

a fresh take.

RANCHO CORDOVA
CALIFORNIA

2015-2016 CDBG Action Plan



Table of Contents

2015-2016 CDBG Action Plan iii

APPENDICES (Appendices will be added to Action Plan Document after City Council Adoption) iii

LIST OF TABLES..... iii

LIST OF FIGURES iii

EXECUTIVE SUMMARY 1

Objectives 2

Outcomes..... 2

Evaluation of Past Performance 4

Citizen Participation Process..... 4

INTRODUCTION..... 4

Resources 5

Activities to be Undertaken 5

Table 1 6

Proposed CDBG Activities and Projects: 6

Program Year 2015-2016 6

HOUSING ACTIVITIES 9

Rental Housing Inspection Program..... 9

Code Enforcement 9

PUBLIC FACILITIES 10

Respite C.L.U.B. 10

Rebuilding Together Sacramento..... 10

Group Mentoring Initiative (Folsom Cordova Community Partnership) 11

Senior Nutrition Services (Meals on Wheels)..... 11

Tenant/Landlord, Housing Counseling (Sacramento Self-Help Housing) 11

Elderly Services (Respite C.L.U.B.)..... 12

Fair Housing (Sacramento Self-Help Housing) 12

PLANNING & ADMINISTRATION ACTIVITIES 13

Planning and Administration..... 13

HOMELESS AND OTHER SPECIAL NEEDS POPULATIONS15

OBSTACLES TO ADDRESSING UNDER-SERVED NEEDS.....16

Remove Barriers to Affordable Housing.....16

Develop Institutional Structure17

Enhance Coordination17

Public Housing Needs17

Anti-Poverty Strategy18

Lead-Based Paint Hazards.....18

Housing Rehabilitation.....18

Information & Education.....18

Testing.....19

Monitoring Plan.....19

ANALYSIS OF IMPEDIMENTS COMPLIANCE.....19

Appendix A: HUD Certifications20

Appendix B: Resolution22

*Sunrise Footbridge cover photo courtesy of Dave Cassel

APPENDICES (Appendices will be added to Action Plan Document after City Council Adoption)

Appendix A: HUD Certifications

Appendix B: Resolution

LIST OF TABLES

Table 1	Proposed CDBG Activities and Projects: Fiscal Year 2015-2016	5-8
---------	---	-----

LIST OF FIGURES

Figure 1	Rancho Cordova CDBG Target Area	14
----------	---------------------------------	----

EXECUTIVE SUMMARY

The 2015-2016 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 fifth Action Plan in the implementation of the City's five-year Consolidated Plan for the 2011-2016 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 \$552,811 for its 2015-2016 allocation of CDBG funding from the U.S. Department of Housing and Urban Development. The 2015-2016 program year marks the second time 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 for the 2014-2015 program year subrecipients to allow for a continuation of these services through the 2015-2016 program year. 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 4, 2015 at City Hall to provide feedback on the proposed 2015-2016 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 3, 2015. 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 2015-2016 funding period are based on the public surveys used in the 2011-2016 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, 2015 – June 30, 2016) 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 950 residents in the 2015-2016 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 the redesign and renovation of an outdoor recreation at the Respite C.L.U.B., currently housed in the Cordova Neighborhood Church located on Coloma Road.
- The City plans on funding two projects submitted by Rebuilding Together Sacramento (RTS). The Rebuild Day is a collaborative home repair event where an average of 500 volunteers repair between 6-10 homes, primarily in one day. The number of homes is determined based on the scope of work and resources raised.

RTS coordinates the event from start to finish, including home previews and selection, work scope planning, supply management, fundraising, volunteer recruitment and training, logistics, reporting and homeowner relations.

- The Safe at Home Project would install minor accessibility features throughout the year. Trained and experienced volunteers will install the items in 23-27 homes to increase the home's accessibility. The type of safety features include grab bars, smoke and fire detectors, hall and step hand rails, shower seats and hoses, transfer poles, raised toilet seats, and some wheelchair ramps.

Evaluation of Past Performance

The 2014-2015 program year is still in progress, and the Consolidated Annual Performance and Evaluation Report (CAPER) will be available for review in September 2015. The CAPER for the previous 2013-14 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 2011-2016 Citizen Participation Plan in the creation of this Action Plan. The 2015-2016 draft Action Plan will be presented at a City Council meeting on May 4th for Council approval. This Action Plan was noticed on April 3rd, 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, 2015 and June 30, 2016.

The major objectives of activities undertaken during the 2015-2016 funding year will be the furthering of issues identified in the 2011-2016 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 \$552,811 in CDBG funding for the 2015-2016 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 2015-2016 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, 2015 to June 30, 2016). 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 2015-2016**

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.	900 units inspected	\$78,000
HS-1, HS-2	Code Enforcement	Provide code enforcement services in CDBG target areas.	900 units inspected	\$78,000
Public Facilities				
CD-2 CD-3 CD-4	Respite C.L.U.B	Redesign and restructure the outdoor recreation area at the Respite C.L.U.B.	1 public facility renovated	\$90,000
CD-2 CD-3 CD-4	Rebuilding Together Sacramento	Home repair event, Rebuild Day, where an average of 500 volunteers repair between 6-10 homes primarily in one day. Rebuilding Together Sacramento will also administer the Safe at Home Project, which would install	30-35 homes renovated, repaired, or upgraded.	\$70,000

		minor accessibility, features throughout the year. Trained and experienced volunteers will install the items in 23-27 homes.		
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.	100 youth served	\$19,000
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.	175-205 seniors provided meals. A daily average of 36 Home Delivered Meal participants and 22 Congregate Meal participants.	\$33,000
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	\$11,000
HA-1 CD-3	Sacramento Self-Help Housing	Responds to requests from	100 households provided	\$7,000

		Rancho Cordova residents who are in danger of becoming homeless due to conflicts with their landlord or property manager and are seeking assistance.	counseling	
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 and education	\$2,500 Services Funding (in addition to \$12,811 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.	\$110,311 (\$12,811 of this total to be used to further Fair Housing efforts)

HOUSING ACTIVITIES

The following sections identify the different housing activities and programs to be funded out of CDBG for the 2015-2016 program year. This includes the Rental Housing Inspection and Code Enforcement programs, which are operated by the Neighborhood Services Division, and the Emergency Repair Grant Program (ERGP) operated by City Housing Services staff.

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.

2015-16 Output: 900 rental units inspected

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

Goals Addressed: HS-1, HS-2

Funding: \$78,000

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).

2015-16 Output: 900 units inspected

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

Goals Addressed: HS-1, HS-2

Funding: \$78,000

PUBLIC FACILITIES

The City has identified a few public facilities needs that are to be addressed during the 2015-2016 program year.

Respite C.L.U.B.

The project would redesign and restructure the outdoor recreation area at the Respite C.L.U.B., currently housed in the Cordova Neighborhood Church located on Coloma Rd. The project would benefit the memory impaired senior citizens who attend the C.L.U.B. Moreover, the outdoor recreation area would provide an increased opportunity for social interaction and community building.

2015-16 Output: 1 Public Facility Renovated

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

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

Funding: \$90,000

Rebuilding Together Sacramento

Rebuilding Together Sacramento (RTS) submitted a two-pronged project.

The Rebuild Day is a collaborative home repair event where an average of 500 volunteers repair between 6-10 homes, primarily in one day. The number of homes is determined based on the scope of work and resources raised.

RTS coordinates the event from start to finish, including home previews and selection, work scope planning, supply management, fundraising, volunteer recruitment and training, logistics, reporting and homeowner relations.

The Safe at Home Project would install minor accessibility features throughout the year. Trained and experienced volunteers will install the items in 23-27 homes to increase the home's accessibility. The type of safety features include grab bars, smoke and fire detectors, hall and step hand rails, shower seats and hoses, transfer poles, raised toilet seats and some wheelchair ramps.

2015-16 Output: 30-35 Public Facilities Renovated

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

Goals Addressed: HS-1, HS-2

Funding: \$70,000

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 2011-2016 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.

2015-16 Output: 80 youth served

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

Goals Addressed: CD-2, CD-3

Funding: \$19,000

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.

2015-16 Output: 175-205 seniors provided with meals

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

Goals Addressed: CD-1, CD-3

Funding: \$33,000

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 tenant-landlord counseling, case management, and fair housing referrals. The proposed funding amount accounts for these additional services.

2015-16 Output: 150 households provided counseling
 Outcome Category: SL-1 “Availability/Accessibility of Suitable Living Environment”
 Goals Addressed: HA-1, CD-3
 Funding: \$18,000

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.

2015-16 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.

2015-16 Output: 30 households assisted
 Outcome Category: SL-1 “Availability/Accessibility of Suitable Living Environment”
 Goals Addressed: HS-1, HS-2
 Funding: \$15,311 (\$2,500 from Services, \$12,811 from Planning and Administration)

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.

2015-16 Output: Quality administration of the CDBG program

Goals Addressed: PA-1

Funding: \$110,311 (\$12,811 of this total to go to furthering Fair Housing efforts)

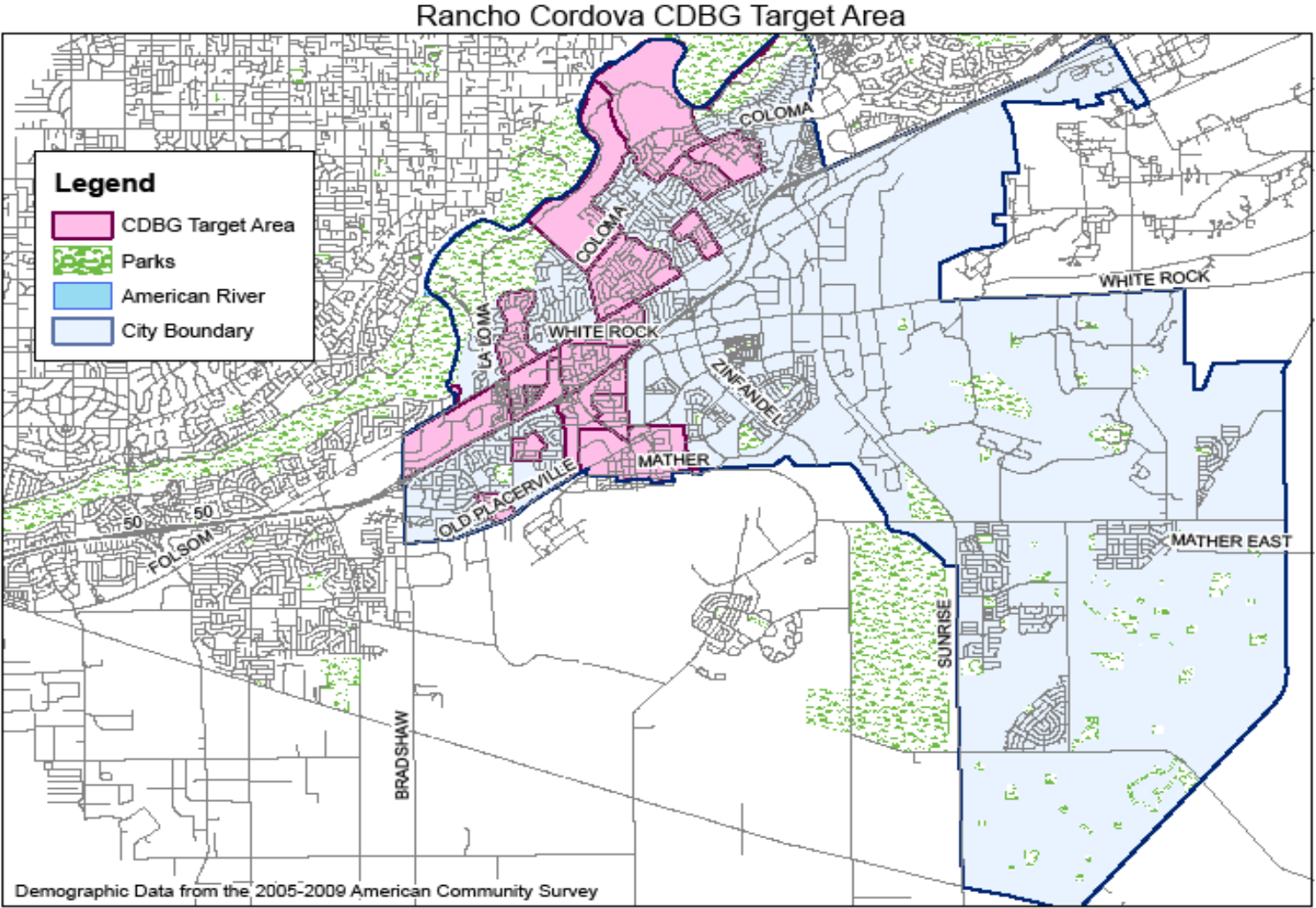
GEOGRAPHIC DISTRIBUTION

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 2015-16 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 2015-16.

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 2011-2016 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 2015-16 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 Housing Services Division 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 2015-16 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 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.

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 Housing Services Division within the City's Economic 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 2015-16 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. Moreover, as part of the update process, the City will be partnering with the surrounding jurisdictions previously mentioned produce a regional AI.

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

Appendix B: Resolution

CITY OF RANCHO CORDOVA

RESOLUTION NO. 41-2015

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA APPROVING AND ADOPTING THE 2015-2016 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 2015-2016 CDBG Action Plan (Action Plan), which describes programs to be funded, in compliance with the goals and objectives of the 2011-2016 Consolidated Plan, for the 2015-2016 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 2015-2016 CDBG allocation in the amount of \$552,811 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 public hearings on May 4, 2015 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 41-2015, which approves:
 - a. The Action Plan, which serves as the CDBG budget for July 1, 2015 to June 30, 2016 (FY 2015-16);
 - 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.

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 minor changes to those documents where necessary.

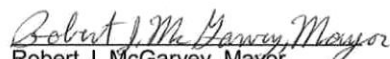
PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 4th day of May, 2015 by the following vote:

AYES: Budge, McGarvey, Sander, Terry.

NOES: None.

ABSENT: Skoglund.

ABSTAIN: None.


Robert J. McGarvey, Mayor

ATTEST:


Mindy Cuppy, MMC, City Clerk