

# City of Rancho Cordova 2015-2016 Consolidated Annual Performance Evaluation Report



## Introduction

As an entitlement grantee for the U.S. Department of Housing and Urban Development (HUD) formula Community Development Block Grant (CDBG) program, the City of Rancho Cordova is required to prepare a Consolidated Annual Performance and Evaluation Report (CAPER) to analyze and summarize program accomplishments during the preceding program year. The CAPER assesses the City of Rancho Cordova and its subrecipients' progress in completing activities identified in the 2015-16 Action Plan, which covers the period July 1, 2015 through June 30, 2016. The CAPER also reports the progress in meeting overall five-year Consolidated Plan (Con Plan) goals and priorities, and identifies areas for improvement as a result of annual self-evaluations and HUD performance reviews. This year represents the fifth year of the City's second Consolidated Plan cycle (2011-2016). The 2015-16 program year was the City of Rancho Cordova's tenth year as an entitlement recipient of CDBG funds. The City of Rancho Cordova's Community Development Department serves as the lead agency for the administration of the City's CDBG funds. Questions regarding this report should be directed to:

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This report was made available for public review during a 15-day public comment period from September 5, 2016 to September 19, 2016. A public notice announcing its availability was published in the *Grapevine Independent* on August 19, 2016. Copies of this CAPER are made available for public review and comment in electronic format found online on the City of Rancho Cordova's website ([www.cityofranhocordova.org](http://www.cityofranhocordova.org)) along with a printed copy located at City Hall. A public hearing on the report was held on September 19, 2016 at the Rancho Cordova City Council meeting held at City Hall, 2729 Prospect Park Drive, Rancho Cordova, California 95670. Any and all comments received during the public comment period are listed and addressed at the end of this document.

## Summary of Resources and Distribution of Funds

The City received \$552,811 from the federal Community Development Block Grant (CDBG) program, in addition to \$275,100 in recaptured funding during the previous years.

During the 2015-2016 program year, the City was able to make notable progress toward the objectives identified in the 2015-2016 Action Plan. These objectives were:

- ❖ 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 additional financing 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 as well as youth crime prevention, primarily through after school activities for at risk populations.

During the 2015-2016 CDBG program year, the City used \$146,570 of CDBG funding to improve livability by way of Code Enforcement, the Rental Housing Inspection Program in our CDBG target area.

An additional \$43,000 of CDBG funding was used to fund programs that aid our senior population, including home-bound seniors, with access to nutritious meals, and seniors with severe memory loss, through the provision of senior respite day care services

The City assisted the Folsom Cordova Community Partnership with \$15,613 of CDBG funds to help support the Group Mentoring Initiative program that provides youth support and improves community involvement through intensive one-on-one and group youth mentoring.

To respond to those in the community who are homeless or in danger of becoming homeless, the City used \$18,000 for housing counseling services.

The City spent \$151,238 on capital improvement projects, including an outdoor recreation area at the Respite C.L.U.B., home rehabilitation and accessibility features via Rebuilding Together Sacramento. The City also spent \$275,100, adding a new traffic signal at International and Femoyer. The City allocated \$97,500 in staff time for planning and administration of the CDBG program, including extensive community outreach efforts in updating the 2016-2020 Consolidated Plan.

The City also used \$15,311 to intensify its role in fair housing efforts, including staff time, marketing and educational materials, and fair housing enforcement and mediation referrals.

## Overview Narrative

During the 2015-16 program year, the City funded numerous public service activities, including those serving the elderly, youth, families, the homeless, and those at risk of homelessness. The City of Rancho Cordova is also leveraging several resources to improve the City's neighborhoods and to affirmatively further the fair housing needs of residents. Accomplishments in 2015-16 include:

- ❖ Continued attention to the quality of our City's rental housing stock, with 1,752 units inspected.
- ❖ Responded to 2,004 code complaints in the CDBG target area in efforts to improve aesthetics and bring our buildings up to standard.
- ❖ Partnering with Rebuilding Together Sacramento to assist 16 individuals through a Rebuild Day and the Safe at Home Project.
- ❖ Installation of a new traffic and pedestrian signal at the intersection of International Drive and Femoyer Street.
- ❖ Provision of youth support and intensive one-on-one and group mentoring to 112 youth aged 8-18 at 11 different public schools and community center sites in the Folsom Cordova Unified School District.
- ❖ A total of 142 seniors were served 15,070 meals through the Meals on Wheels program.
- ❖ 429 total households assisted with Housing Counseling, Tenant/Landlord mediation and the Renter's Helpline through Sacramento Self-Help Housing, Inc.
  - Of the 127 households receiving assistance via the Renter's Helpline, 50 unique households served with fair housing services, including 5 opened cases in Rancho Cordova by Project Sentinel.
- ❖ 25 memory impaired seniors provided with mental and physical activities in a social environment, which in turn allowed those family and household caregivers some respite from caregiving responsibilities.

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

Table 1 reflects the adopted 2015-16 Action Plan.

**TABLE 1**  
**ACTION PLAN BUDGET AND GOALS**

<b>Goal</b>	<b>Activity</b>	<b>Activity Description</b>	<b>Output</b>	<b>Funding</b>
<b>Housing Programs</b>				
<b>HS-1, HS-2</b>	Rental Housing Inspection Program	Inspect rental units in CDBG target areas to find and correct code violations.	900 units inspected	\$78,000
<b>HS-1, HS-2</b>	Code Enforcement	Provide code enforcement services in CDBG target areas	900 units inspected	\$78,000
<b>HS-1, HS-2</b>	Fair 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.)
<b>Public Facilities and Improvements</b>				
<b>CD-2, CD-3, CD-4</b>	Respite C.L.U.B	Redesign and restructure outdoor recreation area at the Respite C.L.U.B	1 public facility renovated	\$90,000
<b>CD-2, CD-3, CD-4</b>	International and Femoyer Traffic Signal*	Construction of a traffic signal at the International Drive and Femoyer Street intersection	1 public works project completed	\$275,100
<b>CD-2 CD-3 CD-4</b>	Rebuilding Together Sacramento	Home repair event, Rebuild Day, where an average of 500 volunteers repair between 6-10 homes primarily in one day.	30-35 homes renovated, repaired, or upgraded.	\$70,000

Goal	Activity	Activity Description	Output	Funding
		Rebuilding Together Sacramento will also administer the Safe at Home Project, which would install minor accessibility, features throughout the year. Trained and experienced volunteers will install the items in 23-27 homes.		
<b>Public Services</b>				
CD-2, CD-3	Group Mentoring Initiative (Folsom Cordova Community Partnership)	Provide youth support and improve community involvement through intensive group and 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 congregate meals 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
CD-1, CD-3	Respite C.L.U.B.	Provides caregiver respite day care services for seniors with severe memory loss.	29 seniors provided day care services	\$10,000
<b>Homeless Assistance</b>				
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

Goal	Activity	Activity Description	Output	Funding
<b>HA-1, CD-3</b>	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.	100 households provided counseling	\$7,000
<b>Planning &amp; Admin</b>				
	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)

TABLE 2  
 ANNUAL ACHIEVEMENT AND PROGRESS TOWARD MEETING FIVE-YEAR GOALS

Project/Service Type	Annual Accomplishment	Annual Goal	Over (Short) Annual Goal	5-year Goal (2011-16)	Over (Short) 5-year Goal (2011-16)
<b>Housing Programs</b>					
<b>Rebuilding Together Sacramento</b>	16 homes	30 homes	(14) homes	21 owner-occupied units;	(5) homes
<b>Rental Housing Inspection Program</b>	1,752 homes	800 homes	952 homes	2,500 homes	3083homes
<b>Code Enforcement</b>	2,004 homes	800 homes	1204homes	2,500 homes	4515 homes
<b>Fair Housing Services</b>	50 households	30 households	20 households	500 households	(205) <sup>2</sup> households
<b>Homeless Assistance</b>					
<b>Homeless Prevention</b>	302 households	250 households	52 households	250 persons	528 <sup>3</sup> persons
<b>Public Facilities &amp; Improvements</b>					
<b>Infrastructure Improvements</b>	2 projects	2 projects	Goal was met	2 projects	5 projects
<b>Public Services</b>					
<b>Youth Services</b>	112 youth	100 youth	12 youth	1,000 youth	(355) youth
<b>Senior Services<sup>4</sup></b>	171 seniors	234 seniors	(63) seniors	2,500 seniors	(1,366) seniors
<b>Housing Services</b>	<b>Rebuilding Together Sacramento:</b> 16 households  <b>Sacramento Self-</b>				



Project/Service Type	Annual Accomplishment	Annual Goal	Over (Short) Annual Goal	5-year Goal (2011-16)	Over (Short) 5-year Goal (2011-16)
	<b>Help Housing:</b> 429 households Including 50 households for Fair Housing				
<b>Special Needs (all programs)</b>					
<b>Disabled</b>	179	--	--		--
<b>Senior (62+)</b>	203	--	--		--
<b>Female-headed</b>	150	--	--		--
<b>Large family (5+)</b>	102	--	--		--
<b>Total persons/households</b>	708				--
<b>Low/mod households</b>	686	--	--		--
<b>Percent low-mod served</b>	96.8%	--	--		--

<sup>2</sup> The City has re-evaluated its fair housing expectations and included a new category of services, Tenant-Landlord Mediation, to help supplement the Housing Counseling and the evaluation of true fair housing issues in contrast to life circumstance issues. Tenant-Landlord Mediation is included in the Housing Counseling and homelessness prevention category. The Goals in the Consolidated Plan reflect the original number, before the City's re-evaluation of fair housing and Tenant-Landlord Mediation needs.

<sup>3</sup> This total includes both Housing Counseling for homelessness prevention and Tenant-Landlord Mediation to prevent evictions and relocations.

<sup>4</sup> The Senior Services category includes Meals on Wheels and Respite C.L.U.B. activities, as described in the 2015-16 Action Plan.

## Program Descriptions

### Housing Programs

#### *Rebuilding Together Sacramento*

Rebuilding Together Sacramento administered a two-pronged home repair program.

The Rebuild Day is a collaborative home repair event where an average of 500 volunteers repair between 6-10 homes particularly in one day. 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 Objective:** 30-35 homes renovated, repaired, or upgraded.

**Funding Allocated:** \$70,000

**2015-16 Accomplishment:** 16 households assisted

**Goals Met:** Goals identified in 2011-2016 Consolidated Plan pg. 46

**Actual Expenditure:** \$69,977.37

#### **Narrative:**

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.

**TABLE 3**  
**REBUILDING TOGETHER SACRAMENTO: REBUILD DAY & SAFE AT HOME PROJECT**

<b>Category</b>	<b>Total</b>	<b>Percent of Total HH</b>
<b>Total Households (HH)</b>	16	100%
<b>Income</b>		
Extremely Low-income	9	40%
Very Low-Income	3	40%
Low-income	3	20%
Income > 80% AMI	1	6%
<b>TOTAL Low-Mod Income</b>	15	94%
<b>Special Needs</b>		
Disabled HH Member	10	63%
Senior Headed HH	7	44%
Female Headed HH	10	63%
5+ Person HH	0	0%
<b>Race</b>		
White	10	63%
Black or African-American	1	6%
Asian	1	6%
American Indian or Alaskan Native	0	0%
Native Hawaiian or Pacific	0	0%
Multiracial/Other	1	6%
No response	3	19%
<b>Hispanic</b>		
Hispanic	3	29%
Non-Hispanic	13	81%

*Rental Housing Inspection Program*

Inspect rental housing units in CDBG target areas to find code violations and require rental property owners, landlords, and property managers correct those violations of health and safety codes.

- 2015-16 Objective:** 800 units inspected
- Funding Allocated:** \$78,000
- 2015-16 Accomplishment:** 1,752 units inspected in the CDBG Target Area
- Goals Met:** Rental Housing Inspection Program (Goals identified in 2011-2016 Consolidated Plan pg. 46)
- Actual Expenditure:** \$68,570.52

**Narrative:** During the 2015-16 program year, the Rancho Cordova Rental Housing Inspection Program conducted 1,752 rental housing inspections. Rental inspectors identified health and safety violations located in currently occupied rental housing units, including both single-family and multi-family rental units, and worked with tenants and landlords to facilitate repair and remediation. The identified violations consisted primarily of substandard conditions related to deferred maintenance, electrical, exterior protection, and plumbing problems.

*Fair Housing + (Renters Help Line)*

Provide fair housing services to residents by responding to inquiries of illegal housing discrimination and investigating discrimination complaints.

- 2015-16 Objective:** 100 households provided assistance and education
- Funding:** \$15,311 (\$2,500 from services, and \$12,811 from Planning and Administration)
- 2015-16 Accomplishment:** 127 households provided assistance  
 50 Fair Housing Cases investigated or escalated to State or Federal Fair Housing enforcement  
 118 Tenant-Landlord services intended to prevent evictions or unnecessary relocations.
- Actual Expenditure:** \$15,311

**Narrative:** The City serves as a stakeholder in the advancement of a regional approach to Fair Housing services, the City partners with Sacramento Self Help Housing (SSHH) to provide fair housing and tenant/landlord services. These services also include a Renters Helpline that was designed to determine if calls represented a fair housing issue or a tenant/landlord or life crisis issue. Staff was trained to answer calls and make accurate determinations. 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.

**TABLE 4**  
**FAIR HOUSING ACHIEVEMENTS (RENTERS HELP LINE)**

<b>Category</b>	<b>Total</b>	<b>Percent of Total HH</b>
<b>Total Households</b>	127	100%
<b>Income</b>		
Extremely Low-income (0-30%)	68	54%
Low-income (31-50%)	45	35%
Moderate Income (51-80%)	8	6%
Income > 80% AMI	6	5%
<b>TOTAL Low-Mod Income</b>	121	95%
<b>Special Needs</b>		
Disabled HH Member	37	29%
Senior Headed HH	61	48%
Female Headed HH	16	13%
5+ Person HH	10	8%
<b>Race</b>		
White	43	34%
Black or African-American	29	23%
Asian	1	1%
American Indian or Alaskan Native	0	0%
Native Hawaiian or Pacific	2	2%
Multiracial	45	35%
Other/No response	0	0%
<b>Ethnicity</b>		
Hispanic	16	13%
Non-Hispanic	111	87%

### *Code Enforcement*

Provide code enforcement services in the redevelopment area and CDBG target areas.

**2015-16 Objective:** 800 homes inspected

**Funding Allocated:** \$78,000

**2015-16 Accomplishment:** 2,004 homes inspected in the CDBG Target Area

**Goals Met:** General Code Enforcement Inspection Program (Goals identified in 2011-2016 Consolidated Plan pg. 47)

**Actual Expenditure:** \$78,000

**Narrative:** During the 2015-16 program year, Code Enforcement Officers conducting work in CDBG designated areas responded to 2,004 cases. Cases consisted of a wide range of blight and other nuisance conditions such as: graffiti, illegal dumping, inoperable vehicles, as well as unsecured and non-maintained vacant or foreclosed buildings. While the Rental Housing inspection program is exclusively for rental housing, the Code Enforcement activity is a complementary program that addresses single-family owner occupied residential health and safety issues as well as commercial and industrial property violations in the CDBG target area.

### *Public Facilities and Improvements*

#### *International and Femoyer Traffic Signal*

**2015-16 Objective:** 1 Public Works project completed

**Funding:** \$275,100

**2015-16 Accomplishment:** 1 construction project completed

**Goals Met:** Infrastructure Improvements (Goals identified in 2011-2016 Consolidated Plan pg. 56)

**Actual Expenditure:** \$275,100

**Narrative:**

The project is a pedestrian focused four-way traffic signal at the intersection of International Drive and the recently completed Femoyer Street. This signal allows for improved access to the Veterans Affairs Hospital located at Mather Field, as well as improved pedestrian safety for the low-and moderate-income multi-family residential dwellings located along International Drive.

*Outdoor Recreation Area – Cordova Neighborhood Church*

**2015-16 Objective:** 1 Public Facility Renovated

**Funding:** \$90,000

**2015-16 Accomplishment:** 1 construction project completed

**Goals Met:** Public Facility Improvement (Goals identified in 2011-2016 Consolidated Plan pg. 56)

**Actual Expenditure:** \$81,260.80

**Narrative:**

In partnership with the SMUD leadership team, the project redesigned and restructured the outdoor recreation area at the Respite C.L.U.B., currently located at the Cordova Neighborhood Church located on Coloma Road. The project benefits the memory impaired senior citizens who attend the Respite C.L.U.B. Moreover, the outdoor recreation area provides an increased opportunity for social interaction, gardening and community building.

## Public Services

### *Group Mentoring Initiative*

Provide youth support and improve community involvement through intensive one-on-one youth mentoring.

**2015-16 Objective:** 100 youth served

**Funding Allocated:** \$19,000

**2015-16 Accomplishment:** 112 youth served

**Goals Met:** Youth Services (Goals identified in 2011-2016 Consolidated Plan pg. 53)

**Actual Expenditure:** \$15,613.15

**Narrative:** The Group Mentoring Initiative run by the Folsom Cordova Community Partnership is a program that facilitates both group and 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. In 2015-16, the Group Mentoring Initiative provided mentoring to 143 youth ages 8-18 at 11 public schools and community center sites in the Folsom Cordova Unified School District. Each of the sites that hosted the group mentoring program saw positive results in their students who were involved in the program, including increased attendance, increased positive behaviors, and increased participation in class. School administrators asked for additional mentor



groups on their school campuses for the 2015-16 school year, another sign that the program was a success.

**TABLE 5**  
**GROUP MENTORING INITIATIVE ACHIEVEMENTS**

<b>Category</b>	<b>Total</b>	<b>Percent of Total HH</b>
Total Persons	112	100%
<b>Income</b>		
Extremely Low-income (0-30%)	60	54%
Low-income (31-50%)	17	15%
Moderate Income (51-80%)	24	21%
Income > 80% AMI	11	10%
<b>TOTAL Low-Mod Income</b>	<b>87</b>	<b>61%</b>
<b>Special Needs</b>		
Disabled HH Member	2	2%
Senior Headed HH	0	0%
Female Headed HH	9	8%
5+ Person HH	33	29%
<b>Race</b>		
White	41	37%
Black or African-American	17	15%
Asian	6	5%
American Indian or Alaskan Native	0	0%
Native Hawaiian or Pacific	0	0%
Multiracial/Other	20	18%
No response	21	19%
<b>Ethnicity</b>		
Hispanic	30	27%
Non-Hispanic	82	73%

\*18 participants did not report an income

*Senior Nutrition (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.

**2015-16 Objective:** 142 seniors provided meals

**Funding Allocated:** \$33,000

**2015-16 Accomplishments:** 48 seniors provided congregate meals  
94 seniors provided home delivered meals  
142 total seniors served  
2,426 congregate meals provided  
12,644 home delivered meals provided  
15,070 total meals

**Goals Met:** Senior Services (Goals identified in 2016-2020 Consolidated Plan pg. 128)

**Actual Expenditure:** \$32,999.60

**Narrative:** The Meals on Wheels program provides homebound seniors with hot meals or frozen heat-and-serve meals, and provides lunch to seniors at the Cordova Senior Center. In 2015-16, a total of 142 unduplicated seniors received 15,070 meals and safety net services through Meals on Wheels by ACC. Of that total, 94 homebound frail seniors received a total of 12,644 home delivered meals to help them maintain their daily nutrition, safety, and choices on where they wish to live. Another 48 participants were served 2,426 hot meals and friendship at the congregate meal program's All Seasons Café hosted at the Cordova Senior Activities Center.

The amount expended to serve meals to Rancho Cordova Senior residents in need exceeded the funding allocation by \$9,497.80.

**TABLE 6**  
**MEALS ON WHEELS ACHIEVEMENTS**

<b>Category</b>	<b>Total</b>	<b>Percent of Total HH</b>
<b>Total persons</b>	142	100%
<b>Income</b>		
Extremely Low-income (0-30%)	56	39%
Low-income (31-50%)	72	51%
Moderate Income (51-80%)	11	8%
Income > 80% AMI	3	2%
<b>TOTAL Low-Mod Income</b>	139	98%
<b>Special Needs</b>		
Disabled HH Member	3	2%
Senior Headed HH	68	57%
Female Headed HH	40	37%
5+ Person HH	2	1%
<b>Race</b>		
White	88	62%
Black or African-American	20	14%
Asian	8	6%
American Indian or Alaskan Native	1	1%
Native Hawaiian or Pacific	4	3%
Multiracial/Other	11	8%
No response	10	7%
<b>Ethnicity</b>		
Hispanic	9	6%
Non-Hispanic	133	94%

*Respite C.L.U.B.*

Provide senior respite day care services to seniors with severe memory loss.

**2015-16 Objective:** 29 seniors provided day care services

**Funding Allocated:** \$10,000

**2015-16 Accomplishment:** 25 seniors provided care services

**Goals Met:** Senior Services (Goals identified in 2011-2016 Consolidated Plan pg. 53)

**Actual Expenditure:** \$10,000

**Narrative:** The Respite C.L.U.B. operated by the Cordova Neighborhood Church, provides day care services to seniors with severe memory loss. In 2015-16, 25 seniors were provided with mental and physical activities in a social environment, which in turn allowed those clients' caregivers to receive respite.

The program's goals in 2015-16 were to improve participants' physical and mental skills and increase personal satisfaction. This was accomplished by playing various games and encouraging all efforts. Self-esteem and satisfaction were noted as the players smiled, cheered, and raised arms for themselves and others. The program had a very successful, active, and creative year, with themes were planned for seasons and holidays. For example, Mother's Day was themed around "Mom's Tea." Tables were decorated with placemats, tea, cookies, and center pieces. Children visited and everyone sang together. Seniors participated in other stimulating and varied activities, such as making ice cream, decorating holiday bags for Easter Seals, creating greeting cards, planting flowers for neighbors. In addition, staff (including interns and volunteers) received training and assistance by attending Alzheimer's conferences and workshops, first aid, CPR, and AED training. The C.L.U.B. also enjoyed preparing for and marching/wheeling in the 4<sup>th</sup> of July parade. Respite C.L.U.B. continues to provide a unique and much needed service in the community, which is why the City plans to continue funding this program.

**TABLE 7**  
**RESPITE C.L.U.B. ACHIEVEMENTS**

<b>Category</b>	<b>Total</b>	<b>Percent of Total HH</b>
<b>Total Persons</b>	25	100%
<b>Income</b>		
Extremely Low-income (0-30%)	25	100%
Low-income (31-50%)	0	0%
Moderate Income (51-80%)	0	0%
Income > 80% AMI	0	0
<b>TOTAL Low-Mod Income</b>	25	0%
<b>Special Needs</b>		
Disabled HH Member	25	100%
Senior Headed HH	21	67%
Female Headed HH	22	71%
5+ Person HH	3	4%
<b>Race</b>		
White	21	83%
Black or African-American	2	4%
Asian	1	4%
American Indian or Alaskan Native	1	8%
Native Hawaiian or Pacific	0	0%
Multiracial	0	0%
Other/No response	0	0%
<b>Ethnicity</b>		
Hispanic	1	4%
Non-Hispanic	24	96%

## Homeless Assistance

### *Sacramento Self-Help Housing Homelessness Prevention*

Provide housing services to residents who are in danger of homelessness, or who are already homeless, to aid them in securing stable housing.

**2015-16 Objective:** 150 households provided counseling

**Funding Allocated:** \$11,000

**2015-16 Accomplishments:** 184 households provided counseling

**Goals Met:** Homeless Prevention Services (Goals identified in 2011-2016 Consolidated Plan pg. 50)

**Actual Expenditure:** \$11,000

**Narrative:** Sacramento Self Help Housing, Inc. (SSHH) directly provided housing counseling to 184 homeless or near homeless households, either through phone counseling or in person. SSHH provided these services at two different locations in Rancho Cordova, including the Rancho Cordova Department of Human Assistance (DHA) office and the Rancho Cordova Neighborhood Center. Housing counseling included housing referrals and referrals to other social service agencies when appropriate. According to SSHH, the largest challenge in implementing their services is the scarcity of well-managed subsidized low-rent housing in Rancho Cordova. While SSHH provides counseling and knowledge to people about their housing situation and options, the requisite housing is often not available for those who need it.

**TABLE 8**  
**SACRAMENTO SELF-HELP HOMELESS PREVENTION**

<b>Category</b>	<b>Total</b>	<b>Percent of Total HH</b>
<b>Total Households</b>	184	100%
<b>Income</b>		
Extremely Low-income (0-30%)	129	70%
Low-income (31-50%)	37	20%
Moderate Income (51-80%)	16	9%
Income > 80% AMI	2	1%
<b>TOTAL Low-Mod Income</b>	182	99%
<b>Special Needs</b>		
Disabled HH Member	92	50%
Senior Headed HH	23	13%
Female Headed HH	44	24%
5+ Person HH	26	14%
<b>Race</b>		
White	81	44%
Black or African-American	61	33%
Asian	2	1%
American Indian or Alaskan Native	1	1%
Native Hawaiian or Pacific	2	1%
Multiracial/Other	8	4%
No response	29	16%
<b>Ethnicity</b>		
Hispanic	34	18%
Non-Hispanic	150	82%

*Sacramento Self-Help Housing Tenant Landlord 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.

**2015-16 Objective:** 150 households provided counseling

**Funding Allocated:** \$7,000

**2015-16 Accomplishments:** 118 households provided counseling

**Goals Met:** Homeless Prevention Services (Goals identified in 2016-2020 Consolidated Plan pg. 128)

**Actual Expenditure:** \$7,000

**Narrative:** SSHH also provided tenant landlord services to an additional 118 households. SSHH provided these services at two different locations in Rancho Cordova, including the Rancho Cordova Department of Human Assistance (DHA) office and the Rancho Cordova Neighborhood Community Center. SSHH provides the Rancho Cordova community with needed resources that help individuals and families better understand their housing situation and housing options. SSHH often receives referrals from the Rancho Cordova Code Enforcement team, and helps these individuals negotiate with landlords to help them find their way through a particular housing problem or crisis. SSHH will educate the tenant on their rights and responsibilities and refer any possible discrimination cases to Project Sentinel.



**TABLE 9**  
**SACRAMENTO SELF-HELP TENANT LANDLORD SERVICES**

Category	Total	Percent of Total HH
<b>Total Households</b>	118	100%
<b>Income</b>		
Extremely Low-income (0-30%)	94	80%
Low-income (31-50%)	19	16%
Moderate Income (51-80%)	3	3%
Income > 80% AMI	2	2%
<b>TOTAL Low-Mod Income</b>	116	98%
<b>Special Needs</b>		
Disabled HH Member	20	17%
Senior Headed HH	30	25%
Female Headed HH	19	16%
5+ Person HH	10	8%
<b>Race</b>		
White	60	50%
Black or African-American	24	20%
Asian	1	1%
American Indian or Alaskan Native	1	1%
Native Hawaiian or Pacific	0	0%
Multiracial/Other	26	22%
No response	5	4%
<b>Ethnicity</b>		
Hispanic	10	8%
Non-Hispanic	108	92%

### Planning and Administration Activities

#### *CDBG Planning and Administration*

Provide general administration of the CDBG program, including all planning and reporting activities.

**2015-16 Objective:** 1 year of program administration: conduct administrative services, train staff and carry out other administrative and planning activities related to the CDBG program as well as other programs serving the target- income and special needs populations.

**Funding:** \$110,311 (\$12,811 of this total used to further fair housing efforts)

**2015-16 Accomplishment:** The CDBG program was implemented in accordance with federal requirements.

**Actual Expenditure:** \$110,311

**Fair Housing Expenditures from Planning and Administration:** \$15,311

**Narrative:** CDBG staff carried out administrative and management functions of the CDBG program, including assistance to organizations responsible for implementing the activities described in the 2015-16 Action Plan and Action Plan Amendment. Staff strives to maintain regular and open communication with grant subrecipients, and have worked to provide extra assistance and resources to further their efforts. The hope is that staff can strengthen relationships with nonprofits in the community that provide crucial services to CDBG target populations.

## 2015-16 Summaries

### Summary of 2015-16 CDBG Allocation

Category	2015-16 Funds Allocated
Planning and Administration	\$110,311
Public Services	\$82,500
Housing Programs (Rental Housing Inspection Program & Code Enforcement)	\$156,000
Public Facilities	\$435,100*
<b>Total</b>	<b>\$ 783,911</b>

### Summary of 2015-16 CDBG Expenditures

Category	2015-16 Funds Expended
Planning and Administration	\$110,311
Public Services	\$79,112.75
Housing Programs (Rental Housing Inspection Program & Code Enforcement)	\$146,570.52
Public Facilities	\$426,338.17
<b>Sub Total</b>	<b>\$762,332.44</b>
YE Unallocated Funds	\$44,000
YE Unliquidated Obligations	\$21,578.56
<b>YE Net Remaining</b>	<b>\$65,578.56</b>

\*Dollar amount includes \$275,100 for the International and Femoyer Traffic Signal

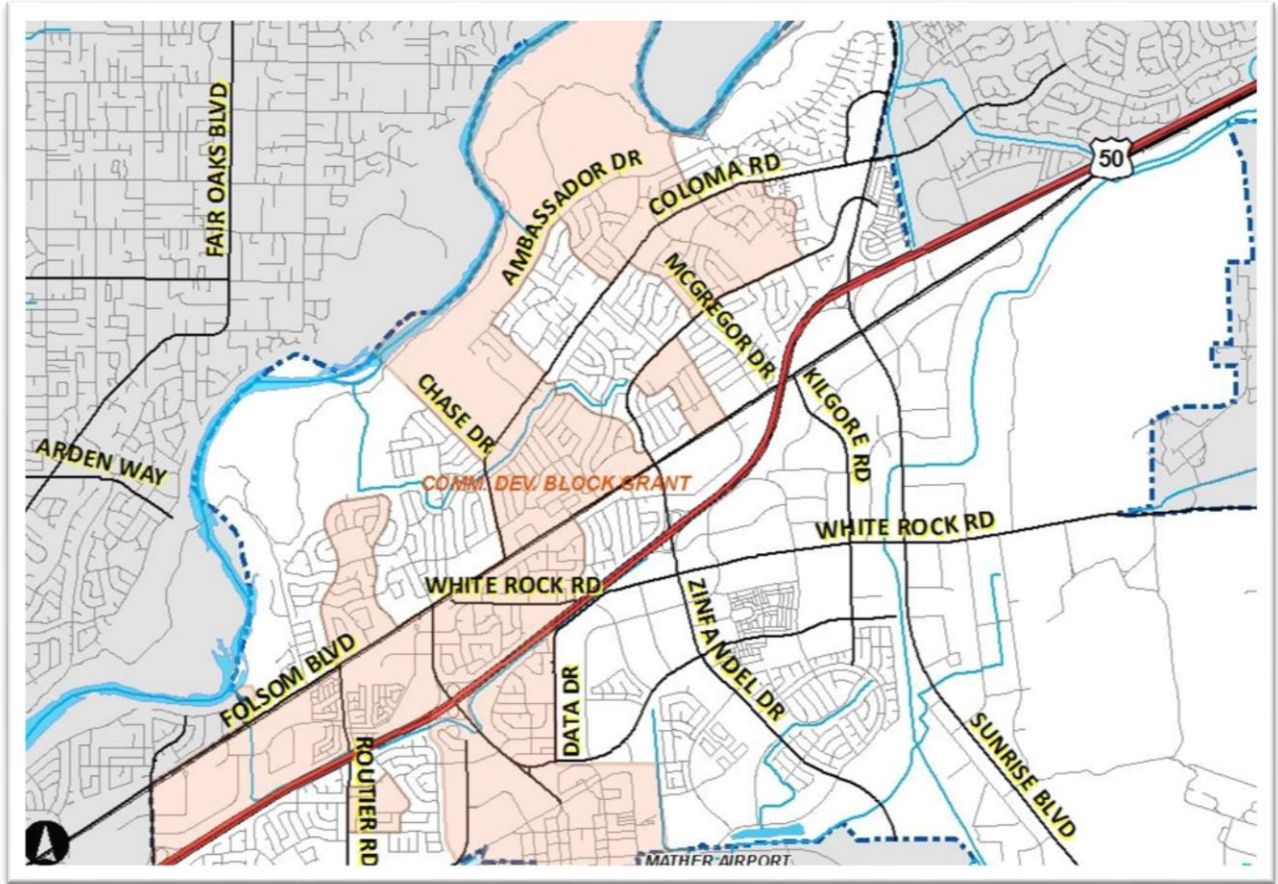
<b>Total Public Services Calculation</b>	<b>(15% Max)</b>
2015-16 CDBG Allocation	\$552,811
2015-16 Program Income	\$0.00
Total 2015-16 Public Services Expenditures	\$79,112.75
<b>Percentage of Total Funding</b>	<b>14.3%</b>

### Geographic Distribution

Geographic distribution of activities is widely varied, but most take place in or near a low- and moderate-income area. 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 able to take place across the entire City.

The rental housing inspection program and code enforcement activities funded by CDBG take place in the City’s designated CDBG target areas, as seen in Figure 1. The investment of other public and private funds in these areas will provide a comprehensive approach to revitalization.

FIGURE 1  
CDBG TARGET AREA



The investment of other public and private funds in these areas has, in the past, provided the potential for a comprehensive approach to revitalization. Unfortunately, recent State legislation eliminated Redevelopment Agencies and Redevelopment Areas, a challenge for Rancho Cordova (and other cities), as resources previously available for revitalization efforts are now unavailable. While the overlap between the CDBG target area and the City's Community Redevelopment Area has provided opportunities to leverage funding and maximize outcomes in the past, the lack of redevelopment dollars has put additional strain on the CDBG funds and the projects and services that rely on them.

### *Minority Distribution*

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 background, or disability. Findings from the City's 2010-11 Analysis of Impediments reveal an unequal distribution of minority households throughout the City. As a result, many programs, including senior services, youth services, and housing counseling are available to residents citywide. Programs with a specific location, such as Rancho Cordova Neighborhood Center, are located in areas with varying levels of minority concentration with an emphasis on higher concentration areas. Projects that have a specific, pre-determined geographic location are often located in or near areas of minority concentration.

## Affirmatively Furthering Fair Housing (AFFH)

In program year 2010-11, the City completed its first Analysis of Impediments to Fair Housing for the 2011-16 Consolidated Plan. The Analysis of Impediments study included surveys of both the general public and of fair housing stakeholders in the region. Fair housing issues identified in the analysis show a lack of public knowledge of fair housing rights and lack of easily available information on the nature and basis of housing discrimination.

During the 2015-16 program year, the City partnered with Sacramento Self Help Housing (SSHH) to provide fair housing and tenant/landlord services during the second quarter of the year. The City is also a partner in the Renters Helpline, designed to determine if calls represented a fair housing issue or a tenant/landlord or life crisis issue. Staff at SSHH is trained to answer calls and make accurate determinations. The Renters Helpline assisted 127 households, of which 50 households received fair housing assistance, and a Tenant-Landlord mediation program, of assisted 118 households. The new 2015-16 CDBG program year will call this program out independently and report on them independently.

Led by the Sacramento Housing and Redevelopment Agency (SHRA), the City of Rancho Cordova and surrounding constituent entities are part of a regional collaborative effort that is procuring for a professional consulting firm to conduct public outreach, and to develop and write the AFFH regional analysis.

## **Affordable Housing**

The City continues to address its affordable housing needs in a variety of ways. For example, the City's partnership with Rebuilding Together Sacramento makes it possible for income qualified residents to receive emergency health and safety repairs to their homes. These residents might otherwise not have a habitable home. The repair program also contributes towards the continued preservation of the existing stock of affordable housing, a high priority goal identified in the 2011-2016 Consolidated Plan.

The City also preserves affordable housing through code enforcement and rental inspection efforts, which ensure that all rental housing is safe and habitable. The continued success of the rental housing inspection and code enforcement programs, run by the City's Neighborhood Services Division, has been realized in large part because these efforts receive CDBG assistance.

The City also continues to actively participate in the replacement of substandard rental housing and the creation of additional affordable rental units. The Crossings at New Rancho, an affordable housing development for families in Rancho Cordova, has not only increased the number of affordable housing units in the community, but the development has actually contributed towards the improvement of adjacent properties. The City is in the process of securing funding for two other affordable housing projects in the works: Horizons at New Rancho, which would provide 48 independent living units for senior citizens, and Mather Veterans Village, which would provide both transitional and permanent supportive housing for veterans in the region. Phase 1 of the Mather Veterans Village is comprised of 50 units of permanent supportive housing for veterans. Phase 2 offers transitional living for veterans who are returning from service and Phase 3, which is in pre-development, is planned as a replica of Phase 1.

## **Continuum of Care Narrative**

The City of Rancho Cordova has established a set of strategies and priority actions to expand the City's homeless programs and services and to provide supportive housing opportunities and services to the elderly, disabled veterans, and persons with special needs. For example, the City continued to fund Sacramento Self-Help Housing (SSHH) in the 2015-16 program year, as SSHH provides vital services and resources to individuals and families who are homeless or are at risk of homelessness.

Throughout the 2015-16 program year, the City has identified the following populations as having high priority needs: elderly, frail elderly, disabled persons including veterans, female-headed households and those households of modest income working in our City. Additionally, the City identified the following as high-priority special housing and service needs: housing rehabilitation and emergency repair, rental inspection, neighborhood parks and facilities, and senior and youth services.

### ***Local Service Provider Assistance***



During the 2015-16 program year, the City identified local service organizations that provide assistance to the homeless, households at-risk of homelessness, seniors, and other special needs groups. These subrecipients have all received CDBG funding in the past from the City; CDBG staff and City Council have realized the continued need for the services they provide.

### *Senior Services*

In 2015-16, the City continued its funding of senior meal services through Meals on Wheels by ACC. The CDBG funds granted by the City funded two components of the integrated Senior Nutrition program managed by ACC; a congregate meal program (where meals are provided at the Cordova Senior Center site), and a home-delivered meal program for homebound seniors. These programs combined to serve 142 seniors. The total number of meals served in Rancho Cordova amounted to 15,070. Two other programs also provided support to seniors in the City. The Respite C.L.U.B. provided day-care services to 25 seniors with memory disabilities, affording family caregivers down time while giving the seniors in the program opportunities to socialize and engage in positive cognitive activities. Additionally, Rebuilding Together Sacramento served 7 additional seniors in the 2015-16 program year, helping them to live in a safe and suitable environment.

### *Homeless and Homeless Prevention Services*

The City contracts with Sacramento Self-Help Housing to provide counseling to low-income households who are homeless or at risk of becoming homeless. This program is intended to prevent homelessness, and the counseling helps individuals and households to maintain housing stability. Sacramento Self-Help Housing (SSHH) also provided assistance to tenants facing relocation as the result of the sale or dilapidation of their housing or other catastrophe. The City also participates in the regional Continuum of Care through the Sacramento Steps Forward joint powers association that manages the Sacramento Area Continuum of Care process. Residents can also call the Renters Helpline at (916) 389-7877 and get access to homeless and homelessness prevention services. Rancho Cordova is also home to the Mather Community Campus, a transitional living facility that supports homeless individuals and families and includes job training as well as housing and supportive services. The City is currently working in coordination with the County, Mather Veterans Hospital and a competitively selected non-profit development team to develop a comprehensive range of housing opportunities for homeless, near homeless and disabled veterans.

The City of Rancho Cordova also contracts with Sacramento Steps Forward for one full-time outreach Navigator. The Navigator seeks out the homeless to provide outreach services, gathers information through a vulnerability index survey, inputting the data into the County Homeless Management Information System, and then works to connect clients with identification documents, income sources, substance abuse and mental health services, with the ultimate goal of finding shelter and housing.

## Other Actions

### *Actions to Address Obstacles to Meeting Under-Served Needs*

The need for affordable housing for lower-income households and supportive housing for persons with special needs continues to exceed available resources. The City has provided services, discussed previously under the Continuum of Care narrative, and has worked to afford housing opportunities to under-served groups, including individuals with severe disabilities. The City continues its active participation in County, Mather Hospital and service provider efforts to locate and develop a continuum of housing opportunities for disabled Veterans.

### *Fostering and Maintaining Affordable Housing*

In addition to working with Rebuilding Together Sacramento, the City plans to continue pursuing federal and non-federal resources to advance affordable housing opportunities. The City has received a CalHOME grant from the State of California to fund a Residential Rehabilitation Program that would make large amount loans (up to \$60,000) to make repairs and increase the livability of the City's housing stock. Mather Veterans Village is a disabled and homeless veterans facility intended to operate in partnership with the Mather Veterans Hospital and the Department of Veterans Affairs. The City will also continue to support the Rental Housing Inspection and Code Enforcement programs to encourage housing providers to maintain the available stock of affordable and accessible rental housing.

### *Barriers to Affordable Housing*

Rancho Cordova has made significant progress in meeting the housing needs of its very low-, low-, and moderate-income residents. Yet despite falling home prices in the Sacramento region, home prices and rents are still high enough to make it difficult for extremely low- and very low-income households to locate an affordable unit.

A continued supply of housing affordable to all household income levels is essential to meet the needs of the City's residents. Although there will be opportunities to construct new affordable housing, the City is also concerned with preserving and rehabilitating current affordable housing resources.

To assure the continued production of affordable housing, the City has examined possible constraints and barriers. Constraints to affordable housing are both governmental and non-governmental. Governmental constraints include land use controls, entitlement processing, fees, and building codes.

Land use controls are necessary to ensure orderly and appropriate development and growth in the City. Fees, land dedication, and public improvements are usually required as part of land development and entitlement processing to ensure an adequate supply of infrastructure, parks, and schools to serve the development. To facilitate the development of affordable housing, the City will

consider waiving or deferring fees or assisting developers in locating resources for funding affordable housing.

Non-governmental constraints include the supply and cost of vacant land. The City has undertaken an inventory of vacant property suitable for housing development and determined that there are 550 acres available for single-family development in Rancho Cordova. This inventory indicates the need for lot consolidation and other entitlements to create a sufficient supply of land for the needs of the City. The City's General Plan allows for these entitlements to be granted for the development of affordable housing; it also allows for multi-family affordable housing to be constructed in certain commercial zones.

The City has identified a number of actions it will take to identify and address current barriers to affordable housing including the following:

- To continue to provide assistance to preserve existing affordable housing by establishing a biannual monitoring program to identify assisted housing units at risk of losing their affordability subsidies or requirements, and continue to assist in the creation of new affordable housing by prompting available incentives. Incentives will be promoted on the City's website, in brochures, and by making referrals.
- To continue to offer regulatory relief and incentives such as fee reductions or deferrals reduced parking requirements, density bonuses, priority permit processing, and technical assistance in project processing, and accessing funding for special needs households and for the development of affordable housing.
- Developers of new residential projects within the City's newly developing areas are required to prepare an Affordable Housing Plan that the City reviews and approves.
- The City of Rancho Cordova will study the potential benefit to offer and to support home purchase programs targeted to lower-income (low and very low), immigrant, and minority households.
- Support efforts to educate tenants and owners and agents of rental properties regarding their fair housing rights and responsibilities.
- Support local advocate agencies and community stakeholders in efforts to disseminate fair housing information to people within the community.
- Monitor the incidence of housing discrimination complaints by reviewing reports made to enforcement agencies and advocates, consulting with fair housing educators and housing providers, and soliciting public comment. The results will be reported annually in the CAPER.
- Work with local agencies such as the Sacramento Self-Help Housing to improve the collection and reporting of information on discrimination, particularly based on race, disability, familial status, and national origin.
- The City encourages a mixture of household incomes in new developments. As part of the Annual Action Plan, the City will track changes in geographic concentrations for lower-income and minority households via U.S. Decennial Census data and American Community Survey data.

- The City will explore strategies (such as pursue HOME funding or support applications for subsidized housing) to ensure appropriate amounts of adequately sized units are added to the City's rental housing supply as a result of new construction.

### *Overcome gaps in institutional structures and enhance coordination*

As a result of the slow economic recovery, California's budget constraints, and the elimination of Redevelopment Agencies, meeting CDBG goals will require extra effort and new solutions. As discussed previously, the City is already in the process of enhancing coordination with other jurisdictions, including the City of Elk Grove and City of Citrus Heights, to consolidate and strengthen its fair housing program. The City also continues to coordinate with these jurisdictions to monitor subrecipient activities and share program reporting forms.

### *Public Housing and Residential Initiatives*

The City does not own any public housing. The 2011-2016 Consolidated Plan does not include plans to construct or operate public housing. The City does have several public housing developments within its boundaries. These are owned and operated by the Sacramento Housing and Redevelopment Agency (SHRA). The City works with SHRA to ensure the continued quality of public housing in the City.

### *Lead-Based Paint*

The City works with a certified lead-based paint inspector to identify lead-based paint hazards when necessary. This inspector is qualified to conduct lead-based paint identification, assessment, and clearance services to reduce lead hazard. When needed, Rebuilding Together Sacramento conducts lead-based paint inspections through a contractor.

### *Compliance and Monitoring*

City staff met with the subrecipients' staff responsible for each activity prior to the beginning of the program year. All subrecipients were informed of the obligations to collect the required information on income, household composition, and race and ethnicity. The City also offered a group technical assistance training session at the beginning of the year to go over subrecipient agreement policies, data collection, and financial management. Staff provided technical assistance to subrecipients throughout the year as needed.

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

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

### *Anti-Poverty Strategy*

During the program year, the City supported housing services that preserved housing affordability for very low- and low-income households. The City's partnership with Rebuilding Together Sacramento has helped residents with necessary health, safety and accessibility improvements to their homes. This allowed the household to maintain housing affordability while having a safe and decent living environment. The City also provides code enforcement services to ensure that lower-income households have a habitable place to live and to encourage housing providers to perform necessary maintenance and upgrades to their properties.

The City's contribution to the countywide Senior Nutrition Services program ensures that the City's elderly receive adequate nutrition at a nominal cost. The program helps to preserve elderly residents' limited income and provides home-bound seniors meals without incurring additional transportation or caretaking costs.

The City provides housing counseling to homeless and at-risk households to reduce the incidence of homelessness and encourage self-sufficiency. The housing counseling providers keep a detailed database of housing resources that are available to homeless and near-homeless residents.

### *Leveraging Resources*

Although much of the City's ability to leverage funding has been significantly curtailed by recent State legislation eliminating Redevelopment Agencies, efforts will continue to be made to win competitive grants whenever the opportunity exists. With respect to public services funded with CDBG funds, the City requires all subrecipients to identify other resources they will utilize during the program year to operate and implement CDBG-supported activities. It is the City's intent to ensure adequate non-federal and private funds are available, thus minimizing the dependence on federal funds and helping to ensure the viability of the proposed activity. To best leverage the City's available resources, the City will continue to layer private and non-federal resources with federal resources and to require that CDBG subrecipients demonstrate sufficient committed non-CDBG funding so that projects and services will have the best results for the community and the low- and very low-income residents they are intended to serve.

### *Citizen Comments*

The City provided public notice of the public review period and planned submission of this CAPER. Public notice was provided in the City's local newspaper *The Grapevine*, as well as online. The draft document was made available on the City website and at City Hall. Public notice included the address of City Hall, staff contact names, mailing addresses, phone numbers, the website to view the report, and information on where to direct comments and questions.

The City's Citizen Participation Plan requires a 15-day public review and comment period for the CAPER. The public review period for the 2015-16 CAPER was September 5 through September 19, 2016.

## Self-Evaluation

### *What is the status of grant programs?*

2015-16 was the Rancho Cordova's tenth year as a CDBG entitlement jurisdiction. The City worked with four service providers to provide nutrition services to seniors, respite services to seniors with memory loss, supportive services to youth, and counseling services to the homeless and at-risk households. The City also provided code enforcement services and rental housing inspections in the CDBG target area.

### *Are grant disbursements timely?*

HUD requires that at a point approximately three-quarters of the way through the program year, grantees have available in their line of credit no more than 1.5 times that year's entitlement grant. All disbursements were made on a timely schedule and the City was well below the 1.5 limit at the time of the test.

### *Are major goals on target?*

Overall, the City is advancing its goals of fostering the development and preservation of affordable housing and providing supportive services to the elderly, youth, and those with special needs. The 2011-16 Consolidated Plan Assessment section below provides a generalized reconciliation between the aggregate reported accomplishments over the Consolidated Plan program years and the goals established in the Strategic Plan.

### *Are any activities or types of activities falling behind schedule?*

The Overview Narrative, beginning on page 2, provides a description of each activity planned in 2015-16 and its actual accomplishments during the year. To date, no activity has fallen behind its original schedule for completion:

### *Are the activities and strategies making an impact on identified needs?*

The housing and community development activities that are funded through the grant are making a positive impact in the community and specifically on the needs identified in the Consolidated Plan and Action Plan. The funded activities and strategies are vital to the City's health and well-being in many ways. The City's considerable efforts to foster affordable housing - through code enforcement activities, rental housing inspections, redevelopment projects, and repair loans - allow more residents each year to have access to attractive, safe, and affordable housing, community services, and public facilities. The funded public service activities provide many vulnerable citizens, such as seniors, homeless, youth and victims of domestic violence, with essential and life-enhancing services. Each funded activity in this program year is directly related to one of the goals in the Consolidated Plan and helps to further achieve the City's community development objectives and goals.

*What barriers may have a negative impact on fulfilling the overall vision?*

The elimination of Redevelopment Agencies has also limited not just the City's ability to go out and start new projects, but its ability to leverage other funds to maximize results and improve overall fiscal efficiency. While the City operates with a balanced budget each year, there is little funding available to use for the kinds of projects and services that could do the most to help the City realize the vision it outlined in its 2011-2016 Consolidated Plan. Furthermore, many service providers in the community are heavily reliant on receiving CDBG funding to provide needed services to residents. Without CDBG funding, some service providers would undoubtedly struggle to perform as successfully as they have in the past.

*Based on findings, what adjustments or improvements to strategies and activities might meet the City's needs more effectively?*

The City will need to continue its efforts to work closely with community and neighborhood groups to ensure that their valuable input is obtained as plans and activities are being developed, so that services are relevant and maximize leveraging opportunities. The City will also improve its information dissemination processes so that the general public and many nonprofit organizations are notified through multiple mediums about the various CDBG programs.

However, the biggest improvement that could come from CDBG is not in the planning strategies provided by the City, but in standardizing the funding at the federal level so that City staff and our subrecipients are not left guessing at future budgets. The vacillations in CDBG funding over the last few years have made comprehensive adherence to any long term plan almost impossible. Furthermore, the City of Rancho Cordova is heavily reliant on CDBG funds for needed services in the community. The required caps on expenditure categories mean that the City has less CDBG funding allocated to services and more funding allocated to capital improvements projects. With only 15% of total annual CDBG funding available for services, the City cannot provide the breadth and variety of services to sensitive populations such as seniors, homeless, at-risk youth, that it would ideally like to provide.

## **ASSESSMENT OF RELATIONSHIP OF CDBG FUNDS TO 2011-16 CONSOLIDATED PLAN GOALS AND OBJECTIVES**

The 2011-2016 Consolidated Plan has been updated from the needs and strategies identified in the previous 2006-2011 Consolidated Plan. Generally, the current plan builds on past programs but adds program response to several conditions recognized by the community, service providers, staff and elected officials as having current priority in our community. The following activities were designated high priority activities in the 2011-2016 Consolidated Plan:



**TABLE 11**  
**2011-2016 CONSOLIDATE PLAN PRIORITY ACTIVITIES**

<b>High Priority Activities</b>	<b>CDBG Funded in 2015-16?</b>
1. Comprehensive Housing Rehabilitation	No
2. Emergency Repair Grants	Yes
3. Rental Housing Inspection	Yes
4. Code Enforcement	Yes
5. First Time Homebuyer	No
6. Affordable Housing Development	No
7. Expand Housing Options for Vets	No
8. Homeless Prevention Services	Yes
9. Emergency Shelter	No
10. Permanent Supportive Housing	No
11. Senior Services	Yes
12. Youth Services	Yes
13. Removal of Blight	No
14. Youth Center	Yes
15. Building Façade Improvements	No
16. Micro-Enterprise and Small Business Assistance	No
17. Employment Training/Assistance	No

The City did not pursue the First Time Homebuyer Down Payment Assistance Program (Activity 5), primarily because the City of Rancho Cordova has a significant amount of housing stock priced well below the current market rate. Additionally, regulations pertaining to housing lending are very stringent, making it difficult for the City to effectively carry out this program. However, Rancho Cordova will continue to monitor home prices in its housing market, and is prepared to react to any adjustments such as sudden increases in housing costs, as well as other impediments that would make home ownership more difficult for target-income households.

The City is currently leveraging non-CDBG funds to respond to Activities 6, 7, and 10. Two affordable housing projects are in progress: Horizons @ New Rancho will serve low-income seniors with 48 apartments and community space. Mather Veterans Village will serve homeless and near-homeless veterans with transitional and permanent apartment homes, with access to medical services needed to serve this population.

CDBG did not fund building façade improvements, micro-enterprise/small business assistance, or employment training/assistance in the 2015-16 program year.

### *Changes in Program Objectives*

There were no changes in program objectives outlined in the 2011-16 Consolidated Plan.

### *Assessment of Efforts in Carrying Out Planned Actions*

The City was not asked to provide certifications of consistency. The City did not hinder implementation of its 2011-16 Consolidated Plan by action or willful inaction.

### *Use of CDBG Funds for National Objectives*

CDBG funds were used exclusively for CDBG-eligible activities (e.g. activities benefitting low-moderate income individuals, activities aimed at curbing slum/blight, and activities that met urgent community needs).

### **ASSIST: Develop comprehensive strategies to support and assist those in need in the community.**

Successful comprehensive strategies addressing lower income neighborhood enhancement and preservation include:

- Rebuilding Together Sacramento
- Residential Homeowner Rehabilitation Program (CalHome grant funded by state Department of Housing and Community Development)
- Rental Housing and Code Enforcement Programs
- Successful comprehensive strategies addressing service needs of lower income citizens
- Meals on Wheels
- Fair Housing Services

#### Challenges

- To continue to monitor the activities of the larger service providers to ensure adherence to policy and regulations

**INVOLVE: Involve the community and provide opportunities for citizen participation in the Consolidated Plan and Action Plan process and the preparation of this document.**

Successful accomplishments of community involvement include

- Expanded efforts to survey the attitudes and priorities of the City's lower income populations
- Increased identification and use of institutional resources (churches, schools, service providers)

#### Challenges

- Levels of meaningful citizen participation must be increased
- Continued efforts to educate staff and to use existing communication networks which already exist in other agencies and institutions

**COLLABORATE: Encourage collaboration with and between public private and non-profit agencies in order to ensure the efficient and effective provision of services.**

Successful accomplishments in the area of collaboration include:

- Ongoing joint efforts of the City, Mather Veterans Hospital, the County of Sacramento and a competitively selected development and service provider team to develop a continuum of housing opportunities matched to the needs of disabled veterans
- Combined efforts of this city and two adjoining entitlement cities in this County to combine resources involved in sub recipient monitoring and workshop attendance

#### Challenges

- Non-profit funding is severely constrained resulting in part in the loss of human resources, experience and program knowledge.

## LEVERAGE: Leverage CDBG funds and local resources to maximize the effectiveness of programs and services

- CDBG funds were combined with other financial sources resulting in programs for at-risk youth, seniors, and homelessness assistance

### Challenges

- There are fewer and fewer resources to leverage

**TABLE 12**  
**2015-16 Year End Reconciliation**

Year	Program	2015-16 Beg. Allocation	2015-16 Expenditures	YE Remaining	YE Un-reimb. Ob.	Net YE Remaining
2015-16	Rental Housing Inspection Program	\$78,000	\$68,570.52	\$9,429.48	\$0	\$9,429.48
2015-16	Code Enforcement	\$78,000	\$78,000	\$0	\$0	\$0
2015-16	Rebuilding Together Sacramento	\$70,000	\$69,977.37	\$22.63	\$0	\$22.63
2015-16	Outdoor Recreation Area	\$90,000	\$81,260.80	\$8,739.20	\$0	\$8,739.20
2015-16	Public Works - International & Femoyer	\$275,100	\$275,100	\$0	\$0	\$0
2015-16	Group Mentoring Initiative (FCCP)	\$19,000	\$15,613.15	\$3,386.85	\$0	\$3,386.85
2015-16	Senior Nutrition Program (MoW)	\$33,000	\$32,999.60	\$.40	\$0	\$.40
2015-16	Homeless Prevention (SSHH)	\$11,000	\$11,000	\$0	\$0	\$0
2015-16	Tenant Landlord Services (SSHH)	\$7,000	\$7,000	\$0	\$0	\$0
2015-16	Respite C.L.U.B.	\$10,000	\$10,000	\$0	\$0	\$0
2015-16	Planning & Admin	\$110,311	\$110,311	\$0	\$0	\$0
2015-16	Fair Housing Services	\$2,500	\$2,500			
2015-16	Unallocated funding		-	\$44,000	-	\$44,000
<b>TOTAL</b>		<b>\$783,911</b>	<b>\$762,332.44</b>	<b>\$65,578.56</b>	<b>\$0</b>	<b>\$65,578.56</b>