter for adults without a set-aside for youth; however, Wind Youth Services has two emergency shelters and Volunteers of America has temporary housing for youth who participate in its program. Wind Youth Services and Lutheran Social Services provide counseling and case management for homeless youth. These nonprofits are located outside of Rancho Cordova, but are available for homeless youth in the city. Sacramento Steps Forward recently built 20 units of permanent supportive housing in Sacramento for homeless youth. Additionally, it provides support for those receiving subsidies to live in apartments because helping youths maintain their housing can be challenging. They often need support in conducting themselves in a way suitable to maintaining their home and respecting neighbors and property.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Similar to the homeless population, the City's special needs groups require supportive services and housing to enable them to live independently and avoid homelessness. These special needs groups include: elderly persons aged 62 years and older; persons with mental, physical, and/or development disabilities; persons with alcohol or drug addictions; persons with HIV/AIDS and their families; and victims of domestic violence, dating violence, sexual assault, and stalking. 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.

Describe the characteristics of special needs populations in your community:

Elderly and frail elderly persons

Elderly or senior households have special housing needs primarily as a result of physical disabilities or limitations, reduced incomes, and increased healthcare costs. Senior households may also need in-home support services, assistance with personal care and financial affairs, and networks of care to provide a wide variety of services and daily assistance. According to the 2010–2014 ACS, Rancho Cordova has 10,764 residents aged 60 years and over (data is not available on age 62 and older), which accounts for 16% of the total city population. The majority (72%) of these seniors are homeowners, while a quarter are renters. The average household size of senior homeowners is 2 persons and the average household size for senior renters is 2.9 persons. Approximately 12% of these seniors are disabled and 10% live below the national poverty line. In 2014, the poverty line was an annual income of \$11,354 for single-person households 65 years or older, and \$14,326 for two-person households with householders 65 years old or older. Since the poverty line is a low threshold, it is helpful to point out that another 11% of seniors subsist at 100 to 150% of the poverty line.

Rancho Cordova has one major skilled nursing facility, one large residential care facility, and approximately 16 smaller licensed residential care homes that assist up to six individuals each. Collectively, these have a capacity of 357 beds. These facilities and residential care homes provide assistance to frail elderly residents whose need for support ranges from partially self-sufficient to those that need 24-hour assistance. Assisted living is provided mainly in smaller facilities in Rancho Cordova.

Seniors needing less care than that offered by an assisted living facility may choose to live in a senior-oriented rental complex. As of January 2016, Coloma Woods was the only age-restricted complex for seniors age 62 and older in Rancho Cordova. The project is federally financed, and therefore the rents are 30% of each tenant's income, the common standard of affordability.

Persons with disabilities

Federal laws define a person with a disability as "Any person who has a physical or mental impairment that substantially limits one or more major life activities; has a record of such impairment; or is regarded have such an impairment." Some physical, mental, or developmental disabilities may prevent a person from working, restrict a person's mobility, or make caring for oneself difficult.

In 2014, an estimated 8,249 individuals, 12% of the City's population, was identified as disabled (2010–2014 ACS). According to this data, six different disability types are measured across the entire population: 5% with hearing difficulty, 5% with vision difficulty, 5% with cognitive difficulty, 5% with ambulatory difficulty, 5% with self-care difficulty, and 5% with independent living difficulty. The population experiences a fairly even distribution of each type of disability, and no particular type stands out among the rest. Persons with a disability occasionally have more than one type of disability. This can result in a double count in the estimates by disability type, and the total of types of disabilities is usually significantly higher than the single count of persons with a disability.

Persons with alcohol or other drug addictions

The Behavioral Health Barometer-California 2013–2014 report by the United States Department of Health and Human Services presents statistics on drug abuse across the state. According to this report, in 2013–2014 in California, 9.8% of youth used illegal drugs (including alcohol) at a rate similar to the national average. This is a decrease from 2010–2011 when an estimated 12.1% of youth used illegal drugs. California's 2013–2014 percentage of alcohol dependence or abuse by individuals 12 and over was 7.3%, which was slightly higher than the 6.7% national average. This is down from 7.4% in 2010–2011. Illegal drug dependence or abuse by individuals 12 and over occurred at a rate of 2.9% of the population. Data is not available at the city level so it is difficult to determine the specific rate at which Rancho Cordova residents experience alcohol or other drug additions; however, these statistics shed some light on typical rates of abuse.

Victims of domestic violence, dating violence, sexual assault, and stalking

Local data is difficult to gather, so statewide reports are used to provide insight. The National Intimate Partner and Sexual Violence Survey (NISVS) reported that 32.9% of California women and 27.3% of men will experience rape, physical violence, and/or stalking by an intimate partner in their lifetime. This is an estimated 4.5 million women and 3.7 million men who experience this. The national rate for both women and men is slightly higher at 35.6% and 28.5%. According to the National Coalition Against Domestic Violence, 20–24-year-old females are at the greatest risk of non-fatal partner violence. Because many cases of domestic violence are never reported, statistics on the actual number are difficult to gather.

What are the housing and supportive service needs of these populations and how are these needs determined?

Elderly and frail elderly persons

Because many seniors on a fixed income are at or near the poverty line, they need various types of assistance including food stamps, reduced healthcare costs, and affordable housing. To address affordable housing needs, the City offered a housing rehabilitation program to low-income persons, including seniors, where homeowners were provided a 30-year deferred loan at 0% interest loan to complete health, safety, and energy-efficiency related repairs. In addition, the City has annually funded social service nonprofits that provide delivered meals to homebound seniors and congregate meals at the City's Senior Center. Other senior services include caregiver respite for seniors with memory care needs, and emergency repair grants for households, including seniors, with immediate health and safety violations in their owner-occupied housing.

While the majority of seniors in the City of Rancho Cordova own their homes, there is still a need for housing choices as they age. These housing options could include age-restricted townhomes or multi-family housing, skilled nursing facilities, and assisted living facilities.

According to consultations with senior services nonprofits and agencies, seniors need affordable in safe neighborhoods that are close to public transportation, and programs to help low-income senior homeowners maintain their homes. As elderly persons begin to experience age-related disabilities or increasing frailty, they often need to modify their homes to ensure continued accessibility—for example, by adding wheelchair ramps or grab bars in bathrooms. Besides housing, transportation is the biggest challenge for seniors to buy needed groceries and other essentials, go to doctor appointments, and access social services. The most essential social services needs include: local social workers, nurses, and case managers who are experienced in elder care and who are safe and reliable; and services that address diverse needs including transportation, locating in-home care, mental health and addiction counseling, nutrition, grief counseling, abuse prevention, shopping for essentials, and assistance with technology.

Persons with disabilities

Disabled persons often have special housing needs related to their potentially limited earning capacity, their need for accessible and affordable housing, and the higher health costs associated with their disabilities. People with disabilities require a wide range of housing choices, based on the type and severity of their disability. Housing needs can range from institutional care facilities to facilities that support partial or full independence (e.g., group care homes). Supportive services such as life skills training and employment assistance may need to be integrated into the housing situation. Housing may need to incorporate accessible features as well, to accommodate people with physical disabilities. Examples of accessible features in housing include widened doorways and hallways, ramps, bathroom modifications (e.g., lowered countertops, grab bars, adjustable showerheads), and special sensory devices including smoke alarms and flashing lights.

Addressing the needs of persons with disabilities is a vital component of the City's CDBG programs. Activities to date have included improved accessibility along the streetscape and public facilities, such as the Rancho Cordova Senior Center, as well as service programs aimed at assisting disabled residents and their families. The City of Rancho Cordova incorporates the Federal Fair Housing Act, the California Fair Employment and Housing Act of 1964, and the Americans with Disabilities Act (ADA), as supported in Title 24 of the California Government Code, as a part of its building requirements. These three statutes address the fair housing and building standards for persons with disabilities as adhered to by the City. However, there is an ongoing need for support for disabled persons in the community.

Persons with alcohol or other drug addictions

The Department of Human Assistance (DHA) with the County of Sacramento provides most of the public agency-sourced social services in the city. The DHA has an office in the City of Rancho Cordova and partners with the Rancho Cordova Police Department, Child and Adult Protective Services, and emergency responders to provide drug and alcohol addiction support services. The City is also home to the Mather Veterans Hospital, which provides comprehensive care for veterans across Northern California. The Veterans Hospital provides in-house drug and alcohol addiction services, and partners with nonprofits in the greater Sacramento area for longer-term addiction support.

Victims of domestic violence, dating violence, sexual assault, and stalking

Two domestic violence groups, My Sister's House and WEAVE, provide shelters and serve Rancho Cordova and the Sacramento area. Domestic violence, sexual assault, dating violence, and stalking continue to be very difficult problems 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. The police department has also undergone domestic violence and assault specific training to help assist victims in dealing with emergency situations. Department of Justice-funded victim support groups are available in the greater Sacramento area to help connect victims with necessary services, and additional services can be accessed through the family court system at the Carol Miller Justice Center, located just west of Rancho Cordova.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

Characteristics of persons with HIV/AIDS and their families

Data is difficult to gather on the number of HIV/AIDS residents living in Rancho Cordova, so information was gathered from local care providers. CARES (Center for AIDS Research and Education Services) is the area's largest HIV/AIDS clinic. A representative of CARES provided a rough estimate that 300 to 400 persons with HIV/AIDS may live in the city. The county has approximately 4,000 people with HIV/AIDS, and most are located in midtown and south Sacramento areas. The disease is most common among homosexual men ages 18–24 and Black/African American and Hispanic populations. In Sacramento County, 24% of CARES patients are Black/African American compared to the county's overall Black/African American population ratio of 11%, as reported by the 2014 US Census. For new infections, 44% are African American/Black, while the national African American/Black population is only 13%, as reported by the 2014 US Census. A rough count of 50 to 75 CARES patients per year are estimated to be homeless.

One common characteristic among patients is lack of a supportive family environment. Many HIV/AIDS patients also deal with mental illness and substance abuse issues. According to CARES, at least half of its patients have mental health or substance abuse problems. The medicine available to treat HIV/AIDS is effective according to CARES, when it is used; however, the biggest challenge to treating and limiting transmittal of the disease is the prevalence of unresolved mental illness or substance abuse issues.

Service needs of persons with HIV/AIDS and their families

The City of Sacramento is a grantee of the Housing Opportunities for Persons with AIDS (HOPWA) program, which is administered by SHRA. SHRA works with County of Sacramento DHA and various nonprofits to implement the program, which provides grant funds for long-term comprehensive housing and sustainable living strategies for low- and moderate-income people living with HIV/AIDS. The City of Rancho Cordova does not have the capacity to operate dedicated HIV/AIDS services; however, the City is a participant in the countywide HIV/AIDS housing and services efforts.

Persons in the Sacramento Metropolitan Statistical Area (which includes the City of Rancho Cordova) can find HIV/AIDS healthcare services and support through the DHA, as well as through the nonprofit care provider CARES, which operates clinics, in partnerships with local healthcare institutions, that offer HIV/AIDS specific testing and treatments. CARES also provides assistance to patients and families in finding affordable housing through housing referrals and subsidized rent, free bus rides to clients for accessing the clinic, and transportation vouchers for clients to access other medical care sites. Other free clinics serving Sacramento area residents include Harm Reduction Services and Golden Rule Services.

Discussion:

Elderly and frail elderly persons

Rancho Cordova conducted a community-wide survey of resident views on a number of housing, social service, economic, and other community development needs and services in the city. In particular, residents provided feedback on housing and service needs for seniors. When asked what the most important issues are for seniors, residents ranked transportation services, in-home supportive care, and affordable housing as the least important, which is in contrast to the perception of industry experts who ranked these as most important. As most important, residents ranked legal services, mental health services, and nutrition assistance. Additionally, when residents were asked to rank the most important housing needs by type out of five special groups, senior housing was ranked last, behind (in order from most to least important) large families, very low-income, disabled, and homeless persons.

Despite this lower ranking of senior housing needs compared to other special needs groups, residents had strong opinions for prioritizing senior public facilities. When asked about most needed public facilities, “improvements to accessibility for seniors and disabled” and “seniors centers” ranked third and fourth out of nine options.

Persons with disabilities

Similar to seniors, residents felt that public facilities for disabled should be a high priority. When asked to rank the most important public facilities needed, residents ranked the top four out of nine as: public swimming pools, adult day care centers, improvements to accessibility for seniors and disabled, and senior centers. Thus, senior facilities ranked the highest.

When asked to rank the most important issues for persons with disabilities, residents saw the need for financial assistance as higher than the need for affordable housing. The order of priorities are as follows: accessibility improvement in public spaces; financial assistance with rent, food, etc.; housing modifications; affordable transportation options; and affordable housing.

Persons with alcohol/drug related addictions; persons with HIV/AIDS; victims of domestic and other violence

The Rancho Cordova community survey did not inquire about the specific needs of these groups; however, it did ask about the housing priorities for low-income groups, which is often associated with

these groups because of employment issues. For example, residents ranked housing for very low-income persons as the second most important housing need across the city.

Affordable housing for non-homeless special needs

Given the income-earning challenges of these above groups, government and industry experts often view affordable housing options as a priority need. When residents were surveyed, and it is not known whether those surveyed are members of these groups or not, they tended to see less of a significant need for traditional affordable housing and housing rehabilitation programs. For example, first-time home-buyer assistance, energy efficiency/weatherization improvements, and health and safety related home repairs were ranked last out of 12 options. Instead, residents viewed new housing, disaster response emergency housing, and lead-based paint removal as the top three priorities. Priorities that fell in the middle were affordable for-sale housing, affordable rental housing, and improvements to existing rental housing. Again priorities between consultants and residents differed.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

According to the Community Needs Survey, the top four public facility needs are public swimming pools, adult day care centers, improvements to accessibility for seniors/disabled persons, and senior centers. The public swimming pool stands high above the rest, at a score of 6.34 out of 9. Following those top four, in order, are library, parks, childcare, neighborhood/community centers, and youth/teen afterschool programs.

Table 24

Public Facilities, ranked 1 to 9	Average Rating
1. Public swimming pools	6.34
2. Adult day care centers	5.77
3. Improvements to accessibility for seniors and disabled persons	5.77
4. Senior centers	5.14
5. Libraries	4.96
6. Park improvements	4.65
7. Child care centers	4.19
8. Neighborhood facilities/community centers	4.08
9. Youth/teen afterschool programs	3.26

How were these needs determined?

These needs were determined through the Community Needs Survey which was answered by residents, business owners, community leaders, and representative of social service agencies. This survey received 589 responses, and was made available in English, Spanish, and Russian, and via both the internet and hard copy. Paper surveys were made available at both community outreach meetings, at City Hall, and

at the Folsom Cordova Community Partnership, which provides family support services to residents of Rancho Cordova. In 2014–2015 the City completed a comprehensive outreach program involving 16 public meetings held around the city to identify capital and community needs in support of a sales tax measure. The data from the Community Needs Survey prepared for this Consolidated Plan reflects the community priorities identified during the larger and more comprehensive outreach effort.

Describe the jurisdiction’s need for Public Improvements:

According to the Community Needs Survey, the most important public infrastructure need is for improvements to the City’s sewer system, followed by improvements to storm drains, bicycle lanes, and crosswalks.

Environmental improvements are also important to the community. Through the community survey, residents ranked improvements to flood prevention and response programs as the highest priority. In third and fourth place are drought response and pollution/contamination cleanups.

A summary of the priorities are listed below.

Table 25

Public Infrastructure, ranked 1 to 8	Average Rating
1. Install or improve sewer	5.35
2. Install or improve storm drainage	5.00
3. Add or improve bicycle lanes	4.93
4. Add or improve crosswalks	4.87
5. Add or improve public transportation options (Buses and Light Rail)	4.40
6. Improve water supply	3.94
7. Install or improve street lighting	3.49
8. Street surface improvements	3.24

Table 26

Environmental Focus, ranked 1 to 5	Average Rating
1. Flood prevention and response programs	3.61
2. Programs to encourage walking / biking / transit use / carpooling	3.00
3. Drought response program	2.90
4. Pollution / contamination cleanup	2.65
5. Increased use of renewable energy sources	2.61

How were these needs determined?

These needs were determined through the Community Needs Survey. Over 580 residents responded to this query on public improvements.

Describe the jurisdiction's need for Public Services:

As part of the Community Needs Survey, residents voiced that after-school programs are the most important social services needed, following by homeless or homeless prevention. The third and fourth most important were youth services and senior services. The preferred public services are listed below in order of importance.

Table 27

Social Services – Most Important	Rated as Most Important
After school programs	44.1%
Homeless or homeless prevention services	41.0%
Youth services	33.0%
Senior services	27.5%
Early childhood development and education	27.1%
Public transportation	26.0%
Health care	25.5%
Mental health services	25.1%
Job training	24.7%
Veterans Services	23.4%
Single-Parent Services	20.3%
Aid for Low-Income Families	17.5%
Services for Persons with Disabilities	15.7%
Substance Abuse Treatment	12.9%
Other (please specify)	12.5%
Domestic Violence Victim Services	10.9%
Housing Placement and Support	10.3%
Fair Housing Assistance	9.4%
CalFresh	9.0%
WIC	8.7%
Foster Youth Services	7.9%
Section 8 Housing Vouchers	7.6%
Legal Aid	5.4%
Translation Services	5.2%
HIV / AIDS Services	2.2%

Residents were also surveyed on the needs of children, teens, seniors, and persons with disabilities. Respondents said that financial assistance for early education or child care is the most important issue for children. For teens, respondents said SAT/college preparation and drug and alcohol programs were the most important issues. The most important issues for seniors are legal services. For disabled persons, accessibility improvements to public spaces is the highest priority. The full results are provided in the tables below.

Table 28

Most Important Issues for Children 12 years and younger	Average Rating
1. Financial assistance for early education or child care	3.92
2. Youth and family counseling	3.88
3. Preschool programs	3.66
4. Parenting education and support	3.48
5. Affordable child care	2.86
6. After-school programs	2.80

Table 29

Most Important Issues for Children 12 years and above)	Average Rating
1. SAT / college preparation	4.75
2. Drug and alcohol programs	4.43
3. Teen recreation programs	4.18
4. Teen employment services	4.02
5. Gang prevention	3.72
6. Academic support outside of school	3.19
7. After-school programs	3.01

Table 30

Most Important Issues for Seniors	Average Rating
1. Legal services	5.57
2. Mental health services	4.62
3. Nutrition assistance	4.40
4. Assisted living and skilled nursing facilities	3.79
5. Transportation services	3.36
6. In-home supportive care	2.96
7. Affordable housing	2.88

Table 31

Most Important Issues for Persons With Disabilities	Average Rating
1. Accessibility improvements in public spaces	3.47
2. Financial assistance with rent, food, etc.	3.19
3. Housing modifications	2.92
4. Affordable transportation options	2.74
5. Affordable housing	2.48

How were these needs determined?

As population size, characteristics, and needs change, so do public services need to shift to address these changes. The City conducted extensive outreach to residents, community leaders, local businesses members, community advocates, City organizations, and public agencies, and to organizations and public agencies from surrounding cities. Over 640 surveys were collected and over 15 interviews conducted with service providers to gather information from these groups. The City held two community meetings to gather direct public feedback. From this feedback, the City shaped its priority needs for public services. Additionally, the City pulled data from various sources, such as US Census, CPD maps, and the Employment Development Department, to use more information on shaping its needs for public services. This information is provided throughout the Needs Assessment.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Housing market conditions in the City of Rancho Cordova are influenced by the regional, statewide, and national housing market trends, policies, and programs. For this reason, the City's market analysis will consider the other state and national forces at work, as well as activities in the city. The City's ability to directly impact housing conditions and inventory is often tied to one of three primary resources: state funding programs that allow for the purchase and rehabilitation or new construction of housing units; federal programs that address housing quality and accessibility; and the local development impact fees and entitlement processes that allow the City to have input on how greenfield development should be designed.

The supply, demand, affordability, and condition of housing is a local, regional, and national concern. The state of California requires that state-approved housing elements be included in each city's general plan, and requires that these housing elements address cities' responsibilities for their share of the region's housing need, particularly for low-income households. This has resulted in an increased awareness of the regional nature of the housing market within which the City of Rancho Cordova exists.

Planning for housing needs is very important at all levels: local, state, and national. For the last 30 years in the United States, the gap between incomes and housing costs has dramatically widened. As a result, prices in many regions have risen to levels that are not affordable to households earning below the median income. For example, security guards, preschool teachers, bank tellers, cashiers, and medical assistants would have trouble renting a two-bedroom apartment in the Sacramento area with their annual income (Housing California: <http://www.housingca.org/#!fact-sheets-and-reports/c22gp>; accessed February 2016). As housing has become less affordable, more households live in overcrowded conditions, structures with deferred maintenance, and older buildings that may pose health and safety risks. The City of Rancho Cordova has not sidestepped these national trends.

Further, housing construction, and multi-family housing construction in particular, has not kept up with job growth in most areas of the state, creating a jobs-housing imbalance. This imbalance often forces families to move outside the community in which they work in order to find affordable housing, leading to increased traffic and commute times and greater stress on families who must spend additional time and money on transportation. According to Housing California, Sacramento County has a shortage of 2,505 homes (<http://www.housingca.org/#!fact-sheets-and-reports/c22gp>; accessed February 2016).

MA-10 Number of Housing Units – 91.210(a) & (b)(2)

Introduction

The City of Rancho Cordova currently has approximately 25,437 housing units. The City has open greenfield growth potential for as many as 30,000 new units, essentially doubling the size of the existing city. Much of this development is still more than a decade or two out; however, some of the City's development plans are moving forward and could produce habitable units in the next five to seven years. The vast majority of approved and pending new development plans is for single-family housing. While each development project is required to provide some land zoned for medium- and high-density multi-family development, these projects are generally the last part of the development plan to be built, and can suffer from resistance and disfavor from the occupied single-family units.

The city does have some infill potential. The bulk of the infill opportunities are along Folsom Boulevard, which acts as the east-west spine of the city, and in the now decommissioned Mather Air Force Base. The base has both vacant and underutilized land zoned for commercial, industrial, and multi-family developments. Properties along Folsom Boulevard are generally zoned commercial, or mixed-use/high density. The City does allow multi-family development in most commercial zoning areas with a conditional use permit, and by right in the mixed-use/high density areas.

Other infill opportunities are scattered across the city, with clusters in the Stone Creek and Capitol Village developments and single lots along Sunrise Boulevard and Old Placerville Road. The Stone Creek infill lots are mostly zoned multi-family, though there has been no immediate plan for development. One lot in the Capitol Village development has been proposed as the site for a new market-rate development; however, the project has received significant resistance from nearby residents. Single lots along Sunrise Boulevard and Old Placerville Road are mostly zoned industrial or commercial, and do not currently have much potential for multi-family development. Rancho Cordova does have two affordable infill projects currently under review or construction. The first is part two of a two-phase redevelopment project, the Horizons at New Rancho located at 10447 Folsom Boulevard, which will be about 48 units of one- and two-bedroom affordable senior multi-family housing. The second is the Mather Veterans Village project. The Mather project is a three-phase infill project which will provide permanent supportive and transitional housing for as many as 160 veterans. Phase one is expected to open summer of 2016 with 50 one- and two-bedroom rental units for homeless and disabled veterans.

All residential properties by number of units

Table 1 – Residential Properties by Unit Number

Property Type	Number	%
1-unit detached structure	14,353	56%
1-unit, attached structure	1,566	6%
2-4 units	2,040	8%
5-19 units	3,512	14%
20 or more units	2,458	10%
Mobile Home, boat, RV, van, etc	1,508	6%
Total	25,437	100 %

Data Source: 2007–2011 ACS

Unit Size by Tenure

Table 2 – Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	31		341	3%
1 bedroom	100	1%	2,038	20%
2 bedrooms	1,590	12%	4,748	46%
3 or more bedrooms	11,143	87%	3,093	30%
Total	12,864	100 %	10,220	99 %

Data Source: 2007–2011 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The City of Rancho Cordova has used a variety of local, state, and federal funds to assist households in attaining affordable housing. All households assisted with public funding, regardless of source, have been verified as low-, very low-, or extremely low-income according to income limits set by either HUD or the state of California, depending on funding source. In 2012 the City opened its first affordable large family affordable housing development, the Crossings at New Rancho, which was funded with a combination of federal and state pass-through Neighborhood Stabilization Program (NPS) grant funds, Redevelopment 20% Set-Aside funds, Low-Income Housing Tax Credits, and local nonresidential development impact fee funds. The Crossings provided 18 two- and three-bedroom units for extremely low- and very low-income families.

The Mather Veterans Village project is currently in development, with the first 50 permanent supportive housing units scheduled for completion in summer of 2016. The phase one units are funded with a combination of state Local Housing Trust Fund Grant and local Housing Trust Fund fee matching funds, State Infrastructure Infill Grant funds, Continuum of Care grant funds, and Low-Income Housing Tax Credits, and will include 25 project-based Veterans Affairs Supportive Housing Vouchers to help keep

the units affordable. The project will provide one-and two-bedroom rental housing affordable to extremely low- and low-income veterans.

The City currently operates a state CalHome-funded owner-occupied housing rehabilitation program. The CalHome program provides zero interest, deferred payment, 30-year loans to low-income homeowners whose housing has health and safety problems. The City received the \$720,000 CalHome Grant in 2012; however, delays in program approval, a general aversion to debt among most local low-income households, and difficulties in delivering the program within the state's funding parameters (no administrative cost recovery, and minimal allowable activity delivery cost recovery) have delayed the program's completion. The City has received three grant extensions and has expended 2/3 of the grant on eight completed rehabilitation projects. The remaining 1/3 will hopefully be committed during the 2016 calendar year.

Other housing improvement projects have included the Emergency Repair Grant program, which was funded by CDBG and provided 21 grants to owner-occupied mobile homes and single-family homes with immediate health and safety emergencies. In 2014–15 the City funded Sacramento Rebuilding Together and Sierra Service Partners, two local nonprofits that provide maintenance and minor repairs for low-income, elderly, and disabled homeowners. Both programs are currently active, and it is expected that Rebuilding Together will repair about 40 housing units while Sierra Service will assist about 12 households. Rebuilding Together's program was funded by CDBG and local Community Enhancement funds, while Sierra Services was funded with Community Enhancement funds.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

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% of the total housing stock. The address, number of affordable units by bedroom size and income level, and source of financing for each affordable development are provided in Table A-24 of the Housing Element.

Three of the federally assisted multi-family housing complexes in Rancho Cordova are at risk of losing their affordability restrictions during the 2013–2021 Housing Element planning period: La Loma Apartments with 34 assisted units; Coloma Woods Apartments, with 28 assisted units; and Mills Tower Apartments with 9 assisted units. All three are at risk due to the expiration of Section 8 contracts. The City is currently partnering with nonprofit developers to explore opportunities to either purchase and rehabilitate or purchase, demolish, and build new multi-family housing that will include affordable housing commitments. The City is also working on a 48-unit affordable senior housing project that will include long-term regulatory agreements. Finally, the City cooperates closely with nonprofit developers and for-profit/nonprofit development partnerships who are interested in using Low-Income Housing Tax Credits or other housing subsidies to purchase, rehabilitate, and manage existing multi-family housing complexes. This cooperation includes expedited permitting and processing, prompt response to requests for information for tax credit applications, and City staff support through the planning, entitlement, and building permit process.

Does the availability of housing units meet the needs of the population?

The available housing inventory does not meet the needs of the existing population in Rancho Cordova. The rising housing costs in the nation, and in California in particular, have made housing affordability a major problem for many working households. As discussed in the Needs Analysis, housing cost burden is the primary housing problem for households making less than 80% AMI, and this problem impacts the majority of low-income households across the race and ethnic spectrum in the city.

There is a lack of new affordable multi-family housing that meets the needs of lower-income households. Two particularly disadvantaged groups in Rancho Cordova's existing housing market are the elderly and persons with disabilities. The lack of newer affordable housing means that there is less housing stock affordable to households on limited or fixed incomes that also meets current accessibility requirements. These requirements include basic building code guidelines such as doorways wide enough to fit walkers or wheelchairs, blocking and framing in bathroom walls to support grab bars, and sidewalks and walkways sloped appropriately to ensure that persons with a disability can successfully navigate the path of travel.

Another problem facing the city is a lack of new market-rate multi-family housing. The city currently has a jobs-to-housing ratio of about 2 to 1. Employment in the city ranges from retail to light industrial to professional and professional support services. The city also employs a significant number of government employees. However, many of these employees live outside of Rancho Cordova, and commutes in the Sacramento area can range from 20 minutes to well over an hour each way. There is a shortage of housing appropriate for employees working at low-, moderate-, and just above moderate-income jobs.

Describe the need for specific types of housing:

A primary cause of the misalignment between jobs and housing in the city is the lack of new market-rate multi-family housing suitable for young families and professionals who either cannot afford or are otherwise not in the market for a single-family home. There is also a significant gap between the housing costs for multi-family rentals and more expensive single-family rentals, which puts additional pressure on the existing multi-family rental stock.

While the city does have extensive undeveloped greenfield land within city boundaries, the bulk of the planned development for that land is larger lot, single-family residential. Larger lot residential is more expensive to purchase and maintain and poses a barrier to many low- and moderate-income households who would otherwise be willing to enter the for-sale housing market. There is a need for smaller, more affordable entry-level single-family homes and townhomes.

Discussion:

The City of Rancho Cordova has approximately 25,437 housing units: 62% are single-family homes, 32% are duplexes or multi-family, and 6% are mobile homes, RV, van or similar structure. Table 32 estimates that the majority, or about 56%, of city residences are owned, with the remaining 44% of residences are rentals. As seen in Table 32, larger homes tend to be owned while smaller homes tend to be rented. This pattern follows long-standing national trends. However, as demographic shifts in the United States occur, it is important that the housing stock reflect the needs of the people. For example, it is well documented that household sizes have been declining. Many folks are waiting longer to get married and have children, or do not do so at all. We are living longer as well, meaning there are increased numbers of seniors. It is important that homes are available for ownership to meet the needs of these smaller households. At the same time, it is critical that rental housing, including affordable and market-rate housing, have a planned future in new development and infill projects to help keep the quality of rental stock current with building and safety codes, improve efficiency, and relieve market pressure on older units to encourage property owners to rehabilitate and maintain rental units. It is critical to plan for housing choice that not only meets different households' needs, but that meets the different needs each household experiences over time so that residents can age in place and continue to be supported and valued members of the Rancho Cordova community.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)**Introduction**

One of the most important factors in evaluating a community's housing market is the cost of housing and whether or not the housing is affordable to households who live, go to school, or work in the community. Housing problems directly relate to the cost of housing in a community. If housing costs are relatively high in comparison to household income, a correspondingly high prevalence of housing cost burden and overcrowding occurs.

Cost of Housing**Table 3 – Cost of Housing**

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	111,700	233,400	109%
Median Contract Rent	581	856	47%

Data Source: 2000 Census (Base Year), 2007–2011 ACS (Most Recent Year)

Alternative Data Source [Optional]:

	2011	2014	% Change
Median Home Value	233,400	195,600	19%
Median Contract Rent	856	848	-1%

Source: 2010-2014 Five Year ACS Estimates

An alternative data source for Table 33 Cost of Housing was added because the alternative data is more current. Additionally, in comparing the 2010 and 2011 data with the 2014 data, it is interesting to note that, while median home values rose from 2000 to 2011, they fell from 2011 to 2014. This contrasts the recent trend in median contract rent, where the amount, like home values, rose between 2000 and 2011, but stayed approximately the same between 2011 and 2014.

Rent Paid

Table 4 - Rent Paid

Rent Paid	Number	%
Less than \$500	1,060	10.4%
\$500-999	5,853	57.3%
\$1,000-1,499	2,450	0.0%
\$1,500-1,999	713	0.0%
\$2,000 or more	144	1.4%
Total	10,220	69.1 %

Data Source: 2007–2011 ACS

Alternative Data Source [Optional]:

Rent Paid	Number	%
Less than \$500	478	4.5%
\$500-999	6,551	61.4%
\$1,000-1,499	2,653	24.9%
\$1,500-1,999	849	8.0%
\$2,000 or more	140	1.3%
Total	10,671	100%

Source: 2010–2014 Five Year ACS Estimates

An alternative data source for Table 34 Rent Paid was added because the alternative data is more current. Additionally, in looking at the 2007–2011 data, errors in the percentage column are evident, in particular, the two categories with zeros and that the total does not equal 100%.

Housing Affordability

Table 5 – Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	265	No Data
50% HAMFI	945	420
80% HAMFI	4,785	695
100% HAMFI	No Data	1,040
Total	5,995	2,155

Data Source: 2007-2011 CHAS

Monthly Rent

Table 6 – Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	676	806	1012	1491	1792
High HOME Rent	717	806	1012	1252	1378
Low HOME Rent	666	713	856	989	1103

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

Approximately 44% of households in the City of Rancho Cordova earn 80% or below of HAMFI, qualifying them as low-income according to HUD. About 12% earn less than 30% HAMFI and are considered extremely low income. Another 12% earn between 30% and 50% HAMFI, and are considered very low income. The remaining 20% earn between 50% and 80% and are considered low income. Households earning over 80% of HAMFI are considered moderate income, and those making more than 100% are above moderate income.

Tables 34 and 35 assist in determining if there is enough housing to meet the needs of the existing population at the different income levels. Table 34 identifies 10,220 rental units at various rents. The supplementary table below Table 34 provides updated 2014 ACS data regarding the distribution of rental units at different affordability levels. While the supplementary table adds 451 total units to the count, it is important to notice how the number of units at the most affordable range, those less than \$500, are less than half, from 1,060 units in the 2011 table to 478 in the 2014 table. Conversely, all but the most expensive units have had an increase in stock. This increase is far more than the 451 increase in total units. Instead, it reflects a cost increase for units that used to be more affordable to extremely low- and very low-income households, pushing these units into the less and least affordable categories. This up-pricing puts additional market pressure on the few remaining low cost units.

Table 35 confirms this analysis. According to the table, only 265 rental units, or about 1.1% of the total available housing stock, is affordable to households earning less than 30% HAMFI. About 1,365 units, or 5.9% of rental and ownership housing stock, is affordable for households earning between 30% and 50% of HAMFI. About 5,480 or 23.7% of housing stock is affordable for households earning between 50% and 80% HAMFI. The distribution of affordable housing stock falls short of meeting the distribution of low-income households in the city.

At the same time, there is a significant focus in the city on the development of new single-family housing stock that will not be affordable to households earning below 100% HAMFI, but little opportunity to increase the availability of housing stock affordable to the lower-income households.

How is affordability of housing likely to change considering changes to home values and/or rents?

The market has become increasingly difficult for low-income homebuyers due to a variety of factors, including a shrinking inventory of affordably priced homes, fierce competition from cash investors

bidding on the same homes, and the more restrictive credit market that has made it difficult for many homebuyers to obtain financing. Median home values went down by 19% between 2011 and 2014. This could indicate that homeownership affordability is becoming more achievable; however, since the median home values are aggregated, it is unclear if the reduction in value was across all price categories. Therefore, the affordability of homeownership for low-income households is still a concern. Median rental prices remained steady during the same time period, so it is likely that affordability will continue to be a challenge for renters.

Forced sales and foreclosures from the dissolution of the housing bubble pushed many homeowners into the rental market, further stressing an already tight market. This increase in renter households has continued to contribute to low rental vacancy rates and increased rental prices throughout the county, as many households that would otherwise consider purchasing a home are still dealing with the fallout of the recession and the damage of foreclosures and other accumulated debt on credit ratings.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

According to Table 36, the region's fair market rents correspond with HUD's high rents through efficiency units, one-bedroom units, and two-bedroom units. The two markets diverge sharply for units larger than two bedrooms, and none of the fair market rents come close to the HUD low rents, except for efficiency units. However, the fair market rents are not indicative of the actual rents faced by households looking for housing. The median contract rent for the City of Rancho Cordova is \$848, or \$42 higher than the fair market rents for a one-bedroom unit. The majority of units in Rancho Cordova are one-bedroom units.

A more anecdotal review of the housing costs in the City of Rancho Cordova can come from a cursory review of the available units currently on the market online. Craigslist, the go-to for bargain hunting households, advertises one-bedrooms in the City of Rancho Cordova ranging between \$850 to \$985 for comparable units. Two bedrooms start at \$1,050 and go up to \$1,345. Three- and four-bedroom units are almost always single-family rentals, and jump to starting prices around \$1,500 and increase rapidly from there. While a handful (four on 3/23/16) of units are available for less than \$700, they are all older units in less desirable neighborhoods.

The City has few resources to impact the direction of the housing market, with three exceptions. First, the City has been aggressively partnering with nonprofit developers to build or rehabilitate and manage affordable housing projects. The City also has a proactive rental housing code enforcement program intended to encourage private property owners and their managers to keep properties well-maintained and up to health and safety codes. These two efforts work on the ground to help build and protect the affordable and lower-cost housing available in the city.

The third exception is more about policy and planning for future development. New market-rate multi-family units are critical at alleviating some of the market pressure on the existing multi-family units. It would also help reduce the number of single-family rentals currently on the market. Single-family rentals tend to be significantly more expensive than multi-family, and thus they can become a liability in

otherwise stable neighborhoods as tenant turnover and a lack of tenant vesting in the housing unit and the neighborhood can result in deferred maintenance for the unit (e.g., poor yard care, inoperable vehicles in the drive-way, poor exterior maintenance), a sense of insecurity in the neighborhood as tenants move on to more affordable housing options, and other problems as lower-income tenants struggle to meet single-family rent prices.

Discussion

A major fear of homeowners who view their housing units as investments and who appreciate the amenities of their neighborhood is that increased rental units, single-family and particularly multi-family, will have a negative impact on their property values, access to amenities, and general way of life. This is the backbone of the Not In My Backyard (NIMBY) mentality that many new market-rate multi-family developments must face when considering a new development project. Despite appropriate zoning and long-term planning that includes space for higher-density housing, the fact that multi-family and high-density housing is typically the last part of any new development project to be built means that there are often years for single-family residents to vest in their neighborhoods and develop very strong NIMBY viewpoints. However, acquiescing to the NIMBY mindset, despite long-term planning efforts, undermines the City's ability to address the severe mismatch between available housing stock and the obvious housing need. A lack of new market-rate multi-family housing has even been found to be an impediment to fair housing choice in some cities where NIMBY views have taken precedence to new development. The City of Rancho Cordova is at risk of a similar finding if steps are not taken to better align the housing stock with the existing needs.

This discussion has not begun to address the future needs that the City has been tasked to address through the Regional Housing Needs Allocation (RHNA) process via the 2013–2021 Housing Element. The demand for lower-cost housing is expected to increase significantly through buildout, with as much as 30% of new households expected to be lower income, with lower-paying jobs. The existing plans under review for the undeveloped area of the city has proposed to address as much as 10% of this future need. The current development path proposes to only increase the mismatch between need for affordable and lower-cost housing and available suitable housing stock.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

Table 38 identifies the age of housing stock in the city. Older housing stock often suffers from deferred maintenance and can pose health and safety problems in extreme cases of neglect. Older housing is also more likely to contain unremediated lead and asbestos hazards that can pose health threats to children and elderly residents. Finally, older housing was typically not built to adequate accessibility standards, which makes it more difficult to modify for disabled residents. As older housing is often more affordable, it can be inferred that a disproportionate number of low-income families reside in older structures, increasing the risk of lead and asbestos exposure to children of low- and very-low income households. The City of Rancho Cordova has a substantial amount of housing stock built between 1950 and 1979 (13,246 housing units or 47% of total); during this period, both lead paint and asbestos building materials were standards of construction.

The City's owner-occupied housing stock is newer in comparison to renter-occupied housing stock. For example, owner-occupied housing built since 2000 makes up 23% (2,997 units) of the owner-occupied housing stock, while only 14% (1,387 units) of rental housing units were built since 2000. Similarly, only 1% of owned housing units were built pre-1950, whereas 4% of rental units were build pre-1950. It is important to remember that much of the rental housing stock in the city is single-family units. While this stock can be difficult to track in terms of tenure and turnover, age-wise, it tends to align more with the age of surrounding single-family units, not multi-family housing. According to 2008–2012 ACS, of the 1,387 rental units built since 2000, 659 were single-family detached homes. Only 728 units were in duplexes, fourplexes, or larger multi-family developments. Since the 2007–2011 ACS (the data set that HUD has selected for most of the auto-fill tables in this document), the number of new single-family rentals has increased by 171 units, while the number of new multi-family rental housing units has actually decreased from 728 to 584, likely due to the conversion of multi-family housing to owner-occupied condominiums.

As indicated in Table 37 below, the condition of owner-occupied housing is not surprisingly better than that of renter-occupied housing. While 59% of owned units have no substandard conditions, only 43% of rented units have no substandard conditions.

Definitions: describe the jurisdiction's definition for "substandard condition" and "substandard condition but suitable for rehabilitation."

The City defers to the Health and Safety Code and the Building Code to define substandard conditions in residential housing. The City's rental housing inspection code enforcement officers and general code enforcement officers are trained in evaluating structures for substandard conditions that do or could adversely impact the health and safety of the occupants.

The determination of which housing units are substandard but suitable for rehabilitation is more nuanced. For single-family homes, the unit is considered suitable for rehabilitation if the unit can meet the following criteria: 1. The total cost of repairs cannot exceed the limits set by the state or federal

funding source available for the rehabilitation project. This limit is generally \$50,000; 2. All of the health and safety repairs must be completed within the cost limit. No health and safety problem can be left unaddressed after the completion of the rehabilitation; and 3. The value of the unit pre-repair must exceed the total projected cost of repair. Units that have little or no value before the repairs will likely require more in repairs than available through a single grant or loan, and may put too much debt on the homeowner to validate the repair. The one exception to number 3 is mobile homes or manufactured housing on a chassis. Mobile homes depreciate very quickly and repairs are frequently quite expensive. Mobile homes are also considered housing of last resort, and most of the mobile home stock in the City of Rancho Cordova is older, with deferred maintenance, and in need of a moderate to severe range of repairs. As any repair loan or grant for the vast majority of these units will exceed the total unit value, repairs can be justified in that they prevent homelessness, and allow households to age in place. The one exception to the mobile home exception should be homes built before 1976. Mobile and manufactured housing built before 1976 was constructed without any code requirements or industrial oversight. These units frequently include toxic building materials, such as asbestos, lead, and formaldehyde, and have unsafe aluminum wiring determined to be a fire hazard. These units should be removed from circulation as they turn over and are not suitable for repair.

Condition of Units

Table 7 - Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	5,035	39%	5,036	49%
With two selected Conditions	208	2%	792	8%
With three selected Conditions	10	0%	7	0%
With four selected Conditions	0	0%	22	0%
No selected Conditions	7,611	59%	4,363	43%
Total	12,864	100 %	10,220	100 %

Data Source: 2007–2011 ACS

Year Unit Built

Table 8 – Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	2,997	23%	1,387	14%
1980-1999	1,786	14%	3,102	30%
1950-1979	7,899	61%	5,347	52%
Before 1950	182	1%	384	4%
Total	12,864	99 %	10,220	100 %

Data Source: 2007-2011 CHAS

Risk of Lead-Based Paint Hazard**Table 9 – Risk of Lead-Based Paint**

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	8,081	63%	5,731	56%
Housing Units build before 1980 with children present	990	8%	1,080	11%

Data Source: 2007–2011 ACS (Total Units) 2007–2011 CHAS (Units with Children present)

Alternative Data Source [Optional]:

Vacant Units**Table 10 - Vacant Units**

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	<i>[check IDIS – table is blank and appears that #s cannot be added]</i>		
Abandoned Vacant Units	1,797	Not available	1,797
REO Properties	99	Not available	99
Abandoned REO Properties	No Data		

Data Source: Data Source for Table: Abandoned Vacant Units- source: 2014 Five Year ACS Estimates; REO Data – source: Realty Track, Pulled 1/26/15.

Describe the need for Owner and Rental Rehabilitation based on the condition of the jurisdiction's housing

Because the City contains a significant amount of older housing, both owned and rented housing units are in need of repair and maintenance, although renter-occupied properties are typically older and in more disrepair than owned homes overall. For owner-occupied homes, 39% have one substandard condition, and 49% of renter-occupied homes have one substandard condition. Eight percent of renter-occupied units have two selected conditions, and a small number of both renter- and owner-occupied units have three or four substandard conditions.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

California's targeted population for blood lead screening is low-income children and children living in older housing that is deteriorated or that has been recently renovated. In a 2008 statewide source analysis, findings indicated that the vast majority of lead poisoning cases live in older homes and neighborhoods. These homes usually contain hazardous levels of disturbed lead-containing paint, dust, and soil.

Based on Table 39 above, 8% of owner-occupied units and 11% of rental housing units built before 1980 have children present. This is a total of 2,070 housing units or 15% of the 13,812 total units built before 1980.

The City has provided lead and asbestos remediation grants to stabilize hazardous materials for households who receive housing rehabilitation funding through either the emergency repair loan program or the comprehensive rehabilitation program. These funds are provided as an additional grant to the homeowner; money for stabilization of hazardous materials is not included as part of the total available from the emergency repair grant or rehabilitation loan dollar amount provided to the homeowner. Given the limited resources the City has for responding to lead-based hazards, this strategy appears to be the most realistic for responding to need in the city over the next Consolidated Plan cycle.

City residents, as part of Sacramento County, also have access to lead poisoning prevention education and public health lead screenings as provided by the Sacramento County Department of Health and Human Services. The Childhood Lead Poisoning Prevention Program provides education regarding lead poisoning via public health nurses, and provides information about screenings to interested parties. It also conducts follow-up investigations of lead poisoning cases along with case management to ensure that remediation is completed. City residents with potential lead hazards who are not part of the City's emergency repair loan or comprehensive home rehabilitation programs are directed to the County's programs for screenings and lead remediation/removal support.

Discussion

The current challenge facing the city in terms of housing conditions has to do with the legacy of the most recent recession. Homeowners and multi-family property owners alike deferred maintenance on their properties as property values were slow to recover from the burst of the housing bubble, and many property owners had little or no equity to draw from to finance new improvements and maintenance. Even a few years of deferred maintenance can create serious health and safety problems in older housing stock. While the City has taken on single-family owner-occupied housing rehabilitation programs in response to this problem, there is only enough funding available to address a small number of impacted homes. Community-driven volunteer efforts have had better success at impacting a larger number of homes, but the volunteer programs do not have the capacity to address severe health and safety issues. These programs additionally are only available for owner-occupied stock. The City also has no programs or resources to rehabilitate and repair multi-family stock. While the City is considering a partnership with a nonprofit developer to acquire, demolish, and rebuild a challenged multi-family complex in the city, the new development would include both affordable and market-rate units, and would not be a one-for-one replacement for the lower-cost units currently at the existing complex.

Without the resources or capacity to assist multi-family property owners in rehabilitating complexes, the City has relied on code enforcement and fines and fees to incentivize required maintenance and baseline code compliance.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The Sacramento Housing and Redevelopment Agency (SHRA) is the region's housing authority and operates the County's Housing Choice Voucher program and public housing units, including all units and vouchers in the City of Rancho Cordova.

Totals Number of Units

Table 11 – Total Number of Units by Program Type

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
# of units vouchers available	0	0	1,047	11,657	489	11,168	581	0	706
# of accessible units	N/A	N/A		N/A	N/A	N/A	N/A	N/A	N/A

**includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition*

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments: Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The City's public and voucher housing is managed by SHRA as the regional housing authority. While the City does periodically inspect rental housing managed by SHRA, units are required to meet HUD standards and are regularly reviewed by HUD inspectors. The occupied public housing units and the units selected and occupied by households with Housing Choice Vouchers routinely pass HUD inspections, sometimes with minor corrections; overall the housing quality is considered adequate. The City does have a number of SHRA-owned single-family properties which are currently vacant. SHRA has placed those properties in a disposition plan, and intends to sell them and remove them from the available public housing stock. These units have considerable deferred maintenance and would not meet HUD's or the City's health and safety requirements for occupancy, and are not considered valuable enough to warrant rehabilitation. The City cooperates with SHRA and works to improve communication regarding the operation and condition of public housing and housing choice vouchers in the city.

Public Housing Condition**Table 12 - Public Housing Condition**

Public Housing Development	Average Inspection Score
2970 Portsmouth Dr Rancho Cordova 95670	90 (see Note 1. Below)
2915 Dain Ct Rancho Cordova 95670	90
2913 Dain Ct Rancho Cordova 95670	90
2909 Dain Ct Rancho Cordova 95670	90
2919 Dain Ct Rancho Cordova 95670	90
2917 Dain Ct Rancho Cordova 95670	90
2911 Dain Ct Rancho Cordova 95670	90
10382 White Rock Rd Rancho Cordova 95670	90
10380 White Rock Rd Rancho Cordova 95670	90
10730 Coloma Rd Rancho Cordova 95670	90
2264 El Manto Dr Rancho Cordova 95670	90
2336 Rosado Way Rancho Cordova 95670	90
10537 Malaga Way Rancho Cordova 95670	90
2435 Moraine Cir Rancho Cordova 95670	90
3112 Portsmouth Dr Rancho Cordova 95670	90
10408 Abington Way Rancho Cordova 95670	90
9925 Redstone Dr Sacramento 95827	90
9960 Lincoln Village Dr Sacramento 95827	90
2605 El Parque Cir Rancho Cordova 95670	90
2609 El Parque Cir Rancho Cordova 95670	90
2613 El Parque Cir Rancho Cordova 95670	90
2617 El Parque Cir Rancho Cordova 95670	90
2619 El Parque Cir Rancho Cordova 95670	90
2623 El Parque Cir Rancho Cordova 95670	90
2701 El Parque Cir Rancho Cordova 95670	90
2703 El Parque Cir Rancho Cordova 95670	90
2707 El Parque Cir Rancho Cordova 95670	90
2608 El Parque Cir Rancho Cordova 95670	90
2610 El Parque Cir Rancho Cordova 95670	90
2602 El Parque Cir Rancho Cordova 95670	90
2604 El Parque Cir Rancho Cordova 95670	90
2606 El Parque Cir Rancho Cordova 95670	90

Public Housing Development	Average Inspection Score
2619 Bravado Dr Rancho Cordova 95670	90
2615 Bravado Dr Rancho Cordova 95670	90
2617 Bravado Dr Rancho Cordova 95670	90

[Optional]:

Note 1: SHRA did not have the data available by property, but an overall average of 90 for all properties.

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

According to SHRA, the capital expense funding is limited in the county. Currently there are no restoration projects planned.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

SHRA uses the following strategies to improve the living environment of low- and moderate- income families living in public housing (http://www.shra.org/Portals/0/pdf/public_housing/2016ACOP.pdf):

- To provide improved living conditions for very low and low-income families while maintaining rent payments at an affordable level
- To operate a socially and financially sound Public Housing Agency that provides decent, safe, and sanitary housing within a drug free, suitable living environment for residents and their families, ensuring that all units meet the Uniform Physical Condition Standards (UPCS)
- To avoid concentrations of economically and socially deprived families in any one, or all of the PHA's public housing developments
- Promote a safe environment by denying initial or continued assistance to
- Families who have demonstrated a pattern (meaning more than one incident during the previous 18 months) or history of violent, criminal, and/or drug-related criminal activity
- To house a resident body in each development that is composed of families with a broad range of incomes and rent-paying abilities that are representative of the range of incomes of low-income families in the PHA's jurisdiction
- To provide opportunities for upward mobility for families who desire to achieve self-sufficiency
- To facilitate the judicious management of the PHA inventory and the efficient management of the PHA staff
- To ensure compliance with Title VI of the Civil Rights Act of 1964, and all other applicable federal laws and regulations so admissions and continued occupancy are conducted without regard to race, color, religion, creed, sex, national origin, disability or familial status.

Discussion:

The City plans to continue working with SHRA to address public housing conditions and encourage reinvestment in public housing throughout the city.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The City participates in the regional Continuum of Care, led by Sacramento Steps Forward, in addressing the needs of homeless persons and families. While the City does have a local group, the Homeless Assistance Response Team (HART), that works to make a more localized effort at addressing the city's homeless, the bulk of funding and resources goes to the regional Continuum of Care. The City does not manage any homeless facilities or shelters at this time.

Facilities and Housing Targeted to Homeless Households

Table 13 - Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year-Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	34	same	157	14	X
Households with Only Adults	82	30	218	43	X
Chronically Homeless Households	82	30	218	43	X
Veterans	82	30	218	43	X
Unaccompanied Youth	X	X	X	X	X

Data Source:

Sources: 2011–2016 Consolidated Plan and HART

Describe mainstream services, such as health, mental health, and employment services to the extent those services are use to complement services targeted to homeless persons.

Numerous programs provide services to various subpopulations of homeless, including the mentally ill, disabled, veterans, substance abusers, domestic violence victims, HIV/AIDS patients, and youth. Such services include financial assistance, medical services, food, substance abuse, legal services, housing counseling, housing referrals, transportation vouchers, job training, mental health services, shelter, and more. Services are provided to lower-income persons and the homeless in Rancho Cordova by the agencies supported through the Continuum of Care in the Sacramento area. A complete list can be found in the Sacramento Steps Forward's Resource Guide For People Experiencing Homelessness, available at http://sacramentostepsforward.org/wp-content/uploads/2013/08/Resource-Guide_1.pdf.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The Needs Assessment Section 40 provides a discussion of services and facilities for chronically homeless individuals and families, families with children, veterans, and unaccompanied youth. See that section for information.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

The City of Rancho Cordova does not directly fund or support any special needs facilities, with one exception. The City is coordinating with a nonprofit developer to build the Mather Veterans Village, a facility designed for homeless and disabled veterans. **Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs:**

These housing programs, units, and services are all sourced and managed by SHRA, the County of Sacramento, and Sacramento Steps Forward as the Continuum of Care.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

The City does not directly manage any supportive housing units or programs to connect persons exiting health institutions with supportive housing.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City plans to provide meal and nutrition support to seniors and frail elderly, respite for the caregivers of seniors and persons with memory care needs, and ADA accessibility improvements to assist access to the public right-of-way and public facilities. The City also plans to continue cooperating with the County of Sacramento, SHRA, and Sacramento Steps Forward in providing support for persons with supportive service needs.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

The City plans to provide meal and nutrition support to seniors and frail elderly, respite for the caregivers of seniors and persons with memory care needs, and ADA accessibility improvements to assist access to the public right-of-way and public facilities. The City also plans to continue cooperating with the County of Sacramento, SHRA, and Sacramento Steps Forward in providing support for persons with supportive service needs.

MA-40 Barriers to Affordable Housing – 91.210(e)

Describe any negative effects of Public Policies on affordable housing and residential investment:

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Potential constraints to housing development in Rancho Cordova vary by area, but generally includes infrastructure, residential development fees, land use controls, development standards, development and building permit application processing times, and resource preservation. On December 16, 2013, City Council adopted the 2013–2021 Housing Element update of the City's General Plan, which contains an analysis of some of these potential constraints. Following is a summary.

The City of Rancho Cordova Zoning Code is the guiding document for residential development policies. The policies establish and control the type, location, and density of residential development in Rancho Cordova. The zoning regulations serve to protect and promote the health, safety, and general welfare of the community residents and also implement the goals and policies of the General Plan. The land use designations established by the General Plan allow single-family and multi-family residential development. In addition to zoning and minimum lot sizes, the City of Rancho Cordova further controls residential development through development standards.

The City's parking requirements for residential projects are dependent on the housing type. Parking requirements may be reduced or negotiated through the entitlement process. Building setbacks, maximum height limits, and open space requirements are also compulsory for all housing developments in the city. The requirements are minimal and none of these requirements are considered to constrain development, as evidenced by the amount of housing development occurring in the city, and are used to ensure an aesthetically pleasing project that allows for recreational uses and open space areas. The City of Rancho Cordova recently adopted Design Guidelines that apply to all new development in the city.

and may apply to modifications within existing developments. The Design Guidelines do not pose a constraint on the development of housing in the City of Rancho Cordova but represent the City's guiding policies with respect to the quality of design expected for all projects in the city.

Overall, the Rancho Cordova residential development standards do not constrain the development of new housing or affordable housing. Significant constraints to the development of affordable housing are generally nongovernmental, including high land and construction costs, lack of gap financing for affordable projects, and a variety of other market factors.

Provision for a Variety of Housing, Reasonable Accommodations and Density Bonus

The City ensures that housing types for all economic segments of the population are permitted. Housing types include single-family residential housing, multi-family residential housing, residential accessory dwelling units, mobile homes, duplexes and halfplexes, and residential care homes.

The City provides housing for special needs populations, including housing accessible for persons with disabilities (including veterans as a primary target group), large households, the homeless, and single-parent households.

The City provides a density increase of up to 35% over the otherwise maximum allowable residential density (or bonuses of equivalent financial value) when developers agree to construct housing with units affordable to low- or moderate-income households.

Site Improvements, Development Impact Fees, Processing Fees and Time and Design Review

Costs associated with site improvements are often a significant part of the total cost of new residential development. Site improvement fees are usually charged for the provision of sanitary sewer and water service and for necessary transportation improvements, as well as to provide any other necessary infrastructure or services to the project. In addition, the City may require payment for various off-site improvements as a part of project mitigation measures (e.g., payment for an off-site traffic signal). Developers of new residential projects are also required to construct all on-site streets, sidewalks, curbs, gutters, and any necessary additions to affected off-site arterials.

Development impact fees are often assessed on new residential projects, including City-controlled fees (e.g., development application fees, building permit fees) and non-City-controlled fees (e.g., school impact fees, utility connection fees). Other components of total project costs are the utility service connection fees (e.g., sewer and water connection fees). The various planning review and processing fees, development impact fees, and utility service connection fees collectively can add significantly to the cost of new housing. The City of Rancho Cordova has adopted citywide impact fees for all developments including those of single-family and multi-family projects.

The City Council's design review process for multi-family housing follows a straightforward and efficient path to approval, and worst case scenario would add no more than two weeks. Prior to construction of multi-family developments, the City requires approval of a design review package for the project. Since adoption of the City Design Guidelines and the establishment of the design review process, the City has

never denied a project based on findings that the project design did not meet the required findings established by the Zoning Code. Therefore, design review is not seen as a constraint to the development of housing.

Code Enforcement

The City of Rancho Cordova Code Enforcement Division enforces a broad range of federal, state, and municipal codes and standards designed to maintain a healthy, safe, and clean environment and preserve the quality of life standards that residents and businesses enjoy in Rancho Cordova.

Solutions Implemented by the City of Rancho Cordova

In addition to addressing the barriers that many residents face in finding and obtaining affordable housing, the City has also attempted to address the barriers that prevent the development of new affordable housing and the challenges inherent in preserving the current affordable housing stock. The table below identifies the common barriers to the development and preservation of affordable housing and the City's efforts at addressing those barriers.

Potential Barriers to Affordable Housing Production and Preservation

Barriers	Solutions Implemented by the City of Rancho Cordova
Administrative Process & Streamlining	In 2012, the City Council dissolved the City of Rancho Cordova Planning Commission. The Council's goal was to remove barriers to development and improve the speed and efficiency by which development applications and projects were processed.
Building and Housing Codes	The Neighborhood Services Division has multiple programs that work with affordable multi-family rental property owners to help ensure that substandard housing is rehabilitated and brought to current health and safety code, and that current affordable units are preserved if at all possible. The Housing Services Division is striving to improve the City's affordable housing stock. This includes both renovating existing structures and building new affordable units for families, senior citizens, and disabled individuals.
Fair Housing and Neighborhood De-concentration	The City of Rancho Cordova works with the Sacramento Self Help Housing to provide fair housing information and services to residents facing housing disputes due to possible discrimination.
Fees and Dedications	The City adopted Sacramento County's Very Low-Income Housing Fund ordinance on incorporation in 2003. The ordinance ties new commercial development to increased affordable housing need and links fees to specific types of development. The City is currently working to update the ordinance to provide better connection between the kinds of jobs tied to new commercial development and the types of housing those new employees will need.

Barriers	Solutions Implemented by the City of Rancho Cordova
Planning and Growth Restrictions	The City's Housing Element includes a means where the City works with greenfield developers to meet affordable housing needs as identified by SACOG in the RHNA process. Developers are encouraged to create affordable housing plans that provide for affordable for-sale and rental housing development, in-lieu fees, and land dedications that can be used to help meet the City's RHNA requirements.
Redevelopment and Infill	The City has created aggressive redevelopment plans for the most blighted and troubled neighborhoods, which includes both the preservation and rehabilitation of existing affordable housing, and new affordable housing projects, including an 18-unit large family affordable project completed at an infill site, and a planned affordable senior living facilities also intended for infill along Folsom Boulevard.
Rent Controls	The City does not have a rent control policy. Rent control issues do not pose significant barriers to the development of affordable housing.
State and Local Environmental and Historic Preservation, Regulations, and Enforcement Process	The City of Rancho Cordova includes a substantial amount of developable land within the city boundaries. State and local environmental and historic preservation do not pose significant hindrances to the development of affordable housing.
Sustainable Communities	The City is committed to creating sustainable communities, both locally and regionally. The City has been an active participant in the Sustainable Communities efforts sponsored by SACOG, and has incorporated sustainable planning components in the Folsom Boulevard Specific Plan for redevelopment projects as well as the various specific plans for upcoming greenfield development.
Tax Policies	The City of Rancho Cordova does not have specific tax policies that pose significant barriers to affordable housing production.
Zoning, Land Development, Construction, and Subdivision Regulations	The City's General Plan provides multiple variations of flexible multi-use zoning that allow for higher-density development in both greenfield and infill in the redevelopment area. Additional density bonuses are available to developments sited within transit-oriented development (TOD) sites; the City has four TOD sites along the Regional Transit Light Rail. Other sites—not within the half-mile TOD radius, but still suitable for development due to siting along major roadways with easy access to bus service, bicycle access, and with linkages to the freeways and light rail lines—have also been identified and have either been or are scheduled to be rezoned to increase density limits, to both encourage higher-density development and to meet the City's RHNA requirements.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

This section describes Rancho Cordova's economic development asset needs, whereas the Needs Assessment section of this plan, specifically NA-50 (Non-Housing Community Development Needs), described Rancho Cordova's needs for public facilities, improvements, and services.

Economic Development Market Analysis

Business Activity

Table 14 - Business Activity

Business by Sector	Number of Workers [cannot modify]	Number of Jobs [cannot modify]	Share of Workers % [Can Modify]	Share of Jobs % [Can Modify]	Jobs less workers % [Can Modify]
Agriculture, Mining, Oil & Gas Extraction	324	10	1	0	-1
Arts, Entertainment, Accommodations	2,645	2,495	12	5	-6
Construction	1,103	3,343	5	7	2
Education and Health Care Services	3,472	3,131	16	7	-9
Finance, Insurance, and Real Estate	1,935	9,644	9	21	12
Information	576	1,187	3	3	0
Manufacturing	1,345	4,764	6	10	4
Other Services	1,707	2,204	8	5	-3
Professional, Scientific, Management Services	2,729	9,199	12	20	7
Public Administration	0	0	0	0	0
Retail Trade	3,018	3,707	13	8	-6
Transportation and Warehousing	679	604	3	1	-2
Wholesale Trade	942	1,829	4	4	0
Total	20,475	42,117	--	--	--

Data Source: 2007–2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Alternative Data Source [Optional]:

Source: 2014 Five Year ACS Estimates	
Business Sector	Number of Workers
Agriculture, Mining, Oil & Gas Extraction	43
Arts, Entertainment, Accommodations	2,446
Construction	2,098
Education and Health Care Services	6,406
Finance, Insurance, and Real Estate	2,619
Information	732
Manufacturing	2,085
Other Services	1,580
Professional, Scientific, Management Services	3,482
Public Administration	3,151
Retail Trade	3,026

Transportation and Warehousing	1,401
Wholesale Trade	655
Total	29,724

An alternative data source for Business Activity was added because the alternative data is more current. In addition, there are likely inaccuracies in the earlier data, indicated by zero employees in the Public Administration sector. Employees of the Department of Transportation (DOT), Federal Emergency Management Administration (FEMA), and other government agencies all work in the city, and are a significant employment sector in the city.

1. The numbers show that in 2014 compared with 2007–2011, many more workers were employed in these sectors:
 - a. Transportation and Warehousing (106% increase)
 - b. Construction (90% increase)
 - c. Education and Health Care Services (84% increase)
2. In 2014 compared with 2007–2011, few sectors saw decreases in numbers of workers. In the sectors that did, the rate of difference was small, except for the Wholesale Trade sector, where there was a 30% decrease, and the Ag sector, where there was an 86% decrease.

From both of the Business Activity tables above, the three most common sectors of economic activity (also referred to as industries) in Rancho Cordova are listed below. The percentages shown are from the 2014 data:

1. Educational services, including health care and social assistance (21.6%). Health care and social assistance includes nursing homes, doctors, medical assistants and social workers.
2. Professional, scientific, management, administrative and waste management services (11.7%). Professional, scientific, management and administrative industries includes accountants, interior designers, engineers, and environmental consultants. Waste management refers to processing, transporting, storing, handling and recycling waste products.
3. Retail trade (10.2%). The retail trade sector comprises establishments engaged in retailing merchandise, generally without transformation, and rendering services incidental to the sale of merchandise.

Labor Force

Table 15 - Labor Force

Total Population in the Civilian Labor Force	33,408
Civilian Employed Population 16 years and over	28,723
Unemployment Rate	14.02
Unemployment Rate for Ages 16-24	31.14
Unemployment Rate for Ages 25-65	9.91

Data Source: 2007–2011 ACS

Alternative Data Source [Optional]

Source: 2014 Five Year ACS Estimates	
Total Population In Civilian Labor Force	34,604
Civilian Employed Population 16 Years and Over	29,724
Unemployment Rate	14.1%
Unemployment Rate for ages 16-24	25.4%
Unemployment Rate for Ages 25-65	12.9%

An alternative data source for Labor Force was added because the alternative data is more current. Additionally, in comparing the 2007–2011 data with the 2014 data, it is interesting to note that, while the unemployment rate for ages 16–24 went down by 5.74%, the unemployment rate for ages 25–65 went up by 2.99%.

Occupations by Sector: Table 16 – Occupations by Sector

Occupations by Sector	Number of People
Management, business and financial	6,658
Farming, fisheries and forestry occupations	2,083
Service	3,497
Sales and office	8,153
Construction, extraction, maintenance and repair	2,344
Production, transportation and material moving	1,396

Data Source: 2007–2011 ACS

Travel Time**Table 17 - Travel Time**

Travel Time	Number	Percentage
< 30 Minutes	17,843	66%
30-59 Minutes	7,879	29%
60 or More Minutes	1,375	5%
Total	27,097	100 %

Data Source: 2007–2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Table 18 - Educational Attainment by Employment Status

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	2,448	647	1,724
High school graduate (includes equivalency)	4,833	1,105	1,984
Some college or Associate's degree	9,726	1,247	2,407
Bachelor's degree or higher	6,821	439	1,161

Data Source: 2007–2011 ACS

Alternative Data Source [Optional]:

Source: 2014 Five Year ACS Estimates			
Population 25-64	In Labor Force		
Educational attainment	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	2,041	407	1,495
High school graduate	5,189	915	2,132
Some college or associate's degree	10,096	1,746	2,764
Bachelor's degree or higher	7,607	496	1,329

An alternative data source for Educational Attainment by Employment Status was added because the alternative data is more current. Additionally, in comparing the 2007–2011 data with the 2014 data, trends emerge.

1. The largest rates of change are in the unemployed group. Those with less than high school diplomas and those who had high school diplomas saw decreased rates of unemployment, but also saw decreased overall employment, while those with some college or associate's degrees and those with bachelor's degree or higher saw decreasing rates of unemployment. Notably, within that, there were 240 more unemployed people (in 2014 than in 2007-2011) over the age of 25 who did not graduate high school (59% change) and 499 fewer unemployed people (in 2014 than in 2007-2011) with some college or associate's degree (29% change).
2. For the group with a bachelor's degree or higher, all three categories—rates of employment, unemployment and absence from the labor force—increased by an average of 11.33% in each category, perhaps indicating that, overall, fewer residents have a bachelor's degree or higher (in 2014, as compared with 2007-2011).
3. For those over the age of 25 who did not graduate high school, all three categories—rates of employment, unemployment and absence from the labor force—decreased by an average of 31.33% across the categories, perhaps indicating that, overall, more residents over the age of 25 have not graduated high school (in 2014, as compared with 2007-2011).

Educational Attainment by Age

Table 19 - Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	115	500	391	1,011	574
9th to 12th grade, no diploma	863	775	803	1,339	579
High school graduate, GED, or alternative	2,183	2,404	2,072	3,488	1,807
Some college, no degree	2,593	3,278	2,295	4,321	1,273
Associate's degree	321	911	898	1,683	523
Bachelor's degree	364	2,403	1,618	2,151	789
Graduate or professional degree	10	660	750	928	608

Data Source: 2007–2011 ACS

Alternative Data Source [Optional]:

Source: 2014 Five Year ACS Estimates					
Educational Attainment	18-24 Yrs	25-34 Yrs	35-44 Yrs	45-64 Yrs	65+ Yrs
Less than 9th grade	64	271	514	828	657
9th to 12th grade, no Diploma	769	701	502	1,127	510
High School Graduate/GED/Alt.	1,968	2,280	2,057	3,929	2,358
Some College, no degree	2,823	3,469	2,809	4,395	1,542
Associate's Degree	376	1,283	841	1,821	707
Bachelor's Degree	345	2,124	2,264	2,288	1,052
Graduate or Professional Degree	18	684	912	1,240	484
Totals	6,363	10,812	9,899	15,628	7,310

An alternative data source for Educational Attainment by Age was added because the alternative data is more current. Additionally, in comparing the 2007–2011 data with the 2014 data, trends emerge.

1. In 2014, as compared with 2007–2011, amongst people aged 18–34, many more had a graduate or professional degree and there were 45% fewer with less than 9th grade education.
2. Generally, across all age categories, rates of achieving higher levels of educational attainment were seen.

Educational Attainment – Median Earnings in the Past 12 Months**Table 20 – Median Earnings in the Past 12 Months**

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	19,907
High school graduate (includes equivalency)	26,693
Some college or Associate's degree	37,212
Bachelor's degree	48,024
Graduate or professional degree	65,769

Data Source: 2007–2011 ACS

Alternative Data Source [Optional]:

Source: 2014 Five Year ACS Estimates	
Educational Attainment	Median Earnings in Past 12 Months
Less than High School Graduate	21,425
High School Graduate	26,394
Some College or Associate's Degree	33,432
Bachelor's Degree or Higher	53,168
Graduate or Professional Degree	66,898

An alternative data source for Educational Attainment – Median Earnings in the Past 12 Months was added because the alternative data is more current. Additionally, in comparing the 2007–2011 data with the 2014 data, trends emerge.

1. Most notably, in 2014, as compared with 2007–2011:
 - a. Median incomes for those with a bachelor's degree or higher were 11% higher, an increase of \$5,144.
 - b. Median incomes for those with some college or associate's degree were 10% lower, a decrease of \$3,780.

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

From both of the Business Activity tables above, the three most common sectors of economic activity (also referred to as industries) in Rancho Cordova are listed below. The percentages shown are from the 2014 data:

1. Educational services, including health care and social assistance (21.6%). Health care and social assistance includes nursing homes, doctors, medical assistants and social workers.
2. Professional, scientific, management, administrative and waste management services (11.7%). Professional, scientific, management and administrative industries includes accountants, interior designers, engineers, and environmental consultants, among others. Waste management refers to processing, transporting, storing, handling and recycling waste products.
3. Retail trade (10.2%). The retail trade sector comprises establishments engaged in retailing merchandise, generally without transformation, and rendering services incidental to the sale of merchandise.

Describe the workforce and infrastructure needs of the business community:

The Sacramento Works Job Center and Training Center System provides resources and services to employers and job seekers in Sacramento County. Planning, policy, and oversight for the system is the responsibility of Sacramento Works, Inc., the Workforce Investment Board, a 41-member volunteer board of directors. Services, resources, workforce development sector strategies, training programs, and services to employers are provided by the staff of Workforce Development Department of the Sacramento Employment and Training Agency, the Employment Development Department and over 40 community workforce development partners.

Sacramento Works is building a dynamic workforce for the Sacramento region by partnering with the workforce community to serve regional employment needs.

Goals:

1. Prepare customers for viable employment opportunities and career pathways in the region by improving the job center and training center system.

2. Support regional employers' efforts to hire, train, and transition employees by enhancing and communicating the availability and value of Sacramento Works' employer and business services.
3. Prepare youth to thrive and succeed in the regional workforce by providing relevant work readiness and employment programs and engaging regional employers and academia.

The Next Economy Capital Region Prosperity Plan for 2013–2017, prepared by Valley Vision and the Center for Strategic Economic Research, lays out five overarching goals and a set of associated long-range objectives and action-oriented strategies designed to accelerate job creation and investment. The objectives of this plan are a window to the needs of the local business community:

1. Foster A Strong Innovation Environment
 - Objective 1: Bolster University Technology Transfer And Commercialization
 - Objective 2: Expand Access To Capital For High-Growth Companies And Small And Medium Enterprises
 - Objective 3: Build A Robust Network Of Business Incubator And Accelerator Services
2. Amplify The Region's Global Market Transactions
 - Objective 1: Grow International Trade And Export Activity
 - Objective 2: Increase The Level Of Foreign Direct Investment
3. Diversify The Economy Through Growth And Support Of Core Business Clusters
 - Objective 1: Form Functional Business Networks And Establish Specific Cluster Initiatives
 - Objective 2: Create And Align Targeted Programs And Services To Support Clusters
 - Objective 3: Build Strong Economic Foundations For Sustained Cluster Growth
4. Grow And Maintain A World-Class Talent Base
 - Objective 1: Create Mechanisms To Attract New Talent And Retain Existing Talent
 - Objective 2: Align Training And Education Pathways To Increase Economic Prosperity For Businesses And Workers
5. Improve The Regional Business Climate For Economic Growth
 - Objective 1: Remove Economic And Regulatory Barriers To Stimulate Growth
 - Objective 2: Amplify The Region's Visibility And Reputation Among Key Audiences
 - Objective 3: Intensify Economic Development Activities That Drive Growth And Investment
 - Objective 4: Develop A Next Economy Governance Structure That Ensures Implementation And Accountability

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.

According to a check of the Rancho Cordova Economic Development Department website on February 10, 2016, the following development projects are either currently under review or recently completed. These new developments may result in the creation of new jobs. Numerous jobs in the retail trade sector can be anticipated (or already resulted) in association with the new entertainment center with

movie theater and the neighborhood center with a Raley's supermarket anchor. New jobs will likely be, or already have been, created in the public administration sector due to the new Fire Training Center and Heron Landing Park. The housing project may result in more work for local construction firm(s), which possibly may need to offer new job(s) as a result.

PROJECT	DESCRIPTION
ENTERTAINMENT CENTER Kilgore Road	State of the art entertainment center with movie theater and other amenities located on 13.5 acres at Kilgore Road and Trade Center Drive.
FIRE TRAINING CENTER South Zinfandel Drive	Regional training complex with joint effort between Sac Metro Fire, Cal EMA and Sacramento City Fire.
HERON LANDING PARK Southeast corner of Sunrise and Justinian	Cordova Recreation and Park District project.
HORIZONS @ NEW RANCHO 10447 Folsom Boulevard (former Stagger Inn)	Proposed 48 units of one- and two-bedroom affordable senior housing.
SUNRIDGE PLAZA Sunrise Boulevard and Douglas Road	94,500 neighborhood center anchored by a Raley's supermarket.

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

While the workforce in the City of Rancho Cordova has good high school graduation rates, it lags behind Sacramento County in college education, including community college and technical school training. 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.

Ranch Cordova residents have access to many job training resources, including:

- Sacramento Works operates 5 Job Centers and 8 Training Centers providing career counseling, employment referral, vocational training and a host of other resource services to assist individuals in obtaining employment. One of these job centers is located in Rancho Cordova:
 - Folsom Cordova Community Partnership
 - Employment Services Program: Through a grant award from SETA (Sacramento Employment and Training Agency) through the Workforce Investment Act, The Partnership is able to provide On-The-Job Training for individuals from low income families receiving federal CalWorks.
- High School Bridge Program

- Siemens Welding Boot Camp
- Other Vocational Training Programs
 - Sacramento Job Corps Center
 - California Conservation Corps (CCC)
 - Sacramento Regional Conservation Corps (SLCC)
 - AmeriCorps
 - CareerGPS.com
 - Sacramento Works Training Provider List
 - Clean Energy Workforce Training Programs

Ranch Cordova residents have access to many educational opportunities including:

Four-Year Public Universities

- California State University, Sacramento
- University of California, Davis

Community Colleges

- American River College
- Cosumnes River College
- Folsom Lake College
- Sacramento City College

Private Institutions*

- Anthem College
- Aviation & Electronic School of America
- Brandman University
- Breining Institute
- Bryan College
- California Northstate University
- Cambridge Junior College
- Capital Bible College
- Carrington College
- DeVry University
- Drexel University Sacramento
- Epic Bible College
- Fuller Theological Seminary
- Heald College (Rancho Cordova and Roseville)
- ITT Technical Institute
- Lincoln Law School of Sacramento
- MTI College of Business and Technology

- National University
- Northwestern California University School of Law
- Professional School of Psychology Sacramento
- Rudolf Steiner College
- The Union Institute
- University of Phoenix
- University of San Francisco
- University of Southern California
- University of the Pacific-McGeorge School of Law
- Weimar College
- Western Seminary
- William Jessup University

Center for Strategic Economic Research, January 2014

**Includes two- and four-year WASC-accredited private and state-approved institutions.*

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (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. The City does have several economic development programs and incentives designed to encourage economic growth, and Rancho Cordova participates in a handful of regional economic development efforts.

One of the most recent and flexible economic development tools currently available in the city is the Community Enhancement Fund. In 2015, voters approved a half-cent sales tax increase intended to fund programs and projects that could help address community needs and incentivize economic development. The result is the Community Enhancement Fund program. The grants are available to both the open community and to City departments and can be used to address needs that are difficult to fund through other, more single-purpose grants. At approximately \$7 million a year, the Community Enhancement Fund has been used to fund improvements to school programs, public infrastructure upgrades, public facilities, and public athletic facilities. It funds a couple of economic development loan programs intended to help local small businesses improve visibility and capacity, a micro-grant program that assists resident-driven projects, and an incentive program that encourages businesses to locate in Rancho Cordova. The Community Enhancement Fund has also supported the local Children's Museum, the Chamber of Commerce Welcome program, the Cordova Community Council's arts and events projects, open data and communications programs, and neighborhood and transportation corridor beautification projects. The fund's flexibility has enabled the City to consider community and economic development projects and programs that have been unfeasible to implement since the elimination of redevelopment's tax increment financing as a funding source.

Other local economic development programs include:

- The Brownfields Phase 1 evaluation program that provides free phase one analysis for commercial properties along the Folsom Boulevard Corridor.
- The Developer Fee Deferral program that allows developers to defer some development fees and reduces initial project development costs.
- The Development Services Team, comprising interagency staff that meets with developers and builders to answer questions and provide immediate feedback, which can dramatically reduce design and approval timelines and help guide projects toward successful completion.

Regional economic development efforts include:

- The Building Industry Association Workforce Program, which provides a stipend to employers that work with the hiring assistance program to place unemployed workers into full-time employment.
- The Grow Sacramento Fund, which provides loans to small businesses looking to increase capacity.
- The Historically Underutilized Business Zone, which encourages economic development by providing federal contracting preferences to small businesses.
- The Recycling Market Development Zone, which provides loans, technical assistance, and free product marketing to businesses that divert materials from the waste stream to use in manufacturing and production.
- The Sacramento County Sewer Credits program, which provides sewer hookup fee incentives for certain new development and rehabilitation projects.

The City of Rancho Cordova also participates in state and national economic development programs, including:

- California Competes Tax Credit Program
- Employment Training Panel
- Infrastructure Development Bonds
- Manufacturing and Research & Development Equipment Exemptions from the California Board of Equalization
- New Employment Credits from the California Franchise Tax Board
- Statewide Community Infrastructure Program
- Google's Get Your Business Online program

Discussion:

The City of Rancho Cordova has taken 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 a full spectrum of 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 better.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

The most common housing problem in the City of Rancho Cordova is housing cost burden. More households struggle with housing cost burden than all of the other housing problems combined. The second most common problem is overcrowding. To determine where there may be a concentration of two or more housing problems, we first set the definition of concentration to be 10% or more of housing units in any given census tract. The city boundaries include 16 complete census tracts, and parts of two census tracts shared with the County of Sacramento. Analysis of the 2012 CHAS data available through HUD shows that for the most part, neighborhoods in the city tend to have either a cost burden or overcrowding. The only census tract that had a concentration of multiple housing problems was tract 9007, which had 18.7% of units with a severe cost burden (a housing cost of more than 50% of gross monthly household income) and overcrowding problems with 10% of total households suffering from overcrowding (between 1 and 1.5 persons per room) and 12.9% with severe overcrowding (more than 1.5 persons per room). Tract 9007 is the only census tract with more than 10% of the housing showing overcrowding as a problem.

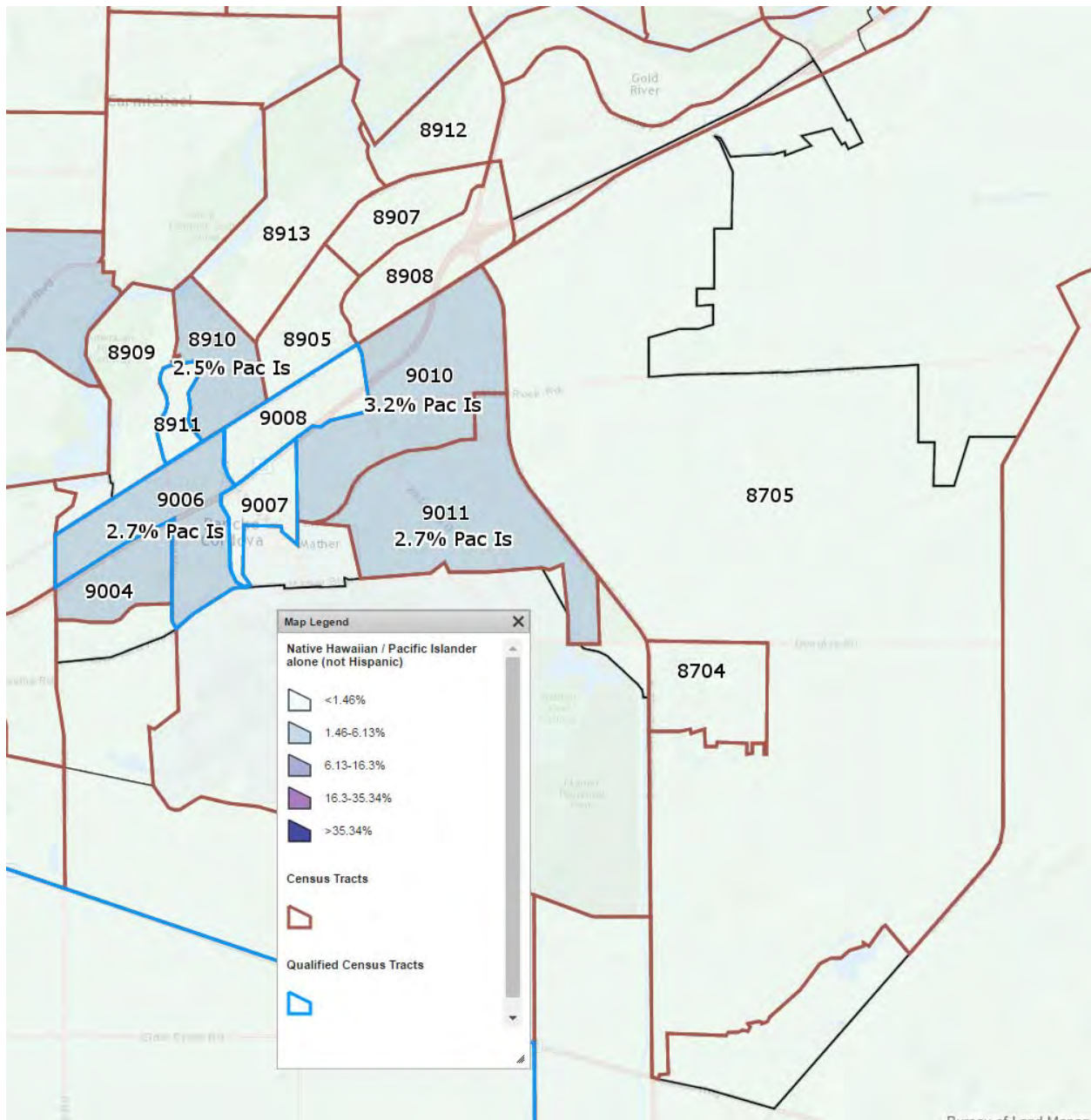
Incomplete kitchen and bathroom facilities are not an issue in any of the census tracts in the city. The bulk of the housing in Rancho Cordova was built between 1950 and 2010 and includes modern facilities. Housing cost burden (housing cost of more than 30% gross monthly household income) is a concentrated problem for owner-occupied housing in three census tracts, and renter-occupied housing in seven census tracts. Severe housing cost burden is a concentrated problem for owner-occupied housing in one census tract, and for rental housing in nine census tracts.

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

To help identify racial and ethnic concentrations in Rancho Cordova, this analysis uses an evaluation where in any given census tract the distribution of a racial or ethnic subgroup is more than 10 percentage points higher than the representation of that group in the total population of the city. A neighborhood is defined as low-income if more than 50% of the households earn less than 80% of AMI. The maps, labeled Population Concentrations Maps 1 through 5 and included in the appendix of this document, show the placement of low-income households and minority groups in the City of Rancho Cordova with a concentration as defined above. ***For the purpose of this public review draft, the maps are included below for ease of access.***

Population Concentrations Map 1

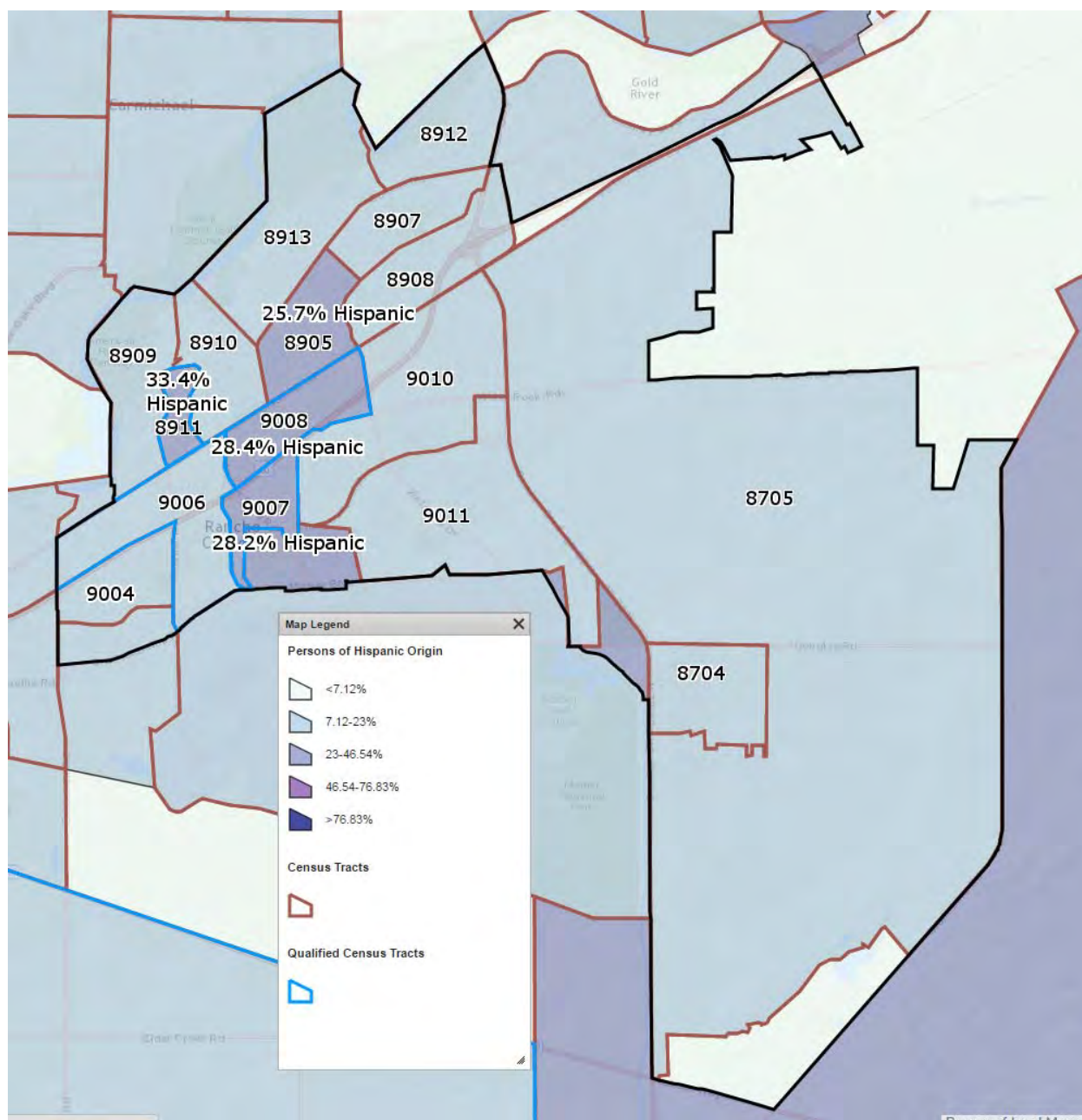
Native Hawaiian/Pacific Islander Populations



CPD MAPS 2008–2012 ACS

Population Concentrations Map 2

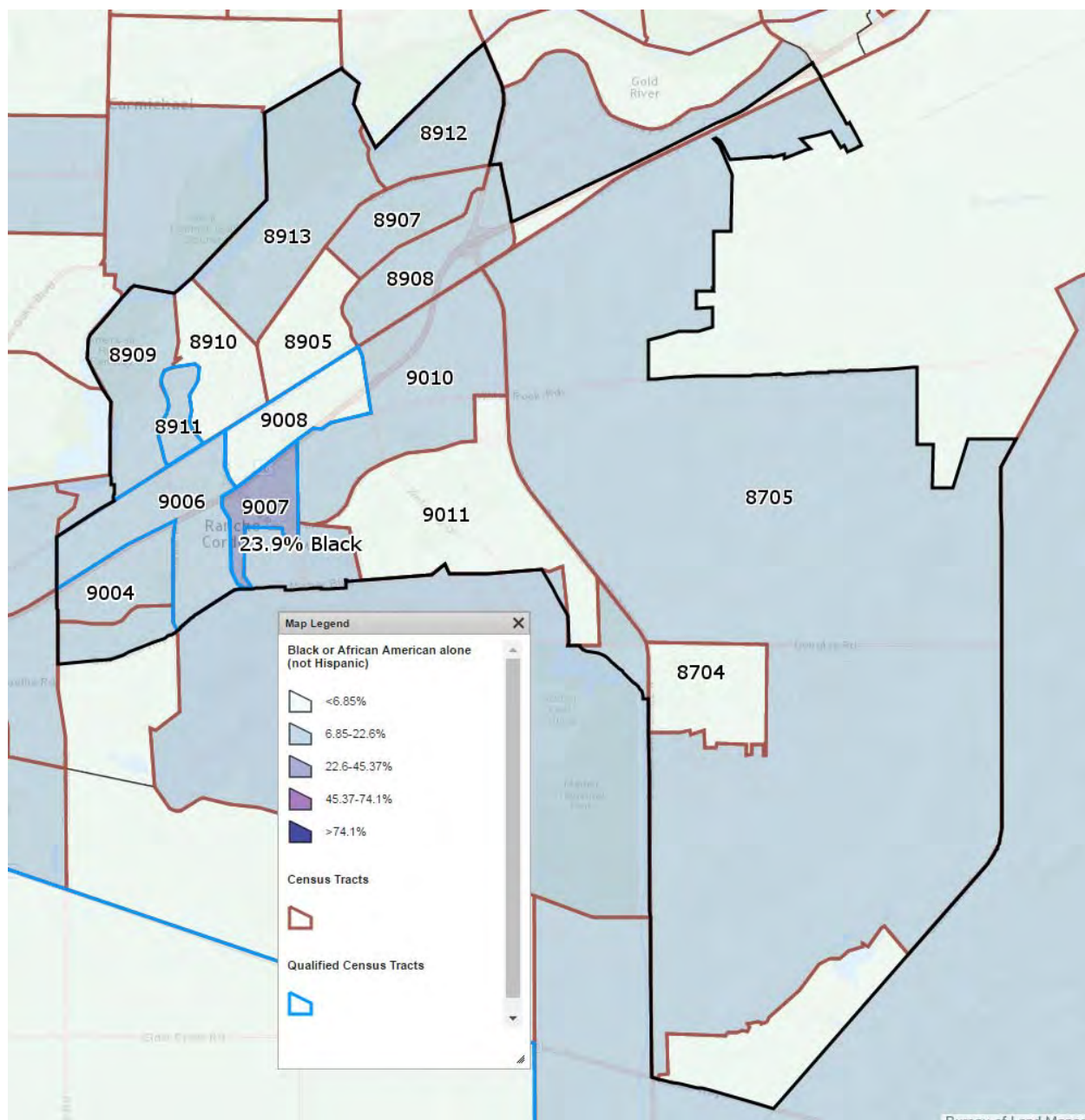
Hispanic Populations



CPD MAPS 2008–2012 ACS

Population Concentrations Map 3

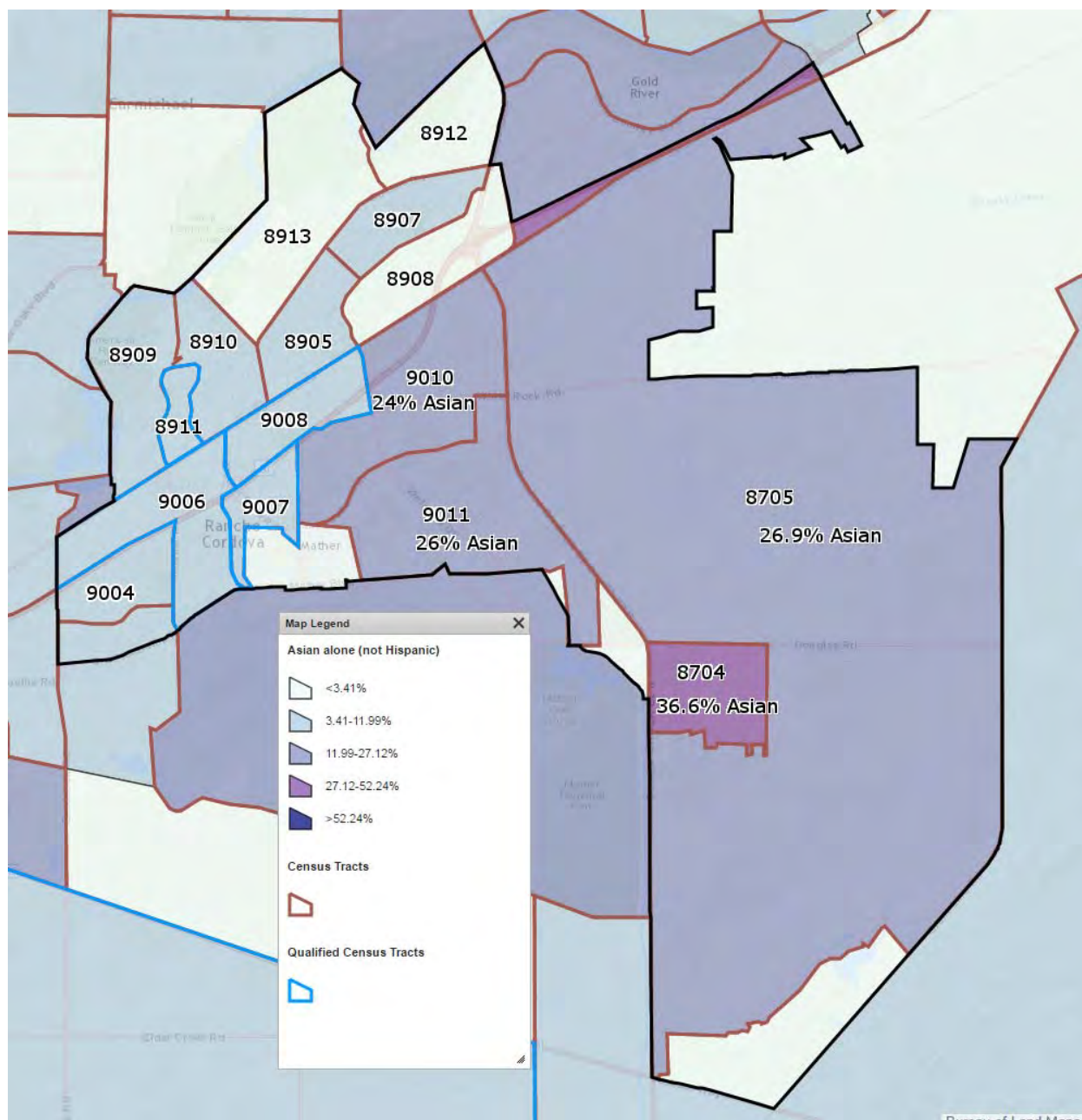
Black/African American Populations



CPD MAPS 2008–2012 ACS

Population Concentrations Map 4

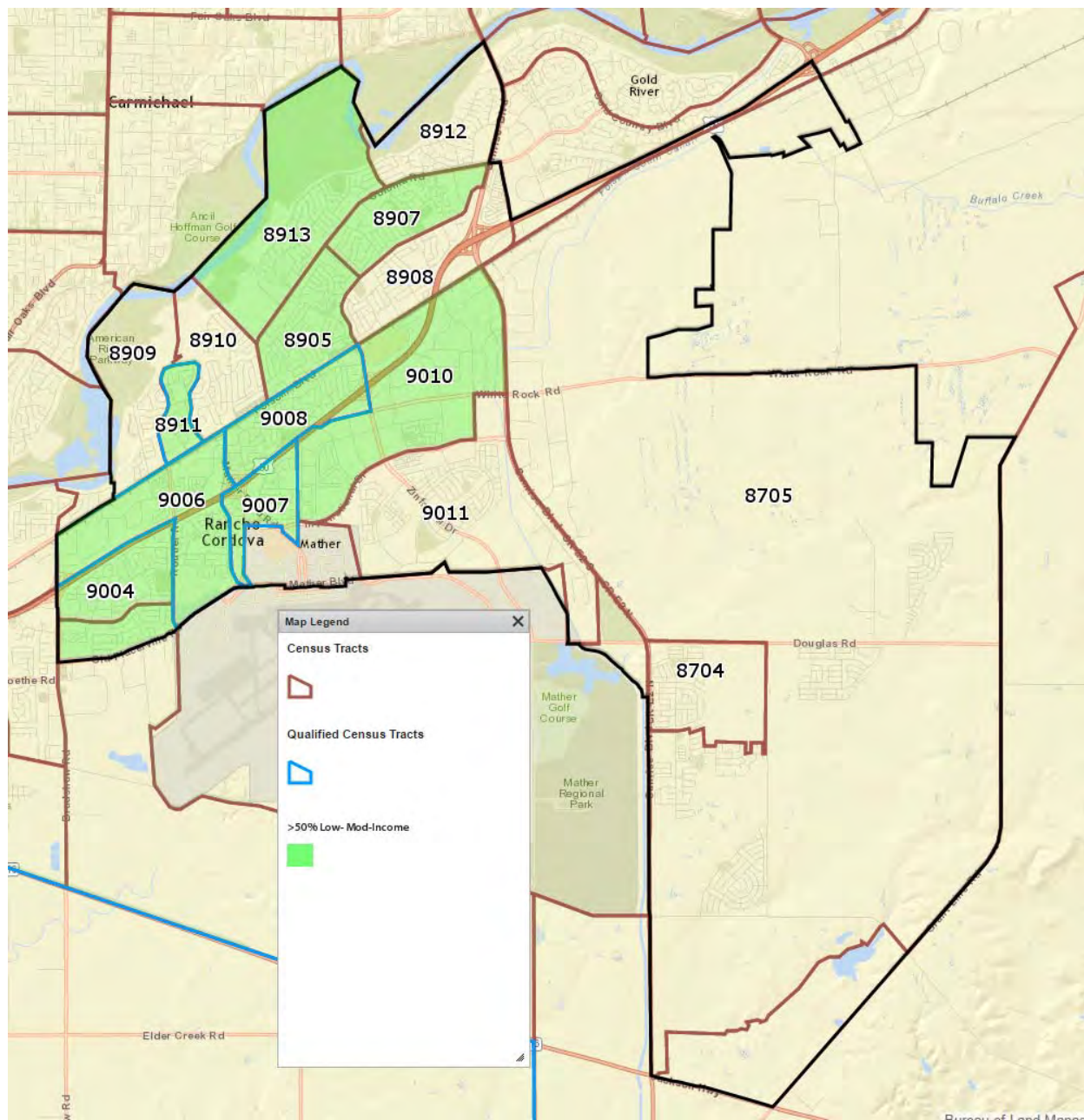
Asian Populations



CPD MAPS 2008–2012 ACS

Population Concentration Map 5

> 50% Low- to Moderate-Income Households



CPD MAPS 2008–2012 ACS

Total population*	65,136	% of Total
Hispanic	12,837	20%
White	34,377	53%
Black/African American	5,858	9%
American Indian/Alaska Native	243	0%
Asian	7,436	11%
Pacific Islander	754	1%

*Does not include "two or more races"/"other race" estimates.

All Population Distribution Data from 2008–2012 ACS

Four race/ethnic groups in the city were in census tracts where there were significant distributions of that group. Pacific Islander is included in this list; the distribution in Map 1 shows where most of the 754 individuals are located. However, the proportion of the population that is Pacific Islander makes up only 1% of the total population, and is subject to sampling error. It is included in this analysis because it did register on the data maps.

With the exception of Pacific Islanders, and Asians, all other minority concentrations are located in the same census blocks as the low-income household concentrations. Certain census tracts warrant additional scrutiny. Map 3 shows that 23.9% of the population in census tract 9007 is Black/African American. The total population for the city is only 9% Black/African American, suggesting that there is a concentration of Black/African American households in that census tract. Additionally, 9007 is 28.2% Hispanic, which is 8.2% higher than the population of the city as a whole.

One other area of minority concentration that is worth analysis is census tract 8704 from Map 4. There is a concentration of Asian population (36.6%) in that census tract.

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

In the above sections, census tract 9007 was identified as having both severe housing cost burden housing problems and overcrowding and severe overcrowding housing problems. This evaluation suggests that there may be an exceptionally high need for affordable and suitable housing in that area, and that need is affecting minority populations more severely than in other parts of the city.

The needs analysis section identified Asians earning over 80% of AMI to be a group with a disproportionate housing cost burden problem. Census tract 8704 is one of the city's newer housing developments and is predominantly made up of larger tract homes built near the peak of the housing bubble. Many homeowners in this neighborhood found their mortgages to be underwater once the housing crisis hit, and many have not fully recovered. It is likely that the high housing cost burden identified in the moderate- and above moderate-income Asian households is directly related to the cost of the housing product in the new neighborhood.

In general, excepting the Asian populations, minority dense neighborhoods overlap with lower-income neighborhoods. While much of the City of Rancho Cordova is older, with aging housing stock in both the single-family and multi-family markets, this analysis shows that the majority of minority populations in the city live in the lower-income neighborhoods, and likely face a higher incidence of housing problems as a result.

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, the public schools, and similar, which are evenly distributed across the older section of Rancho Cordova between the lower-income neighborhoods and moderate-income neighborhoods.

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 owner-occupied but moderate- and above moderate-income households, there is still a lack of community assets. 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. However, the housing crisis and the recession that stalled all new housing development in the region have resulted in a prolonged delay in the development of the remaining community assets planned for the area. This delay has only recently been addressed as new housing development has resumed and phasing plans have been revised.

Are there other strategic opportunities in any of these areas?

There are several strategic opportunities in the older and 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.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan identifies the five-year goals that the City of Rancho Cordova expects to achieve during the 2016–2020 Consolidated Plan Cycle. These goals are aligned with HUD’s objectives and outcomes and are achieved through the Annual Action Plan, which divides up the five-year goals into annual targets. The City has identified seven high-need categories through the Needs Analysis, Market Analysis, and Community Outreach portions of the Consolidated Plan. The Strategic Plan then identifies goals that are aligned to address most of those needs. Not every need identified in the plan can be met and sufficiently addressed in the next five years. Some of the needs are not feasible, some require much more funding than the City currently receives, and some are simply too large to be addressed in just five years.

The Strategic Plan includes goals to address homeless persons and homelessness prevention, affordable housing and housing preservation, services for youth and seniors, and public facilities and infrastructure. It also includes the City’s plan to address poverty.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 1 - Geographic Priority Areas

Sort	Area Name	Area Type	Include/Not Include	Action
NA	CDBG Target Area	Local Target Area	<i>_X_Include</i>	NA

General Allocation Priorities

The primary geography 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% of households earn 80% of area median income (AMI) or less. The entire CDBG target area is located in the northern older section of the City of Rancho Cordova. Activities determined to have an area benefit must benefit areas where more than 50% of households are low income. The City does fund services on a limited clientele basis in neighborhoods that are not more than 50% 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 disability, 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 below map identifies the CDBG target area as of 2016.

DRAFT

CDBG Target Area Map

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

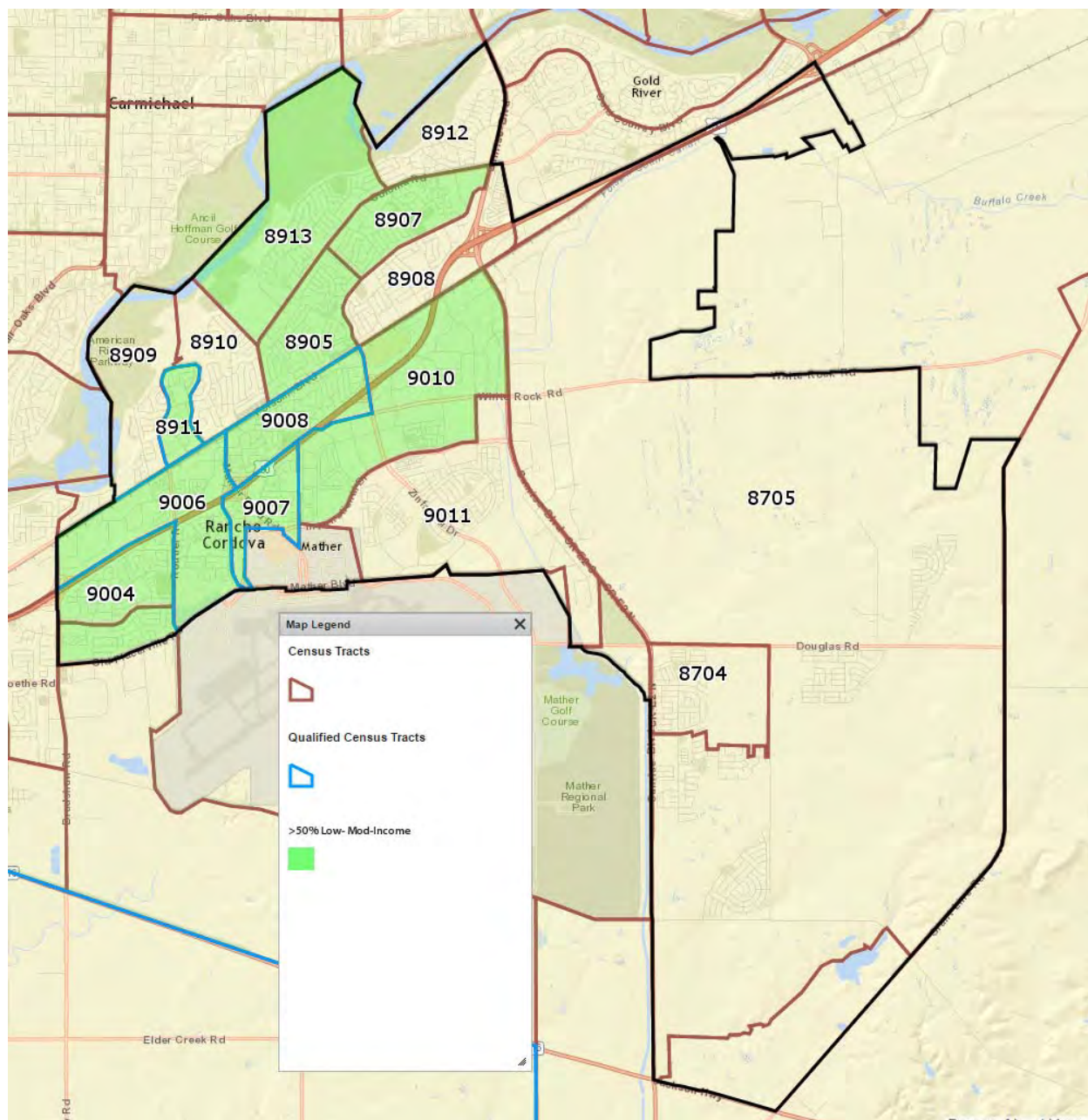


Table 2 – Priority Needs Summary

1	Priority Need Name	Affordable Housing Development
	Priority Level	High
	Population	Extremely Low Income Low Income Large Families Families with Children Chronic Homeless Individuals Families with Children Mentally Ill Veterans Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	
	Description	New affordable housing units suitable for families, seniors, veterans, and low-income households.
	Basis for Relative Priority	The Needs Analysis identifies a significant need for safe and decent affordable housing, particularly among large families, seniors, veterans facing homelessness, and persons currently living in substandard low-cost housing.
2	Priority Need Name	Acquisition & Rehabilitation
	Priority Level	High

	Population	Extremely Low Income Low Income Moderate Income Large Families Families with Children Elderly Public Housing Residents Chronic Homeless Individuals Veterans Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	Geographic Areas Affected	
	Associated Goals	
	Description	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.
	Basis for Relative Priority	As discussed in the Needs Analysis, 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.
3	Priority Need Name	Homeless Shelter/Housing
	Priority Level	High
	Population	Extremely Low Income Low Income Families with Children Elderly Chronic Homeless Individuals Mentally Ill Chronic Substance Abuse Veterans Victims of Domestic Violence Unaccompanied Youth

	Geographic Areas Affected	
	Associated Goals	Homeless Housing
	Description	Transitional or emergency housing for homeless persons, families, and veterans.
	Basis for Relative Priority	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	Priority Need Name	Homelessness Prevention
	Priority Level	High
	Population	Extremely Low Income Low Income Large Families Families with Children Elderly Individuals Mentally Ill Veterans Victims of Domestic Violence Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	Geographic Areas Affected	
	Associated Goals	Homelessness Prevention Housing Preservation
	Description	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.

	Basis for Relative Priority	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, and employment and education stability.
5	Priority Need Name	Youth Services and Programming
	Priority Level	High
	Population	Extremely Low Income Low Income Moderate Income Large Families Families with Children Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Youth Services
	Description	After-school programming for youth, mentoring for at-risk youth, and job training for adolescents.
	Basis for Relative Priority	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.
6	Priority Need Name	Senior Services
	Priority Level	High
	Population	Extremely Low Income Low Income Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities

	Geographic Areas Affected	
	Associated Goals	Senior Services
	Description	Meal and nutrition services, in-home care services, caregiver respite services, and transportation assistance.
	Basis for Relative Priority	Senior services were identified as a key priority in both the Community Needs survey and the public participation meetings. Seniors 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 seniors stretch incomes and improve their quality of life are priorities for the Rancho Cordova Community.
7	Priority Need Name	Public Facilities
	Priority Level	High
	Population	Extremely Low Income Low Income Moderate Income Middle Income Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Public Facilities
	Description	Youth Center, Senior Center, library, neighborhood centers, all located near the neighborhoods where needs are highest.
	Basis for Relative Priority	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 to impossible 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	Priority Need Name	Public Infrastructure Improvements
	Priority Level	High
	Population	Extremely Low Income Low Income Moderate Income Middle Income Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Public Infrastructure
	Description	Streetlight installations and ADA improvements to public right-of way.
	Basis for Relative Priority	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.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Table 3 – Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	TBRA is provided through the Sacramento Housing and Redevelopment Agency (SHRA), and the City will continue to support SHRA in administering TBRA. The City does not receive sufficient CDBG funding to significantly impact the need for rental assistance. The most significant housing problem in the city is housing cost burden, and renters experience a severe housing cost burden at a rate that is significantly higher than homeowners.
TBRA for Non-Homeless Special Needs	TBRA is provided through SHRA, and the City will continue to support SHRA in administering TBRA. The City does not receive sufficient CDBG funding to significantly impact the need for rental assistance. The City will focus CDBG services funding on programs that can benefit more residents.
New Unit Production	There is a significant need for both market-rate and affordable multi-family housing. The City will continue to encourage the development of market-rate multi-family housing through existing incentive programs. The City will pursue alternative grant and tax credit funds for the construction of new affordable multi-family housing. Should an affordable housing project require an infusion of funding for an activity that is CDBG eligible and that meets the City's goals, CDBG may be considered as a one-time funding source.
Rehabilitation	The prevalence of older homes in the city has resulted in lower-cost housing with deferred maintenance problems, including mobile homes and single-family homes. The City has successfully funded single-family rehabilitation programs out of other funds. However, CDBG has been a vital funding source in addressing emergency repairs, particularly for mobile homes.
Acquisition, including preservation	While the foreclosure crisis that crippled the single-family housing market during the last Consolidated Plan cycle is mostly resolved in the Sacramento area, there are still a number of substandard housing units. Low-cost multi-family housing in the city is particularly problematic. Many complexes suffer from severe deferred maintenance problems, while the newly rehabilitated units are priced out of affordability for low-income households. The City has been very successful at forming partnerships and identifying other funding sources for affordable housing production and rehabilitation. Should an acquisition/preservation housing project require an infusion of funding for an activity that is CDBG eligible and that meets the City's goals, CDBG may be considered as a one-time funding source.

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

During the 2011–2016 Consolidated Plan cycle, the City’s CDBG funding has been significantly reduced while the impacts from the economic recession and the collapse of the housing bubble has amplified need throughout the region. The City of Rancho Cordova has been successful at finding and applying for alternative funding sources to help meet affordable housing development needs. These sources have included tax credits, infrastructure infill grants, sustainable communities grants, veterans housing grants, and, for the single-family owner-occupied housing rehabilitation program that the City is currently completing, CalHome funding. The City has also pursued other state of California housing funds whenever they seemed appropriate.

The City made three applications for HOME funds through the state's competitive funding program, but was unable to secure funding in all three attempts. 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.

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

Anticipated Resources

Table 4 - Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$550,000	0	0	\$550,000	\$2,000,000	The City of Rancho Cordova receives about \$550,000 in CDBG each year. The City does not currently receive any program income. All prior year resources are committed to existing projects and programs, and will be fully expended.

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 damaging to a project budget to include CDBG or HOME as funding sources in a project. 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 bottom line. The CDBG allocation to the City of Rancho Cordova is not enough to add sufficient value to offset the increased costs for most of the City's affordable housing development efforts. Therefore, the City focuses CDBG funding on projects that are either already burdened with the federal reporting requirements, or projects where there is no other viable funding source and the project can be completed with the available CDBG funding.

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

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

SP-40 Institutional Delivery Structure – 91.215(k)

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

Table 5 - Institutional Delivery Structure

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Rancho Cordova	Government	Non-homeless special needs Planning neighborhood improvements public facilities	Jurisdiction

Assess 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 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 of the 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. The City and the district have in the past had difficulty in communicating regarding programs, projects, and opportunities for partnerships that would be mutually beneficial.

In 2014 the City made an effort to bridge these gaps by bringing together service providers from both the nonprofit sphere and the public agencies to explore a collective impact model of interagency communication and partnership. After several meetings, it was determined that without executive level support, the model could not be successful. The City was in transition between City managers, and the effort was shelved until the executive representatives could be brought to the table.

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

Table 6 - Homeless Prevention Services Summary

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

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 health, mental health, some transportation, and other support services to veterans, including homeless veterans, in the region. The Mather Veterans Village, currently under construction, 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 second is the VOA-operated Mather Community Campus, a transitional facility located at the former Mather Air Force Base which provides life skills training, counseling and support, education, some drug and alcohol treatment, and transitional housing to formerly homeless persons, including families with

children, veterans, and persons suffering from chronic homelessness. The VOA also 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 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.

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, the gaps are significant.

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 located 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.

The City is also sponsoring the Mather Veterans Resource Center, which, when completed, will provide transitional housing to homeless veterans, as part of the Mather Community Campus.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Table 7 – Goals Summary

Sort Order	Goal Name	Start Year	End Year	Category	Program Type	Needs Addressed	Funding	Goal Outcome Indicator
1	Homelessness Prevention	2016	2020	Affordable Housing Homeless Non-Homeless Special Needs	Service	Homelessness Prevention	CDBG: \$100,000	Homelessness Prevention: 1000 Persons Assisted
2	Senior Services	2016	2020	Non-Homeless Special Needs	Service	Senior Services	CDBG: \$150,000	Public service activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
3	Youth Services	2016	2020	Non-Homeless Special Needs	Service	Youth Services and Programming	CDBG: \$200,000	Public service activities other than Low/Moderate Income Housing Benefit: 700 Persons Assisted
4	Public Facilities	2016	2020	Non-Housing Community Development	Capital	Public Facilities	CDBG: \$250,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10,000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Program Type	Needs Addressed	Funding	Goal Outcome Indicator
5	Public Infrastructure	2016	2020	Non-Housing Community Development	Capital	Public Infrastructure Improvements	CDBG: \$500,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 30,000 Persons Assisted
6	Housing Preservation	2016	2020	Affordable Housing	Capital	Homelessness Prevention	CDBG: \$350,000	Homeowner Housing Rehabilitated: 30 Household Housing Units
7	Homeless Housing	2016	2020	Homeless	Capital	Homeless Shelter/Housing	CDBG: \$350,000	Overnight/Emergency Shelter/Transitional Housing Beds added: 6 Beds
8	Housing Preservation	2016	2020	Affordable Housing	Capital	Rental Housing Inspection/Code Enforcement	CDBG: \$800,000	Housing Units Inspected: 5000 Household Housing Units
	Program Administration	2016	2020		Admin.		CDBG: \$500,000	
	TOTAL FUNDING	2016	2020	\$2,500,000		TOTAL NEED	\$3,200,000	

Goal Descriptions

1	Goal Name	Homelessness Prevention
	Goal Description	Housing counseling, tenant-landlord mediation, housing placement services

2	Goal Name	Senior Services
	Goal Description	Congregate and home-delivered meals for homebound seniors, respite services for caregivers, other senior services
3	Goal Name	Youth Services
	Goal Description	After-school programming, youth mentoring, job training, other services to assist at-risk youth
4	Goal Name	Public Facilities
	Goal Description	Senior center, youth center, neighborhood center, community center
5	Goal Name	Public Infrastructure
	Goal Description	Streetlights, ADA sidewalk improvements, traffic signals, crossing signals, crosswalks, ADA ramps to public right-of-way and public facilities, sewer/water/utility improvements
6	Goal Name	Housing Preservation
	Goal Description	Emergency repairs to address health and safety issues, accessibility improvements, maintenance assistance
7	Goal Name	Homeless Housing
	Goal Description	Transitional housing facility, emergency shelter facility, other housing directly available to homeless persons in the city
8	Goal Name	Housing Preservation
	Goal Description	Rental housing inspections & code enforcement in the CDBG target area

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)

The City is currently partnering with nonprofit developers on three affordable housing projects. Two of these projects will most likely be completed during the 2016–2020 Consolidated Plan period. The third may be completed, or may extend past the five-year plan. If the two most likely projects are completed as currently designed, they will include a total of 98 units available to low-income persons and households. All of

the affordable housing projects currently in planning or construction will be managed by the nonprofit developers, and will include coordination with SHRA for vouchers and other rental subsidies. The City's role as development partner will conclude upon occupancy of the units.

Discussion

The Needs Analysis, Market Analysis, and Community Survey indicated that the priority needs in the community include the eight needs addressed in Table 2 above. These include affordable housing development, housing preservation through acquisition and/or rehabilitation, homeless shelters or housing for the homeless, homelessness prevention, youth services and programs, senior services, public facilities, and public infrastructure improvements. Some of these needs cost more to address than the City receives in CDBG. In developing the Goals section of this document, the City attempted to identify the needs that could be met through CDBG funding, and plan how to strategically meet those needs over the next five years. The above Table 7 reflects the City's efforts to set goals in relationship to the needs.

The Goals above include both services and projects that have been identified as a means to address the high priority needs within the CDBG program eligibility. The homelessness prevention goal includes the housing counseling and tenant-landlord mediation programs that have proven to be vital in keeping lower income households in suitable housing, and responds to a severe need identified in the needs analysis. The youth services and senior services are two of the highest priority needs identified in the community survey. The public facility improvement and public infrastructure improvements reflect needs identified in both of the public meetings and in the community survey. The housing preservation goal is in response to the needs analysis that shows a demand for improved accessibility for persons with disabilities and home maintenance assistance for seniors. The homeless shelter or homeless housing goal is in response to the needs analysis, the public meetings, and the community survey that identified emergency shelters as a high priority. The housing preservation rental housing inspection and code enforcement goal has historically been one of the highest priority goals for the City Council and has helped to address and improve the quality of housing in the city. The grant administration funds are used to pay for fair housing enforcement, fund management, and to offset the significant reporting burden inherent in CDBG funds. Each goal is a priority. However, there are more goals with more demand on funding than there is expected CDBG funding available. Approximately \$700,000 of goals would either need to be eliminated, or funded through other sources.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The public housing in the City of Rancho Cordova is owned and operated by SHRA. The City cooperates with SHRA to encourage maintenance and occupancy, but has no direct impact on the accessibility of existing public housing or the development of new accessible housing. The City's building department does require that a minimum number of any new multi-family housing projects comply with ADA conversion requirements. However, SHRA has not indicated any interest in expanding public housing inventory in Rancho Cordova.

Activities to Increase Resident Involvements

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

Is the public housing agency designated as troubled under 24 CFR part 902?

No. SHRA has a Satisfactory Participation score with HUD.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City's 2013–2028 Housing Element of the General Plan identifies the constraints most frequently faced by affordable housing developers. Various interrelated factors may constrain the ability of the private and public sectors to provide adequate housing that meets the housing needs for all economic sectors of the community. These constraints can be divided into two categories: governmental and nongovernmental. Governmental constraints consist of land use controls, development standards, processing fees, development impact fees, code enforcement, site improvement costs, development permit and approval processing, and provision for a variety of housing. Nongovernmental constraints include land availability, environment issues, vacancy rates, NIMBY (not in my back yard) resistance, land cost, construction costs, and availability of financing.

The Rancho Cordova General Plan establishes policies that guide all new development, including any residential development. These policies, along with zoning regulations, control the amount and distribution of land allocated for different land uses in the city. The land use designations established by the General Plan that allow single-family and multi-family residential development have identified sufficiently high- and medium-density zoned land to meet the Regional Housing Needs Allocation for multi-family housing, including low-income housing. The Housing Element and General Plan identify the design guidelines necessary for affordable housing development, analyzed them for consistency, and have determined that they do not constitute a barrier to the development of affordable housing. The City has streamlined the permitting process, and has worked closely with nonprofit affordable housing developers to ensure that City codes and regulations do not become development impediments.

The primary barrier to affordable housing development is financing. While the City has been successful at partnering with developers and working with multiple funding sources to finance affordable housing projects, there is always a need for more.

The City's Housing Element can be found here: <http://www.cityofranhocordova.org/home/showdocument?id=10014>

SP-60 Homelessness Strategy – 91.215(d)

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

The City will partner with Rancho Cordova HART, SHRA, the County of Sacramento, and other vested homeless shelter and services providers to help assess the needs of homeless in the community. The City does not directly receive any homelessness response funding outside of CDBG, and relies heavily on community assets like HART to help address the needs of local homeless. The City does work with Sacramento Self-Help Housing to help with housing placement services for persons at risk of homelessness or who are currently homeless; however, Sacramento Self-Help Housing predominantly provides permanent housing placement, whereas many homeless people need interim and immediate help until permanent housing can be identified.

Addressing the emergency and transitional housing needs of homeless persons

The City is working with HART to identify winter shelter facilities for local homeless persons and families. Sacramento Self-Help Housing has also inquired about potentially opening a transitional housing facility that could be available to local homeless persons and families. The Mather Veterans Resource Center will provide beds for homeless veterans, and is currently in predevelopment sponsored by the City. The Mather Community Campus provides transitional housing for 375 households; however, entry into the program must work through the Continuum of Care and Sacramento County Department of Human Assistance.

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

The City will continue to cooperate with the VOA in the operations of the Mather Community Campus and adjacent Adolpho Youth housing programs, which help homeless persons, families, and youth transition from homelessness to permanent housing, including life skills training, education and job training opportunities, and support for persons with addictions or mental illnesses. The Mather Veterans Village will continue in this vein with services for homeless veterans and veterans with a disability, addictions, and mental illnesses.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Sacramento Self-Help Housing is a local nonprofit that provides tenant-landlord mediation services to help prevent households from eviction from existing housing. It provides housing counseling and housing education programs to help tenants and landlords understand their legal rights and obligations and to help resolve conflicts before they result in displacement. Sacramento Self-Help Housing also helps persons who are in imminent risk of homelessness to find suitable housing and prevent residents from developing gaps in their housing record.

The VOA's transitional housing facility at Mather Community Campus and the Adolpho Youth housing does provide housing for some persons being discharged from publicly funded institutions, particularly youth exiting the foster care system. However, the need is always greater than the supply.

The Mather Veterans Village and Mather Veterans Resource Center will be available for homeless veterans discharged from the Mather Veterans Hospital.

SP-65 Lead based paint Hazards – 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: <http://www.cityofranchocordova.org/home/showdocument?id=4597>

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

In Sacramento County, .2% of children under age 6 were identified as having blood lead levels at 5 micrograms or above per deciliter of blood. 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, the lead hazard is generally considered minimal unless there are plans to disturb painted surfaces, such as 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 emergency 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 – 91.215(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 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 new and rehabilitate 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 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% of AMI are vital in addressing the problem of poverty. The City, in partnership with Mercy Housing, has almost completed the first phase of the Mather Veterans Village project, which will provide 50 units affordable to very low- and extremely low-income veterans and their families. The third phase of the Mather Veterans Village project will include up to 50 additional affordable housing units. The City is also working to identify funding for the Horizons at New Rancho project, which will provide 48 age-restricted senior units to households making less than 80% 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

The City of Rancho Cordova has developed a monitoring system to ensure that the activities and programs funded with CDBG or other HUD funds are managed in accordance with the federal monitoring requirements of 24 CFR 570.501(V) and 24 CFR 85.40 and all other applicable laws, regulations, policies, and sound management and accounting practices. The objectives of monitoring are:

- To ensure that subrecipients are carrying out their program/project as described;
- To ensure that subrecipients are implementing the program/project in a timely manner;
- To ensure that subrecipients are assessing costs to the program/project which are eligible under CDBG regulations and the contract;
- To ensure that subrecipients are conforming with other applicable laws, regulations, and terms of the agreement;
- To ensure that the program/project is operating in a manner that minimizes the opportunity for fraud, waste, and mismanagement;
- To ensure that subrecipients have the capacity to carry out the approved project/program; and
- To ensure that subrecipients are carrying out their program/project as described.

The City requires quarterly reports from all service providers which must include progress to date against their activity goal, justification of costs, and records of all expenses. Capital projects are required to confirm receipt of all applicable minority-based enterprise (MBE) and women-based enterprise (WBE) certifications, as well as confirm understanding of Davis-Bacon labor regulations. Subrecipients and capital projects are monitored, either remotely or on-site, at least once during the program year. Subrecipients are encouraged to view the City as a technical assistance resource and to present potential problems early and openly to assist with timely resolution. Activities that do not perform as well as expected are reviewed and analyzed to identify causes for poor performance and areas for improvement. Frequent communication and additional technical assistance for first-time subrecipients have helped to make the CDBG program one of the most successful grant-funded programs in the city.

Subrecipients and service providers are invited to make presentations to City Council during the adoption of the Consolidated Annual Performance Evaluation Report to discuss their successes, challenges, and opportunities and to encourage ongoing public participation and transparency in the publicly funded programs.

Expected Resources

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

Introduction *[max 3,590 characters without extra text boxes]*

Anticipated Resources *[fill in table below]*

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	550,000	0	0	550,000	2,000,000	The City of Rancho Cordova receives about \$550,000 in CDBG each year. The City does not currently receive any program income. All prior year resources are committed to existing projects and programs, and will be fully expended.

Table 1 - Expected Resources – Priority Table

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

The City plans to use a variety of funding sources to meet its affordable housing and community development needs, including Local Housing Trust Fund money, and CalHome funds, as well as other local funds. The City plans to use CDBG to help address the needs identified in the community survey and the needs analysis with the goals identified in the Strategic Plan. Some of the identified needs exceed the capacity of the

CDBG funding that the City receives and are candidates for alternative funding sources, such as the State and Local funds mentioned above.

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

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Goal Name	Category	Needs Addressed	Funding Requested	Goal Outcome Indicator
Housing Preservation	Affordable Housing	Homelessness Prevention	\$230,000	1,809 Housing Units
Homelessness Prevention	Affordable Housing, Homeless, Non-Homeless Special Needs	Homelessness Prevention	\$20,000	150 Households
Public Infrastructure	Non-Housing Community Development	Public Infrastructure Improvements	\$100,000	1 ADA improvement project
Youth Services	Non-Homeless Special Needs	Youth Services and Programming	\$19,000	80 Persons Assisted
Senior Services	Non-Homeless Special Needs	Senior Services	\$42,000	200 Persons Assisted

Table 2 – Goals Summary

Projects

AP-35 Projects – 91.220(d)

Introduction

The City of Rancho Cordova will be allocated approximately \$550,000 in CDBG funding for the 2016-2017 program year. While some residents in the City may live in Section 8 properties or use Housing Choice Vouchers (formerly Section 8), these programs are managed by the local public housing authority, Sacramento Housing and Redevelopment Agency (SHRA). The City supports private developers in their applications for low-income housing tax credits, when possible, but does not manage or administer affordable housing.

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

The table below provides a list of the activities to be undertaken during the 2016-2017 program year. All activities are anticipated to be completed during the program year (July 1, 2016 to June 30, 2017). More detailed descriptions of activities follow the table.

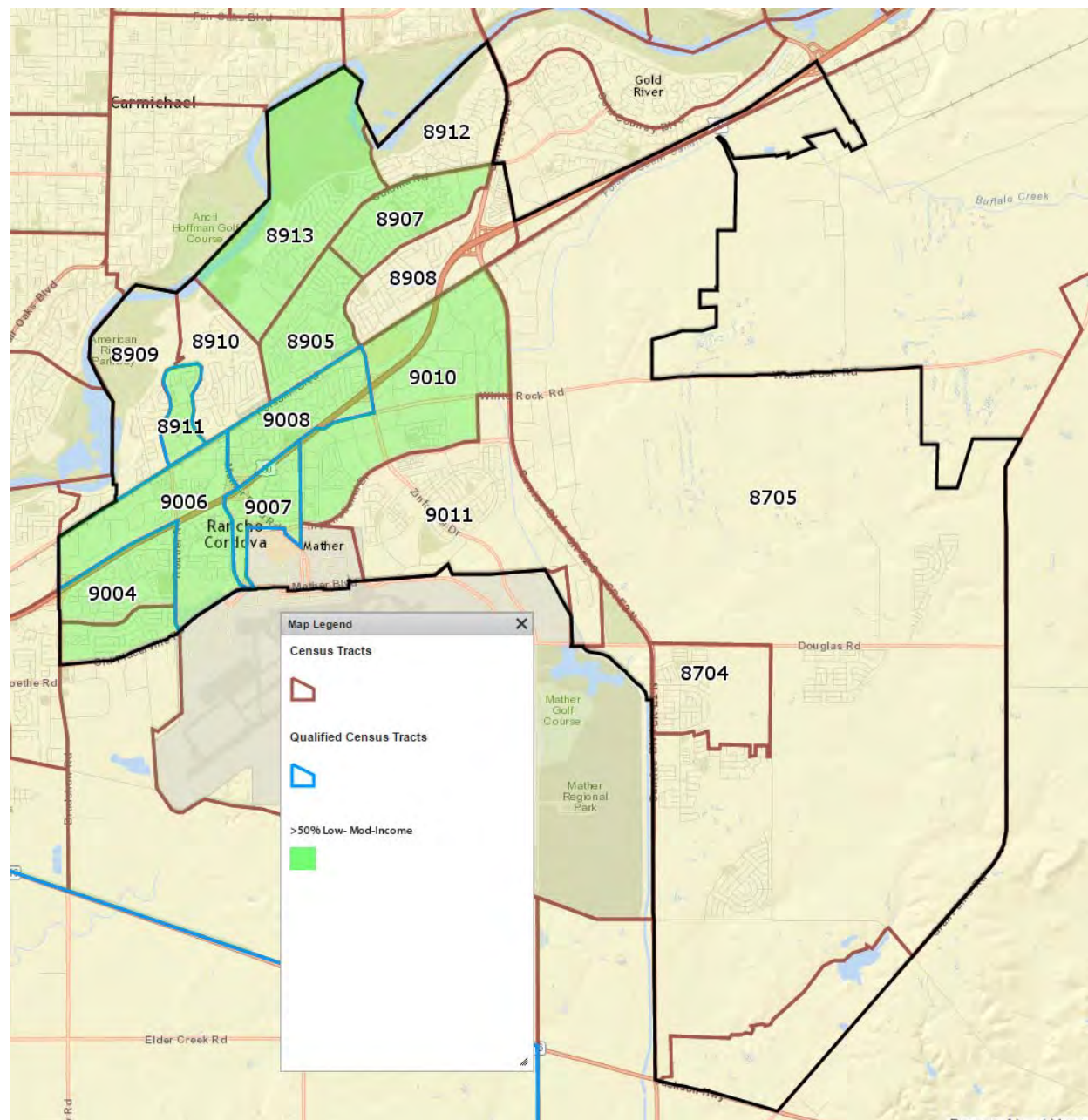
Projects**Table 3 – Project Information**

Project Name	Description
Rental Housing Inspection Program	Inspect rental units in CDBG target areas to find and correct code violations
Code Enforcement	Provide code enforcement services in CDBG target areas
Rebuilding Together Sacramento, Roof Program	Roof repairs/replacement
ADA Sidewalk Improvement	Sidewalk repair and gap completion projects, including installation of wheelchair ramps, crosswalks, and damaged sidewalk repairs
Folsom Cordova Community Partnership – Group Mentoring	Provide youth support and improve community involvement through intensive one-on-one youth mentoring.
Meals on Wheels – Senior Nutrition Program	Provide homebound seniors with hot meals or frozen heat-and-serve meals and provide lunch to seniors at the Cordova Senior Center.
Sacramento Self-Help Housing, Tenant/Landlord Helpline Services	Responds 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.
Sacramento Self-Help Housing, Fair Housing	Provide fair housing services to residents by responding to inquiries of illegal housing discrimination and investigating discrimination complaints.
Sacramento Self-Help Housing, Housing Counseling/Homeless Prevention	Provide housing services to residents who are in danger of homelessness, or who are already homeless, to aid them in securing stable housing.
Cordova Neighborhood Church – Respite C.L.U.B.	Provides senior respite day care services to seniors with severe memory loss.
Program Administration	Provide general administration of the CDBG program, including all planning and reporting activities.

AP-50 Geographic Distribution – 91.220(f)

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

Some projects will have geographic priority. The CDBG Target Area, as identified on the map below includes the area in the City where more than 50% of households earn less than 80% of AMI.



Geographic Distribution

Target Area	Percentage of Funds
CDBG Target Area	Approximately 30%

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Two activities are prioritized in the CDBG Target Area. They are the Rental Housing Inspection Program and the Code Enforcement Program. These activities use a geographic boundary to track how many units are inspected, new cases opened, violations cleared, and staff hours are spent in addressing housing problems in the CDBG Target Area.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City plans to use alternative funds for all of the affordable housing development projects currently in process. The City does not receive sufficient CDBG funds to validate using CDBG on the larger affordable housing development projects. The goals below reflect the annual services and capital assistance expectations for the 2016-2017 program year

One Year Goals for the Number of Households to be Supported	
Homeless	
Non-Homeless	430 persons
Special-Needs	200 persons

Table 5 - One Year Goals for Affordable Housing by Support Requirement

AP-60 Public Housing – 91.220(h)

Introduction

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

Activities to Increase Resident Involvements

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

Is the public housing agency designated as troubled under 24 CFR part 902?

No. SHRA has a Satisfactory Participation score with HUD.

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

Introduction

The City's strategy related to the needs of the homeless, those at risk of homelessness, and other special needs populations involves funding a variety of supportive services offered locally or regionally to Rancho Cordova residents. Currently, Rancho Cordova is home to the Mather Community Campus, a major supportive housing facility for formerly homeless individuals, but all of our resources have very limited capacity. As identified in the 2016-2021 Consolidated Plan, the City's goal is to encourage a system of collaborative supportive services, located in the City, to allow for accessibility for residents. The City is seeking additional funding for programs and services aimed directly at assisting its homeless and special needs populations, as levels of CDBG funding appear to be in decline.

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

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

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

2. Addressing the emergency shelter and transitional housing needs of homeless persons

While the City does not operate any emergency shelters or transitional housing facilities, it does cooperate with the County of Sacramento's Continuum of Care. The City is also home to one of the larger transitional housing facilities in the area located at the Mather Community Campus. The City's plan for the 2016-17 program year is to continue cooperating and actively engaging the County of Sacramento in its attention to homeless issues. These issues also include chronic homelessness and near homelessness. The City of Rancho Cordova also contracts with Sacramento Self-Help Housing to provide housing counseling and homelessness prevention to Rancho Cordova residents. Sacramento Self-Help Housing is accessible to Rancho Cordova residents via the internet, by telephone, and by walk-in appointment at their Rancho Cordova office.

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

The City in collaboration with the Veterans Affairs Hospital, Veterans Resource Center of America, Sacramento County, and Mercy Housing California, is actively developing 60 transitional housing opportunities for homeless and disabled veterans and 100 units of permanent supportive housing as part of the Mather Veterans Village development project.

- 4. Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

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

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

Introduction: *[max 3,590 characters without extra text boxes]*

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

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

AP-85 Other Actions – 91.220(k)

Introduction:

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

Actions planned to address obstacles to meeting underserved needs

The City plans to use its CDBG funds to promote the local provision of services for low- and moderate-income residents in Rancho Cordova. Furthermore, the City will also encourage area service providers to offer services in the community. In the 2015-16 program year, several organizations (including Sacramento Self-Help Housing, Cordova Neighborhood Church, and Folsom Cordova Community Partnership) are expected to provide services within Rancho Cordova.

Actions planned to foster and maintain affordable housing

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

Actions planned to reduce lead-based paint hazards

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

Actions planned to reduce the number of poverty-level families

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

In the 2016-17 program year, the City plans the following anti-poverty programs:

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

Actions planned to develop institutional structure

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

City staff will administer the programs and activities funded with CDBG funds. These staff members will work with the individual City 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

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

Program Specific Requirements

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

Introduction:

The City does not expect to receive any program income in the 2016-2017 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 2016-2017 year.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(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
Total Program Income	\$0

Other CDBG Requirements

1. The amount of urgent need activities	\$0
2. The estimated percentage of CDBG funds that will be used for activities that benefit person of low and moderate income	80%

MEMORANDUM

DATE: May 2, 2016
TO: Honorable Mayor and Council Members
FROM: Stacy Delaney, Community Enhancement Analyst



SUBJECT: PRESENTATION REGARDING THE FISCAL YEAR 2016/2017 COMMUNITY ENHANCEMENT FUND GRANT APPLICATIONS RECEIVED THAT MET CRITERIA REQUIREMENTS AND INITIATE PROJECT SELECTION PROCESS AND FUNDING DECISIONS.

RECOMMENDATION

Staff to provide a presentation regarding the fiscal year 2016/2017 Community Enhancement Fund grant applications received that met the criteria and prioritization method set by Council and initiate project selection process and funding decisions.

RESULT OF RECOMMENDED ACTION

Council has received an updated summary of grant applications that covers the projects and programs that have been identified as meeting the criteria and prioritization method established by Council. Staff will receive direction from Council on the projects and programs being considered for fiscal year 2016/2017 Community Enhancement Fund grant funding; this may include funding decisions.

BACKGROUND

On April 18, 2016, Council received a summary update of all the grant applications received for the fiscal year 2016/2017 Community Enhancement Fund. Council also received a complete set of the grant applications.

On April 26, 2016, staff presented a list of projects identified as not meeting criteria. Council reviewed staff recommendations and supported the analysis done on those projects. Council also discussed and identified several additional projects that were also determined to not meet criteria.

During the April 26th Work Session, Council also reviewed several applications that needed further discussion. A few of them were determined to meet criteria. Based on the work done during the Work Session, the 107 original applications submitted for consideration totaling \$11.4 million has been reduced down to 66 remaining applications totaling \$2.9 million. A breakdown by category is included on the next page. The summary listing of grant applications that met requirements is included as an attachment.

FY 2016/2017 Community Enhancement Fund Categories with Suggested Budget Amount	FY 2016/2017 Total of Applications Received by Category	FY 2016/2017 Total of Applications Received that Met Criteria Requirements
Arts, Culture, History, and Entertainment \$500,000	\$520,072	\$263,550
Education/After School/Gardens \$500,000	\$1,787,985	\$1,106,691
Other Projects \$300,000	\$6,110,163	\$795,609
Sports \$500,000	\$2,976,651	\$733,966
Total \$1,800,000	\$11,394,871	\$2,899,816

Staff would like to continue the discussion on the allocation of the fiscal year 2016/2017 Community Enhancement Fund for the projects that met the grant criteria and prioritization method set. At the May 2, 2016 City Council meeting, Council will begin the process of selecting projects for funding under the fiscal year 2016/2017 Community Enhancement Fund.

ATTACHMENTS

1. Summary of fiscal year 2016/2017 Community Enhancement Fund grant applications that met criteria requirements.
2. Community Enhancement Fund PowerPoint.

Meets Criteria (not staff led programs/projects)		
Application # (for those who met criteria)	Categories	FY 2016/2017 Funds Requested
1-14	Arts, Culture, History, Entertainment Category	\$263,550
1-9	Arts Subcategory	\$189,728
10	Culture Subcategory	\$10,800
N/A	History Subcategory	\$0
14	Entertainment Subcategory	\$63,022
17-51	Education/Afterschool Programs/School Gardens Category	\$1,106,691
17-34	Education Subcategory	\$578,152
38-48	Afterschool Subcategory	\$463,040
49-51	School Gardens Subcategory	\$65,500
52-84	Other Category	\$795,609
87-103	Sports Category	\$733,966
Total of Grant Requests Received		\$2,899,816

Application Details						Evaluation of Application
App #	Application Name	Contact Name	Project Description	FY 2016/2017 Funds Requested	In-Kind/Matching Funds	Meets Criteria
Arts, Culture, History, and Entertainment Category/preliminary Council suggested budget for the category in FY 2016/17 is \$500,000						
Arts (part of Arts, Culture, History, and Entertainment Category)						
1	Cordova Community Council - Civic Light Orchestra Enhancements	Shelly Blanchard	This project will provide funds to the Cordova Community Council to be expended on behalf of the Rancho Cordova Civic Light Orchestra (RCCLLO) for equipment and related expenses to continue and expand orchestral music offerings in traditional and non-traditional venues in Rancho Cordova. This request seeks to improve the quality of music performed by providing equipment needed to put on high-quality performances, continuing to educate the community in a variety of classical music by performing at a high level, and by bringing in superior local musicians to perform and compose for the orchestra.	\$19,910	\$125,689 (value of in-kind annual contributions, calculated at the national standard volunteer hourly rate)	Meets criteria
2	Cordova Community Council - Crocker Art's Museum's Artist-to-Go program at SCUSD and EGUSD elementary schools	Shelly Blanchard	This project will provide funds to the Cordova Community Council to be expended to extend a proposed Crocker Art Museum Artist-to-Go program by the Folsom Cordova Unified School District to three additional schools in the City of Rancho Cordova (Sunrise Elementary School, Abraham Lincoln Elementary School and A.M. Winn Elementary School). This request is proposed as a companion to application #6 and the Cordova Community Council will work to assist them in coordinating the series as needed.	\$7,875	Crocker Art Museum will provide the free family passes valued at \$10 per ticket for adults and \$5 per ticket for children.	Meets criteria This is linked to #6. Council might want to consider having City staff work directly with SCUSD and EGUSD directly if the three Rancho Cordova elementary schools within the two districts are interested in the Artist-to-Go program.
3	Cordova Community Council - Public art kick-start project	Shelly Blanchard	This project will provide funds to the Cordova Community Council to be expended on a kick-start project to begin implementation of the proposed Public Art Ordinance and Toolkit Study. The project envisions painting six public utility boxes to provide an art in public places demonstration and test drive of the new Public Art Ordinance and Toolkit Study. It is patterned after a similar project which just wrapped up in the City of Woodland.	\$34,200		Meets criteria
4	Cordova Community Council - Rancho Cordova River City Concert Band enhancements	Shelly Blanchard	This project will provide funds to the Cordova Community Council to be expended on behalf of the Rancho Cordova River City Concert Band for the procurement of percussion equipment and stands and carts to enhance access to high quality musical performances in the community, and to equip the Rancho Cordova River City Concert Band to be a musical ambassador of the City within the region.	\$20,893	\$249,912 (value of in-kind annual contributions, calculated at the national standard volunteer hourly rate)	Meets criteria
5	Cordova High School - Arts and culture project	Danny Anklam	The Cordova High Arts and Culture project involves mural painting on the end caps of the permanent buildings on campus. The Cordova High School Art Club has started the project. There are 15 large surfaces to paint themes that depict international mindedness, subject matter (literature, science, math, etc.) and education.	\$20,000	Cordova High and the district will provide power-washing, safety equipment, supervision, clean-up, and the clear coat.	Meets criteria
6	FCUSD - Crocker Art Museum's Artist to Go Program	Mindy Andrus	The Crocker Art Museum's Artist-to-Go program will bring a high quality arts education experience at each elementary school in Rancho Cordova (within the Folsom Cordova Unified School District). Artist-to-Go provides students with the opportunity to learn about the Crocker's permanent collection through an interactive, hands-on art project taught in the school classroom. The program enhances the already rich artistic experience for students by providing each student with a free family pass which enables students to return to the museum with family members for free. This program also works collaboratively with Crocker Art Museum's Art Ark program. The companion request to this is application #2.	\$26,250	FCUSD will provide the school coordinator, teaching staff and support staff to help coordinate and develop the schedule. Crocker Art Museum will provide the free family passes valued at \$10 per ticket for adults and \$5 per ticket for children.	Meets criteria This is a companion to #2.

Application Details						Evaluation of Application
App #	Application Name	Contact Name	Project Description	FY 2016/2017 Funds Requested	In-Kind/Matching Funds	Meets Criteria
7	FCUSD - Meet the Masters project	Mindy Andrus	The Meet the Masters project seeks to provide visual arts experience for elementary students in Rancho Cordova schools within the Folsom Cordova Unified School District. The program goals are for students to be introduced to a variety of masters from the visual arts field, learn techniques from the masters through hands-on teacher guided lessons, and to showcase their work and be able to articulate their work's historical representation as well as techniques and genre. The program is intended for 10 schools (five tracks each) within Rancho Cordova.	\$23,100	In-kind contributions in the form of materials and teaching staff	Meets criteria
8	SCUSD - Expansion of A.M. Winn's current music program	Allegra Alessandri	A.M. Winn Public Waldorf eK-8 is a public school within the Sacramento City Unified School District providing Waldorf teaching methodology to students in Rancho Cordova. The school is requesting grant funding to expand their current music program. Their current music teacher is a 45% full time teaching position and works with their 7th and 8th grade classes daily, teaching their 6th grade classes once per week, and their 1st through 3rd grade students once per week. There is no music program for the 4th and 5th grade students (66 of them). The immediate goal is to offer music programs to the 66 identified students. The long term goal is to expand the music program to the kindergarten classes.	\$35,000	\$25,000 The newly formed A.M. Winn Community Guild can fundraise yearly to pay the rest of the music teacher's salary on a go forward basis.	Meets criteria
9	VA Northern California Health Care System - Mosaic mural for meditation garden	Robin Moyher	The project will provide funds for the creation of a mosaic mural for installation in the meditation garden at the VA Northern California Health Care System. The enhancement is intended for veterans and their families to give them a space to reflect, reduce anxiety that is often associated with visits and appointments, honor veterans and their families, and engage the community in the creation of the mural.	\$2,500	No request for labor charges and some materials and mosaic flowers will be donated.	Meets criteria
Culture (part of Arts, Culture, History, and Entertainment Category)						
10	Sacramento Telagana Association - "Bathukamma" Festival of Flowers	Anil Kondakrindi	The Sacramento Telagana Association, a non-profit organization committed to promote the culture and arts of India, proposes to hold a "Bathukamma" - Festival of Flowers to celebrate the inherent relationship between earth, water, plants, flowers, and human beings in a community to integrate and live in harmony. The festival is designed to integrate different cultures and ethnicities of the greater Sacramento region by providing education, entertainment, and cultural awareness.	\$10,800	\$5,000	Meets criteria
Entertainment (part of Arts, Culture, History, and Entertainment Category)						
13	Cordova Community Council - Community Christmas Tree Replacement	Shelly Blanchard	This project provides funds to the Cordova Community Council to be expended to replace the Cordova Community Christmas tree in early 2017. The current tree was purchased by the Cordova Community Council in 2011 after vandals destroyed and existing tree in 2010. The outdoor lifespan for the tree is three years. The current tree is five years old. It's expected that after the 2016 holiday season the tree will need to be replaced to maintain a high quality and safe display. In addition, the tree will be upgraded to LED lighting. The requested funding amount is based upon a 26-foot tree with LED self-standing panel, tree topper upgrade, base upgrade, and possible footing adjustments. If a larger tree is preferred, the cost would increase.	\$25,000	In-kind contributions include the existing annual expenditures by the Cordova Community Council for the execution of the tree lighting event and daily maintenance visits from late November until the tree is dismantled and placed into storage in early January. The estimated amount is \$40,000 per year.	Meets criteria

Application Details						Evaluation of Application
App #	Application Name	Contact Name	Project Description	FY 2016/2017 Funds Requested	In-Kind/Matching Funds	Meets Criteria
14	Cordova Community Council - Rancho Cordova 4th of July parade enhancements	Shelly Blanchard	This project provides funds to the Cordova Community Council to be expended to upgrade and enhance the Rancho Cordova Fourth of July Parade event by establishing a high school marching band competition and adding a youth bike parade component. The Rancho Cordova Fourth of July Parade has been an ongoing community project in Rancho Cordova for over 30 years. In 2013, Immersion began to take ownership over the operations, planning, and execution of the Fourth of July Parade and events prior to the parade. Immersion intends to grow and execute new ideas and initiatives around engagement, community pride, and national pride.	\$38,022	\$20,381	Meets criteria Application #56 is also related to 4th of July
Education/Afterschool Programs/School Gardens Category/preliminary Council suggested budget for the category in FY 2016/17 is \$500,000						
Education (part of Education/Afterschool Programs/School Gardens Category)						
17	916 Ink - Creative writing for youth	Katie McCleary	916 Ink, an arts-based literacy non-profit serving the greater Sacramento region, provides creative writing workshops for youth ages 5-18 in order to transform them into published authors. Their mission is to empower students with creative writing, developing strong readers and inspired writers who lead a higher quality of life. Through a proposed enhancement and expansion model in Rancho Cordova, 916 Ink will provide (over the span of three years) thirteen semester-long creative writing workshop that positively impact over 400 individual low-income and/or at-risk youth residents, ages 8-18, in Rancho Cordova. Currently 916 Ink serves over 50 Rancho Cordova teen residents who are incarcerated and/or on probation and attend a Sacramento County Office of Education school. As part of this grant, they will continue serving those youth and expand the program to 20 more.	\$45,900	\$28,000	Meets criteria
18	Cordova High School - iPads for students with disabilities	Jennifer Stuck	A teacher at Cordova High School, who teaches a class of students with disabilities, is seeking funding to purchase 18 individual iPads so students can be more independent. The physical and cognitive limitations of the students may not enable them to type on a computer but they can swipe the screen of an iPad and apps to access community resources and tools through the internet. Students will also be able to access the district's curriculum in individually or in small groups with the devices. Students can also use video modeling to learn appropriate and effective communication and social skills.	\$9,159	The district has provided the curriculum, and Cordova High School will provide the apps.	Meets criteria
20	EGUSD - Digital literacy at Sunrise Elementary School	Lisa Dornback	Student access to classroom computers is an ongoing need at Sunrise Elementary School. Currently only 34 student-use computers exist in 4-6 grade classrooms. Five computer carts of 30 Chromebooks each are assigned to the 1-3 grade classrooms. This puts the school wide student-to-computer ratio for computers at 7:1, far below the 1:1 ratio that Elk Grove Unified School District (EGUSD) is working towards for optimal student learning. The bulk of the funding request is for the purchase of seven Chromebook carts and the remaining is for teacher professional development on the integration of technology for classroom teaching and learning.	\$95,645	\$5,000	Meets criteria
	FCUSD - A Touch of Understanding Program at some elementary schools	Carole Vargas	A Touch of Understanding (ATOU) provides disability awareness programs designed to educate a new generation to understand the challenges associated with disabilities and to accept and respect all individuals. The program is designed for third grade students and is requested at Navigator, White Rock, Williamson, Cordova Villa, and Cordova Gardens elementary schools within the Folsom Cordova Unified School District.	\$5,500		Meets criteria If selected, staff recommends that the program be offered beyond FCUSD if so desired by the other school districts. Clarification is needed on why only five elementary schools were listed in original application by FCUSD.

AGENDA ITEM 11.1

Application Details						Evaluation of Application
App #	Application Name	Contact Name	Project Description	FY 2016/2017 Funds Requested	In-Kind/Matching Funds	Meets Criteria
22	FCUSD - Cordova Connect project bringing resources to families and individuals	Charles Linebarger	The Community Education Center, located within Rancho Cordova, wants to offer multi-lingual and multicultural events called "Cordova Connect" that will be held on Thursday evenings in the fall of 2016 and the spring of 2017. The Community Education Center will capitalize on its extensive community partnerships to present a wide variety of resources representing public health, public safety, employment services, food and clothing banks, parenting education, housing services, and more. Translation services will be provided and Folsom Cordova Community Partnership will assist with outreach to both attendees and potential organization participants.	\$21,750	\$14,858	Meets criteria
23	FCUSD - Home visitation initiative	Linda Burkholder	Folsom Cordova Unified School District's Home Visitation initiative was launched in the current school year with support of the FY 2015/16 Community Enhancement Fund. The home visitation program uses the effective model called the Parent Teacher Home Visitation Project. In this model, teachers and other school personnel are trained to conduct home visits with a focus on building positive and trusting relationships and connections between homes and school. Parent engagement is more of a challenge for families which live in poverty or in which parents have limited English proficiency. The district is requesting funding to continue the implementation of the initiative to train, equip and compensate teachers and other school personnel who are making home visits.	\$32,598	\$218,196	Meets criteria
24	FCUSD - Robotics project bringing STEM-based learning to elementary schools	Elena Cabrera	The Folsom Cordova Unified School District (FCUSD) Robotics project will bring STEM based learning opportunities to 3rd through 6th grade Rancho Cordova students. The goal is to expose students to STEM education that will deepen their interest and desire to pursue STEM in middle, high school, college, and career. The funding will provide for 10 robotics Lego Mindstorm sets for use within FCUSD schools on a rotational basis.	\$6,250		Meets criteria
25	FCUSD - STEM classroom presentation project bring STEM-based learning opportunities to students in the classroom	Elena Cabrera	The Folsom Cordova Unified School District (FCUSD) STEM classroom presentation project will bring STEM based learning opportunities to Rancho Cordova students into the classroom. Building background knowledge is most effective through experience and funding will provide classroom experiences from the Discovery Museum, Explorit Science Museum, Bohart Museum, and World of Wonders.	\$21,870	FCUSD will provide the teaching and support staff.	Meets criteria
26	FCUSD - STEM field trips to Rancho Cordova elementary students	Elena Cabrera	The Folsom Cordova Unified School District (FCUSD) field trips project will bring STEM based learning opportunities to Rancho Cordova elementary students. The goals is to expose students to STEM education that will deepen their interest and desire to pursue STEM in middle, high school, college, and career. The funding will provide for field trips to SPLASH, the zoo, Fog Willow, Soil Born Farms, and the Sacramento Children's Museum. The cost per field trip is less than \$5 per student but has proven to be cost prohibitive for many families. The schools incur fees and transportation costs which price them out of making these field trip experiences available.	\$32,200		Meets criteria

Application Details						Evaluation of Application
App #	Application Name	Contact Name	Project Description	FY 2016/2017 Funds Requested	In-Kind/Matching Funds	Meets Criteria
27	Folsom Lake College - Rancho Cordova Promise program for 2016-2017 high school graduates	Rachel Rosenthal	Folsom Lake College (FLC) proposes a new FLC/Rancho Cordova Promise program that will provide the first year fee-free for any 2016-17 high school graduate who is a Rancho Cordova resident and enrolls in Folsom Lake College full-time for the fall semester of 2017. Promise programs exist in over three dozen cities nationwide. The FLC/Rancho Cordova Promise program is modeled after the successful and award-winning California-based Long Beach Promise and Ventura College Promise programs and is designed to remove economic barriers to higher education, improve the college-going rate in Rancho Cordova, provide a well-educated workforce, and advance the regional economy.	\$150,000	FLC and Los Rios Community College District are actively working on a corporate matching program to secure funds to enhance the programs and services offered. Several notable companies have all confirmed their support of the Promise program as partners and will work to leverage the grant funds to expand the reach of the program.	Meets criteria
29	National Teen Leadership Program - Year-long two-part youth leadership development program	Jennifer Lopez	National Teen Leadership Program (NTLP) will produce a year-long, two-part, youth leadership development pilot program for 30 Rancho Cordova youth. Program activities include attendance to NTLP's 3-day overnight youth leadership camp at California State University, Sacramento, followed by a 16-week after-school program called "Creating Positive Social Media Environments." A strong focus will be placed on teaching students to stand up to bullying and divisive behavior in their schools and in communities at large. An emphasis will be placed on creating a sustainable leadership development and mentoring model that can be taught to rising Rancho Cordova youth.	\$34,880	\$45,000	Meets criteria
31	Rancho Cordova Chamber of Commerce and National Teen Leadership Project - 1-day diversity workshop	Diann Rogers	The proposal is to offer a one-day, day-long program on diversity for Rancho Cordova community teens, Leadership Rancho Cordova alumni, local HR directors, and other community leaders. The workshop will be presented by the National Teen Leadership Program (NTLP). Themes throughout the day include bias awareness, cultural awareness, social justice and more.	\$7,000	\$4,150	Meets criteria
32	Rancho Cordova Police Activities League (PAL) and Folsom Cordova Community Partnership (FCCP) - Youth Leadership Council	Jennifer Ackerson	The Rancho Cordova Police Activities League (PAL) in partnership with the Folsom Cordova Community Partnership (FCCP) oversees a Youth Leadership Council (YLC) consisting of approximately 20 youth. PAL and FCCP work with YLC members to foster and develop leadership qualities by strengthening academic, civic, and character outcomes through service, learning, and experience. This request is to secure funding so that more YLC members can attend the Youth Leadership Academy, and to host additional YLC hosted community service events giving the youth the ability to exercise their developing leadership skills.	\$22,400	Matching funds will be in the form of time and management provided by PAL, FCCP, their respective boards, volunteers, and community partners.	Meets criteria
33	Sacramento Children's Museum - Expanding outreach	Sharon Stone Smith	In an effort to provide teachers and students with a more comprehensive and engaging outreach program, Sacramento Children's Museum (SCM) will be expanding their walls by bringing lessons from all of their weekly education programs into classrooms for curriculum specific activities. These will be used to supplement and enhance teachers' lesson plans. The activities will range from literacy based programs to science and STEM focused programs. This will be available to all schools in the region at no cost to Rancho Cordova schools if supported.	\$40,000	\$11,250	Meets criteria
	SCUSD - George Washington Carver School of Arts and Science - Library enhancements	Allegra Alessandri	George Washington Carver School of Arts and Science is a Sacramento City Unified School District high school operating in Rancho Cordova. The high school is requesting grant funding to improve and build its library program. The project is designed to build on this program by adding books, a part time librarian for before and after school hours, supplies for cataloging and repairing books, laptops for online access, and a printer.	\$53,000	Facility space and volunteer parent support from the Parent Guild	Meets criteria

Application Details						Evaluation of Application
App #	Application Name	Contact Name	Project Description	FY 2016/2017 Funds Requested	In-Kind/Matching Funds	Meets Criteria
After School Programs (part of Education/Afterschool Programs/School Gardens Category)						
38	Big Brothers Big Sisters of Greater Sacramento - Tech mentoring program	Lindy Beatie	Big Brothers Big Sisters (BBBS) will use funding to match children from low-income households with stable, caring, adult mentors in an ongoing program called Tech Mentoring. Tech Mentoring introduces children to jobs at an early age, giving them an opportunity to learn about technology careers in the corporate world first-hand. BBBS is on track to match 25 youth with mentors by June 30, 2016 under the existing grant. They want to continue and plan to match an additional 20 new, unduplicated youth in the second year of the project. New youth will be identified from a secondary education partner located in Rancho Cordova.	\$35,000	\$32,244	Meets criteria
39	Cordova Lancers' Leaders & Legends Organization (CL3) - mentors at Cordova High School	Conrade Mayer	This project will establish the Cordova Lancers Leaders & Legends Organization (CL3) by expanding into a year-round citywide focus on tackling the issue of under-privileged and under-achieving youth in Rancho Cordova. The project will bring together city/community leaders, teachers, community members and alumni to fulfill mentor roles for school students in need. The target audience is primarily high school and middle school students identified by staff and teachers.	\$90,660	\$80,893 in-kind and \$21,800 requested from FCUSD	Meets criteria This program is scalable.
40	EGUSD - Enhancement of Sunrise Elementary School's choir and music program	Martin Hock III	This project will provide 48 weeks of choir and music instruction to 4-6 grade students at Sunrise Elementary School, a Rancho Cordova school within the Elk Grove Unified School District. The program is held after school, two days per week. This would be a continuation of the "Music for Rancho Cordova Schools" grant that was awarded in January 2016.	\$11,318	Sunrise Elementary School will provide all facility space, site supervision, and administration. One thousand dollars will be provided by the school to support the cost of concerts and musicals.	Meets criteria
41	FCUSD - Afterschool Education and Safety (ASES) program	Linda Burkholder	Folsom Cordova Unified School District (FCUSD) has implemented a state-funded Afterschool Education and Safety (ASES) program at multiple locations at Rancho Cordova school sites. The program goals are to ensure that children are safe and supervised during high risk periods every day after school and to provide academic assistance and enrichment to students. ASES will operate numerous Rancho Cordova schools (Cordova Gardens, Cordova Meadows, Cordova Villa, Mather Heights, Navigator, Peter J. Shields, Rancho Cordova, Riverview STEM Academy, White Rock, Williamson, Mills, and Mitchell), thereby increasing the number of FCUSD students enrolled in after school programming in Rancho Cordova and increasing the number of ASES sites to maximize the geographic coverage of this initiative.	\$71,406	\$291,182	Meets criteria
42	Folsom Cordova Community Partnership (FCCP) - Rancho Cordova Youth Center materials and equipment	Robert Sanger	Folsom Cordova Community Partnership (FCCP) has the stated mission to enhance the education, health and well-being of the children, youth and adults of our community. FCCP envisions the Rancho Cordova Youth Center as a safe, supervised and structured space for youth to have fun but would also satisfy their developmental needs. To ensure sustainable success of the Rancho Cordova Youth Center, FCCP is requesting support with one-time expenditures to help furnish the new center. This includes items such as tables, chairs, program equipment, etc. The youth center is expected to have an average of 90 youth per week, spending an average of 2-hours per week.	\$19,214	\$10,000	Meets criteria

Application Details						Evaluation of Application
App #	Application Name	Contact Name	Project Description	FY 2016/2017 Funds Requested	In-Kind/Matching Funds	Meets Criteria
43	People Reaching Out - Youth Advocacy Program and Youth @ City Council Program	Staci Anderson	People Reaching out is proposing to provide two programs; Youth Advocacy Program and Youth @ City Council Program. The programs provide opportunities for young people to grow through initiatives that engage youth around advocacy and civic engagement. The project-based curriculum is designed to empower youth in disenfranchised communities with skills, networks, and motivation to leverage their voice and become strong advocates for change.	\$84,042	\$103,766	Meets criteria There are additional costs associated with the program since it requires meeting space at City Hall and coordination with City staff. There are also potential costs such as food and t-shirts for the students.
44	Playmakers - Afterschool program at FCUSD sites	Fadia Desmond	This project is an academic school year reading and sports program that provides tutoring and mentoring to children in grades 3, 4, and 5. The project will be managed by Playmakers, a youth mentoring non-profit organization which uses sports to motivate at-risk youth to improve reading skills, grades, behavior and become more accountable individuals overall. The program currently operates at three Rancho Cordova schools (Cordova Meadows, Cordova Villa, and Cordova Gardens).	\$75,000	Other funding is provided by individual donors, an annual fundraiser, civic group donors, and corporate donors.	Meets criteria - Playmakers will make a presentation on the afterschool program currently operating at three Rancho Cordova elementary sites (application #44, \$75,000) and the all-day summer program (application #45, \$79,800 - Need More Information List).
46	Riverview STEM Academy - Afterschool and extended summer robotics and coding	Cristina Streck	The project will provide funds for an after school and extended year summer robotics and coding program. As part of Riverview STEM Academy's after school clubs and programs, students will learn basic programming literacy, understand the logic and science that controls technology and be able to solve real life problems using coding and robots.	\$6,400		Meets criteria
47	SCUSD - Develop a competitive afterschool basketball program at A.M. Winn	Allegra Alessandri	A.M. Winn Public Waldorf eK-8 is a public school within the Sacramento City Unified School District (SCUSD) providing Waldorf teaching methodology to students in Rancho Cordova. The school is requesting grant funding to fund the development of competitive afterschool boys and girls basketball athletics programs for their 6th through 8th grade students. The goal is to support the physical health of students while promoting team collaboration and individual growth amongst their student body.	\$8,500	The A.M. Winn Community Guild would fundraise to pay annual equipment maintenance and replacement costs, as well as tournament and coach stipend costs.	Meets criteria
48	SCUSD - George Washington Carver School of Arts and Science - Afterschool programs	Allegra Alessandri	George Washington Carver School of Arts and Science is a Sacramento City Unified School District high school operating in Rancho Cordova. The high school is requesting grant funding to expand their after school enrichment programs. Grant funds will be used to expand their after school enrichment program by offering a summer program and a school year program in drama, sports, journalism, photography, and farm to fork gardening course. The school will develop after school programs by offering four season of intramural sports as well.	\$61,500	In kind contributions of \$35,400, matching funds of \$3,000 from Carver Parent Guild, \$45,500 Carver general fund, and pending grant from Access Sacramento.	Meets criteria
School Gardens (part of Education/Afterschool Programs/School Gardens Category)						
49	FCUSD - School gardens at Williamson, Cordova Gardens, and Cordova Lane Center	Elena Cabrera	Folsom Cordova Unified School District (FCUSD) is requesting funding to construct gardens that will be tended by students and families at three Rancho Cordova Elementary Schools (Williamson, Cordova Gardens, and Cordova Lane Center). The gardens will provide STEM experiences with hands-on project based learning. The goal is to establish a raised bed garden for each of the schools to learn and to grow vegetables and a variety of seasonal flowers. The gardens will also be used to teach the science of plant growth and development.	\$30,000	FCUSD will provide the staff and facilities for the garden construction.	Meets criteria

Application Details						Evaluation of Application
App #	Application Name	Contact Name	Project Description	FY 2016/2017 Funds Requested	In-Kind/Matching Funds	Meets Criteria
50	SCUSD - Develop a long-term school garden program at A.M. Winn	Allegra Alessandri	A.M. Winn Public Waldorf eK-8 is a public school within the Sacramento City Unified School District providing Waldorf teaching methodology to students in Rancho Cordova. The school is requesting grant funding to develop a long-term school garden program infrastructure. The program includes landscape improvements that support the form and function of the school grounds with drought tolerance and native species in mind, and education garden curriculum for early kindergarten through 8th grades, a community gardening services available to community members and student families to encourage involvement during outside-of-school hours and seasons.	\$10,500	Leveraged funding: Continued community and business outreach to supplement development and maintenance costs. Sacramento Tree Foundation, Home Depot, Village Nurseries, and Green Acres have donated items. The Guild will fundraise to help support maintenance and replacement.	Meets criteria
51	Soil Born Farms - Coordinated school garden program at FCUSD schools	Shawn Harrison	This project will provide support, technical assistance, training and expertise to the City of Rancho Cordova and the Folsom Cordova Unified School District in order to implement a comprehensive and coordinated school garden program in target schools throughout the district thereby leveraging the investment in school gardens that the City made in FY 2015/16.	\$25,000	\$19,215	Meets criteria
Other Category/preliminary Council suggested budget for the category in FY 2016/17 is \$300,000						
53	Bicycling Advocates for Rancho Cordova (BARC) and Sacramento Area Bicycle Advocates (SABA) - Promote bicycling	Jim Brown	The project will enhance Rancho Cordova's status as a bicycle friendly community by providing services and activities that support and encourage Rancho Cordova residents who travel by bicycle or want to travel by bicycle. Bicycling Advocates for Rancho Cordova (BARC) and Sacramento Area Bicycle Advocates (SABA) seek funding to provide valet bike parking at 12-18 community events, organize 6-8 social rides and host 4-6 bike repair classes. A part-time employee to be employed by SABA and based in Rancho Cordova will work alongside BARC leaders and volunteers to organize and deliver these activities.	\$16,560	\$1,000	Meets criteria
56	Cordova Community Council - Rancho Cordova 4th of July 5K run improvements	Shelly Blanchard	This project provides funds to the Cordova Community Council to be expended on improvement and growth of the Rancho Cordova Fourth of July 5K Run by increasing attendance via new marketing and event opportunities and adding a "Color Run" component, making it the only Fourth of July running event of its kind in the region. The goal of this run is to engage runners young and old from any background for the purpose of celebrating and enjoying this landmark event within Rancho Cordova.	\$19,200	\$20,381	Meets criteria Application #14 is also related to 4th of July
57	Cordova Community Food Locker - Emergency food supply truck	Gary Greeson	This project proposes to purchase a diesel box truck (emissions-compliant) for the Cordova Community Food Locker (CCFL) to distribute emergency food supplies to the hungry in the community. Without a box truck, the CCFL cannot pick up essential donated and purchased food from the Sacramento Food Band and Family Services warehouse in North Sacramento. Without that food, CCFL cannot fulfill its mission and may have to cease operations.	\$50,000	No matching funds per se but they serve the residents of Rancho Cordova by leveraging donations/volunteers.	Meets criteria
	CRPD - Sustainable irrigation methods in partnership with City and Golden State Water	Cristina James	This project proposes a partnership between the City, Park District, and Golden State Water to bring sustainable irrigation methods to the area's parks. The project lays out a strategy for implementing new conservation measures throughout district parks that are within the City's and Golden State Water's boundaries. The project will save millions of gallons of water annually.	\$20,836	\$9,500	Meets criteria Can this be expanded beyond Golden State Water's reach?

Application Details						Evaluation of Application
App #	Application Name	Contact Name	Project Description	FY 2016/2017 Funds Requested	In-Kind/Matching Funds	Meets Criteria
61	Folsom Cordova Community Partnership (FCCP) - Rancho Cordova Youth Center support staffing	Robert Sanger	Folsom Cordova Community Partnership (FCCP) has the stated mission to enhance the education, health and well-being of the children, youth and adults of our community. FCCP envisions the Rancho Cordova Youth Center as a safe, supervised and structured space for youth to have fun but would also satisfy their developmental needs. According to the FCUSD website, currently 574 youth are enrolled in the district's after school programs (per the applicant's description). FCCP will offer this programming to 5th-9th grade youth that reside in Rancho Cordova at the Rancho Cordova Youth Center. If funding is awarded, the FCCP will utilize one full time AmeriCorps National Service member and will provide out of school academic enrichment and sports/recreation activities and more.	\$19,297	\$87,346.50 each year	Meets criteria
62	Folsom Cordova Community Partnership (FCCP) - Youth Employment Services (Y.E.S.)	Robert Sanger	Folsom Cordova Community Partnership (FCCP) has the stated mission to enhance the education, health and well-being of the children, youth and adults of our community. The operation of an Employment Training Center is an integral part of fulfilling that mission. If funding is awarded to the Youth Employment Services Project (Y.E.S. Project), FCCP will utilize two full-time AmeriCorps National Service members to provide year-round core employment activities including job search support, resume writing, online job application assistance, interviewing skill development and professional skills training. The project will provide 100 youth ages 16-24 with core employment skill building activities and provide 40 youth ages 16-24 with additional individualized intensive case managed employment activities.	\$38,594	\$97,764.75 each year	Meets criteria
65	Mobil Country Club - Golf carts, storage, and items to improve safety & lifestyle of residents living in senior mobile home park	Robert Schroeder	Mobil Country Club is a senior park home to approximately 700 residents. Many residents must rely on others for transportation. The MCC-HOA Neighborhood Association was formed to find a way to unite neighbors and work together to preserve their senior lifestyle and to improve their community. The MCC-HOA Neighborhood Association has nearly completed an emergency plan for the mobile park. During the planning process it became apparent to the HOA that safety equipment (golf carts) is needed for evacuation, to help eliminate isolation, and for residents to attend and participate in health, educational and social events. The project is to purchase two golf carts, a storage building, and miscellaneous supplies.	\$38,754	Resident volunteers will transport passengers and provide maintenance and operational costs.	Meets criteria Can MCC-HOA provide a sample rotation of volunteers and a sample planned usage (on a monthly basis)?
66	Navigator Elementary School - Percussion Play equipment	Carole Vargas	The project seeks to enhance the playground at Navigator Elementary School to make it more inclusive of the physically and developmentally disabled students. The school wants to install new Percussion Play equipment, provide greater options on their blacktop surfaces, and renew supplies to help all students have a positive and active recess experience at the school. Navigator Elementary has the largest program of Special Day Classes for students with moderate to severe autism within the district. In addition, they have one class for students with emotional disturbance.	\$17,100	Labor, maintenance, and installation of the equipment	Meets criteria
	Rancho Cordova Boy Scout Troop - Replace current Troop trailer and old chairs	Marshall Stewart	Rancho Cordova Boy Scout Troop would like to replace their current Troop trailer and old chairs in their meeting hall. The current trailer is almost 25 years old and is now too small for the Troop's needs. The trailer has become an ambassador of the Troop and Rancho Cordova. The current chairs were received in the 1990's when Cordova Gardens Elementary School replaced most of their old metal chairs. The troop started with 50 chairs and is down to 36, with more chairs wearing out each month.	\$6,811		Meets criteria

FY 2016/2017 Community Enhancement Fund Grant Applications - Updated as of April 28, 2016

Application Details						Evaluation of Application
App #	Application Name	Contact Name	Project Description	FY 2016/2017 Funds Requested	In-Kind/Matching Funds	Meets Criteria
69	Rancho Cordova Chamber of Commerce - Explore Rancho Cordova Program	Bea Lopez	The "Welcome to Rancho Cordova" program, now referred to as "Explore Rancho Cordova" was established in FY 2015/16. The Rancho Cordova Chamber of Commerce hopes to continue this program to fill the need of providing a heartfelt and professional welcome from our City to its residents, employees, and visitors.	\$45,000	During the first six months of operation, the program has received \$20K in in-kind support.	Meets criteria
71	Rancho Cordova Moose Lodge - Building improvements	Ramona Luna-Barkey	The Rancho Cordova Moose Family Center (Lodge), Loyal Order of Moose #2357 proposes to upgrade the exterior of the building and landscape. The Lodge is located in Rancho Cordova on Coloma Road. The building was built in the early 1960's and has had very little, if any exterior upgrades since the attachment of the large moose and lodge signage in the early 2000's. The Lodge holds fundraisers and serve its members by providing low cost meals to its seniors and underserved, as well as offers events. The money raised through these efforts is invested back into Rancho Cordova through outreach programs, community sponsorships and food baskets to name just a few. The funding request is to improve the parking lot and upgrade the sewer and storm drain pipes. In addition, the request proposes to remove the chain link fence and replace it with a wrought iron fence that includes an automatic gate. They also seek to remove and replace vegetation and improve the overall aesthetics of the Lodge to further improve the property's curb appeal.	\$267,400		Meets criteria
72	Rancho Cordova Whisker Warriors - spay/neuter services and care homeless cats	Tera Kolvenbach	The project offered by Rancho Cordova Whisker Warriors will promote spay/neuter and vaccination services to residents for their animals. Specifically, the project will provide microchips and flea prevention for canines and felines, support spay/neuter services for domesticated rabbits owned by residents of Rancho Cordova, and to provide education and materials to help reduce pet overpopulation. This program also provides for the care of community cat populations in the City.	\$25,557	\$5,782	Meets criteria
73	Rebuilding Together Sacramento - 2-year neighborhood impact project	Carrie Grip	Rebuilding Together Sacramento requests funding to support a two-year, neighborhood impact project to strengthen residents and neighborhoods in a concentrated geographic area in the City. The project will result in improved health, safety, water and energy use, accessibility and curb appeal in 25-30 homes on one or two adjoining streets. The focus is on owner-occupied homes, but exterior beautification improvements on rental properties will be considered if the property owners approve and are willing to donate to cover some of the cost of materials.	\$150,000	\$140,000	Meets criteria
	Sierra Service Project - Volunteer home repair and community beautification Program	Rick Eaton	The Sierra Service Project proposes to run a second year of their volunteer home improvement and community beautification program. The goal during the second year is to complete approximately 40 projects (up from 20). Proposed projects include chain-link fence removal, general yard cleanup, minor home repairs, exterior painting, and building or repair of wheelchair ramps, fences, stairs, and porches.	\$72,000		Meets criteria The proposal is dependent on volunteers and staff commitments from two City departments. Staff recommends adjustments to the type/number of projects and the staff commitments.

Application Details						Evaluation of Application
App #	Application Name	Contact Name	Project Description	FY 2016/2017 Funds Requested	In-Kind/Matching Funds	Meets Criteria
84	WALKSacramento - Citrus Road Trail project	Miha Tomuta	This project proposes to improve safety and encourage use of the Citrus Road Trail located along the southern portion of the Sunrise Corridor Bikeway from Point East Drive to Folsom Boulevard. The Citrus Road Trail is a shared-use trail that serves as a connector for bicyclists and pedestrians to the Regional Transit Sunrise Station, businesses, and amenities along Folsom Boulevard and the Sunrise Corridor Bikeway. Citrus Road Trail has been identified in the City's Bicycle Master Plan as a "key future route" that will provide access to the American River Parkway for residents in developing areas of Rancho Cordova. The project will clean, activate, and increase use of the trail through a safety audit, community clean-up, and trail plan. The trail plan will be used to direct future improvements and identify design recommendations and funding opportunities.	\$8,500		Meets criteria
Sports Category/preliminary Council suggested budget for the category in FY 2016/17 is \$500,000						
87	Art of Yoga (AYP) Project	Christina Martin	The Art of Yoga (AYP) project leads teen girls, ages 12-18, involved in the juvenile justice system toward accountability to self, others and community by providing practical tools to effect behavioral change. AYP sends specially-trained yoga teachers and creative arts educators into juvenile detention centers and rehabilitation facilities to teach a proprietary, strength-based intervention program. The project proposes to deliver yoga and creative arts curriculum to at-risk teen girls in the Folsom Cordova Unified School District. Classes will be provided for two academic years to a high school in Rancho Cordova that is a Title I program improvement recipient. Kinney High School is listed as the projected site.	\$10,725		Meets criteria They will have to open the program up to males not just females.
88	Cordova Community Council - Facility improvement fund for Rancho Cordova sports fields (CRPD projects)	Shelly Blanchard	This project will provide funds to the Cordova Community Council to be expended for materials to improve sports fields located on Cordova Recreation and Park District (CRPD) property using labor provided by CRPD. Both the Park District Administrator and Park Superintendent support the project. The major beneficiary during this round of funding will be the Rancho Cordova Soccer League which plays exclusively on CRPD fields, serving 900 youth players.	\$30,000	Over \$7M based on volunteer hours of the Rancho Cordova leagues represented by the Rancho Cordova Athletic Association.	Meets criteria
89	Cordova Community Council - Facility improvement fund for Rancho Cordova sports fields (FCUSD projects)	Shelly Blanchard	This project will provide funds to the Cordova Community Council to be expended for materials to improve sports fields located on Folsom Cordova Unified School District (FCUSD) property using labor provided by FCUSD. This requests amounts to a renewal of a project funded by the Community Enhancement Fund during FY 2015/16. The renewal will continue to address safety problems, such as rodent infestations, at school-owned sports facilities. Current year projects have addressed field surface for rugby, little league, and softball fields.	\$50,000	Over \$7M based on volunteer hours of the Rancho Cordova leagues represented by the Rancho Cordova Athletic Association.	Meets criteria
AGENDA ITEM 11.1	Cordova Community Council - Positive Coaching Alliance 2.0	Shelly Blanchard	This project will provide funds to the Cordova Community Council to be expended on a project to train all coaches in Rancho Cordova youth sports leagues in cutting edge techniques which adhere to the "Better Athletes, Better People" philosophy represented by the Positive Coaching Alliance (PCA). The FY 2015/16 Community Enhancement Fund grant provided funds to kick-start this project. To date coaches, parents, and volunteers from five leagues have either begun the training or have sessions scheduled.	\$19,500	Over \$4M based on volunteer hours of 900 coaches, assistant coaches and volunteers within the community	Meets criteria
	Cordova Community Council - Youth sports social media promotion campaign	Shelly Blanchard	This project will provide funds to the Cordova Community Council to engage a consultant to research, develop and implement a high-tech, high-touch campaign for the promotion of youth sports leagues in Rancho Cordova. Local youth sports leagues share a common problem - difficulty connecting with families regarding the organized sports opportunities available to children in the City.	\$55,000	\$40,100	Meets criteria Is there a benefit to expand it to include other enrichment programs and not just promotion of youth sports?

Application Details						Evaluation of Application
App #	Application Name	Contact Name	Project Description	FY 2016/2017 Funds Requested	In-Kind/Matching Funds	Meets Criteria
92	Cordova Girls Softball - sports equipment	Rod Borba	Cordova Girls Softball is requesting matching funds to purchase turf management equipment for maintaining playing fields utilized by the recreational league. Cordova Girls Softball has served the community for 49 years. As they prepare for the next 50 years of youth sports in the community, the purchase of professional equipment will provide tools for the volunteers to use in better maintenance of the fields, and engage new volunteers for the service to the program. This will also help attract and retain tournament play by providing high quality sports facilities.	\$13,500	\$13,500	Meets criteria
93	Cordova High School - Equipment and uniforms for girls basketball	Wendi Graf	The request is for new uniforms for the girls' basketball program at Cordova High School for the Junior Varsity Team as well as new warm-ups for both the Junior Varsity and Varsity girls' teams. The request also includes team equipment which includes team backpacks, team basketball bag, indoor basketballs and a basketball rack. The existing uniforms are over six years old. Numbers are peeling off and some girls have mismatched uniforms. The new uniforms and equipment will allow the team to dress and roster up to 15 girls each squad. The equipment is shared by many girls throughout the year and by the Cordova Recreation and Park District for their basketball skill program which is held at Cordova High School. The team does not have enough basketballs to properly drill and the existing ball rack is in disrepair.	\$15,698	Student athletes volunteer as a basketball team at Cordova Gardens Elementary School to work with the younger students. Through an organization called "Playing for Keeps" the Cordova High basketball players get a portion of their expenses paid for their volunteer service. This money and other fundraising goes towards tournament fees and end of year banquet/awards.	Meets criteria
94	Cordova High School - Equipment for joint use track	Shane Jackson	The request is to update the equipment at Cordova High School's joint use track facility. Currently, multiple schools and community organizations use the track and field facilities at Cordova High School. Due to age, vandalism, wear and tear, a lot of the equipment used by students, residents, and other organizations is in need of repair or replacement. The request is to replace worn out equipment to include a high jump pit system, starting blocks, starting block cart, hurdles, discus safety net, high jump and pole vault cross bars, tip roll bleachers, pole vault shelter protector, pop up tents, uniforms and jackets for sports team at Cordova High School, and a shot put return system.	\$72,492		Meets criteria
95	Cordova High School - Two 8-passenger vans for safety and sports	Danny Anklam	Cordova High School is requesting two 8-passenger vans for their minor sports teams and their major clubs to be transported safely to their events. Using a full school bus to transport 7-12 student/players at a time to matches, meets, and competitions is not cost efficient. The cost of renting vehicles is cost-prohibitive since the rental comes out of the sport or club's budget.	\$56,301	FCUSD will provide all maintenance and general upkeep of the vehicles.	Meets criteria - Cordova High School will make a presentation. Questions raised during the April 26th Work Session include: What is the average size of the teams/clubs that will utilize the vans? What is the long-term plan and need? Do two vans meet the need? Does this address the swim team's needs too?
	Enhancement to Cordova High School football program	Darren Nill	This project will enhance and reinvigorate the Cordova High School football program by upgrading equipment with state of the art technology and implementing a comprehensive training program. Equipment upgrades are for helmets to prevent and monitor brain injuries and concussions. The training program is a year round lifestyle-focused strength and conditioning program.	\$385,750	\$56,000	Meets criteria

Application Details						Evaluation of Application
App #	Application Name	Contact Name	Project Description	FY 2016/2017 Funds Requested	In-Kind/Matching Funds	Meets Criteria
103	Rancho Cordova Police Activities League (PAL) - Acquire equipment & materials and to enhance the program	Jennifer Ackerson	The Rancho Cordova Police Activities League (PAL) is a youth crime prevention program that utilizes educational, athletic and recreational activities to create trust and understanding between police officers and the youth. The mission of PAL is to involve and mentor community youth in social, educational, recreational and leadership activities that will deter crime, increase self-esteem and promote a positive relationship with law enforcement. PAL is seeking funds to acquire new equipment and materials to enhance many of the current projects. This includes new sports equipment, safety equipment, age appropriate games and art supplies. The funds will also afford PAL the opportunity to reach even more youth and increase the number of community events currently offered.	\$25,000	Rancho Cordova Police Department will contribute the facility, officers, and civilian staff.	Meets criteria
Total				\$2,899,816		

Community Enhancement Fund

Update and Discussion on the Fiscal Year 2016/2017 Grant Applications Received that Met Requirements

May 2, 2016

Agenda

- Council discussion and direction on applications being considered for grant funding
- Identify projects that need presentations by applicants
- Upcoming City Council meetings for project selection and funding decisions

Community Grants

FY 2016/2017 Community Enhancement Fund Categories with Suggested Budget Amount	FY 2016/2017 Total of Applications Received by Category	FY 2016/2017 Total of Applications Received that Met Criteria Requirements
Arts, Culture, History, and Entertainment \$500,000	\$520,072	\$263,550
Education/After School/Gardens \$500,000	\$1,787,985	\$1,106,691
Other Projects \$300,000	\$6,110,163	\$795,609
Sports \$500,000	\$2,976,651	\$733,966
Total \$1,800,000	\$11,394,871	\$2,899,816

(Approximate award amounts listed. Final amounts may differ)

Staff Analysis and Discussion with Council

- Staff will be referring to the summary of FY 2016/2017 Community Enhancement Fund grant applications spreadsheet included in the agenda packet.

Upcoming Meetings

- May 16th Regular City Council meeting
 - Presentations by applicants (if needed)
 - Begin conversation on selection of City driven projects
- Work Session on May 24th to finalize funded project list

