

City of Rancho Cordova

2018-19 CDBG Annual Action Plan

Community Development Block Grant Planning and Budget

DRAFT

PUBLIC REVIEW DRAFT
4-6-2018

Executive Summary

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

1. Introduction

The 2018–19 Action Plan is a one-year plan for the City of Rancho Cordova’s (City) Community Development Block Grant (CDBG) program to help address community development and low- and moderate-income community needs in Rancho Cordova. It is the second Action Plan in the implementation of the City’s five-year Consolidated Plan for the 2016–20 period. The City’s Community Development Department is 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: CalHome housing rehabilitation funds, Community Enhancement Fund grants, and other resources as they become available.

The City has not yet received notice from the US Department of Housing and Urban Development (HUD) of its 2018–19 CDBG grant award. HUD announced that there would be a delay in the official announcement of 2018–19 grant awards to entitlement jurisdictions. As a result, this draft plan is based on estimates of the City’s potential allocation based on prior year allocations and the general decline in CDBG funding over the last several years. To reduce delays in project start dates, the City is planning how it will allocate funds to projects once HUD provides the actual 2018–19 CDBG award amount. When HUD announces the City’s CDBG award amount, the City will follow this plan for determining the final amounts to be funded to each project.

The City estimates it will receive \$530,000 for its 2018–19 allocation of CDBG funding from HUD.

In the 2017–18 program year, the City executed two-year contracts with its subrecipients providing CDBG-funded public services. The organizations funded in year one of the two-year contact include Folsom Cordova Community Partnership, Meals on Wheels, and Sacramento Self-Help Housing. The City has contracted with these organizations in the past for CDBG services and is confident in their capacity to report regularly on activities performed. The City previously funded the Respite C.L.U.B. by the Cordova Neighborhood Church but this service has been discontinued as of March 2018. The City is looking into alternative service provides to backfill this need.

The two-year contract process allows both the service providers and City staff to reduce the administrative burden inherent in the grant application process. All subrecipients will report achievements on a quarterly basis, which will be reported through the Integrated Disbursement and Information System (IDIS) and the Consolidated Annual Performance Evaluation Report (CAPER).

2. Summarize the objectives and outcomes identified in the Plan

(This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.)

Objectives

The City's key objectives for the 2018–19 funding period are based on the public outreach completed for the 2016–20 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 correct code violations and improve their properties, and by 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, seniors, and persons with disabilities.
- Improve accessibility and Americans with Disabilities Act (ADA) compliance improvements to public infrastructure, such as sidewalks, crosswalks, and other public facilities, that increase public safety and improve the city's living environment.

Outcomes

The City's CDBG program outcomes for this planning period (July 1, 2018–June 30, 2019) are primarily directed at providing needed services for youth, the homeless, and seniors in the community, improving accessibility to community facilities, and supplying funding to Rebuilding Together Sacramento to give more low-income residents a chance to make health and safety repairs to their homes.

The City intends to fund three public services providers for five programs, which are expected to benefit approximately 1,000 residents in the 2018–19 program year:

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

- Sacramento Self-Help Housing, which provides services to residents who are in danger of homelessness, or who are already homeless, to aid them in securing stable housing. The organization will also mediate between tenants and landlords to assist low-income and very low-income renters who have a conflict with their landlord or property manager. Sacramento Self-Help Housing also offers a renter's helpline to help with tenant/landlord disputes and housing discrimination cases. A collaborative team has been developed between Sacramento Self-Help Housing, Rental Housing Association, and Project Sentinel to reduce housing discrimination, promote public awareness of fair housing laws and rights, and assist persons with disabilities. The team will provide a telephone hotline, tenant education and housing assistance, and mediation services for Rancho Cordova residents in a housing crisis or dispute. The Sacramento Self-Help Housing team will deal directly with concerns about tenant/landlord disputes, while fair housing issues will be identified and referred to Project Sentinel.

Outcomes Continued:

The City also plans to continue to fund various capital improvement projects and programs to benefit the community:

- The 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 in order to preserve available quality housing for the community.
- The City will continue funding its Code Enforcement Program, in which City Code Enforcement officials enforce the City's code in CDBG target areas regarding issues such as blight removal and nuisance abatement.
- The City plans on funding Rebuilding Together Sacramento's Roof Rehab and Critical Systems Repair Program.
- The City funds an annual sidewalk program that removes and replaces damaged curbs, gutters, and sidewalks to meet current ADA standards in CDBG target areas.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The 2017–18 CAPER is still in progress, and will be available for review in September 2018. To date, the service providers have been meeting outcomes and progressing in their goals. As a result, the City continues to fund the organizations in their first year of the two-year funding cycle. The CAPER for the previous 2016–17 program year was accepted by HUD as adequate and is available on the City's website for viewing. The City successfully completed monitoring all of the external subrecipients for the 2016–17

program year: Folsom Cordova Community Partnership, Rebuilding Together Sacramento, Sacramento Self Help Housing, and Meals on Wheels. The CDBG program has successfully met expenditure deadlines for the 2016–17 program year and is on target to meet its deadlines for the 2017–18 and 2018–19 program years. The City is also current on quarterly and semiannual reports due to HUD.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City used the adopted Citizen Participation Plan in the creation of this Action Plan. A public workshop was held on February 8, 2018, to provide information about the Notice of Funding Availability process, and solicit applications for projects. The 2018–19 Action Plan is scheduled to be approved through public hearing at the City Council meeting on May 7, 2018. This Action Plan will be noticed, 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.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

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

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

Public comments are being collected and will be added to this section at the conclusion of the plan.

7. Summary

Throughout the process of drafting this Action Plan, City staff encouraged citizen participation and feedback. The City hosted a public workshop on February 8, 2018, to provide information to the public about the Notice of Funding Availability process and to provide technical assistance to groups that anticipate submitting an application for funding. Individuals will be given an opportunity to review the draft 2018–19 Action Plan, which will be made available at City Hall and on the City’s website beginning on April 6, 2018. Staff will invite residents to attend a public hearing on May 7, 2018, at City Hall to provide feedback on the proposed Action Plan.

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

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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

Agency Role	Name	Department/Agency
CDBG Administrator	RANCHO CORDOVA	Community Development Department

Table 1 – Responsible Agencies

Narrative (optional)

Consolidated Plan Public Contact Information

City of Rancho Cordova

Community Development Department

2729 Prospect Park Drive

Rancho Cordova, CA 95670

(916) 851-8700

AP-10 Consultation– 91.100, 91.200(b), 91.215(l)

1. Introduction

The City of Rancho Cordova consulted with several local service providers and public agencies to help identify local needs and evaluate opportunities for partnership and improved coordination for the 2016–20 Consolidated Plan. The City also participated in an extensive public outreach campaign to assess community needs and perceptions.

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

The City has been working toward providing affordable housing for seniors, large families, and veterans over the last ten years. Mather Veterans Hospital is located within city boundaries and serves most of the Sacramento Valley and Northern California region. The City is also home to the now-decommissioned Mather Air Force Base. The City has been the primary driving force behind the partially completed Mather Veterans Village project, a three-phase, affordable housing project that will, at completion, include at least 100 permanent supportive housing units for veterans and their families, and as many as 60 transitional housing beds for veterans currently experiencing homelessness. The entire project will be served by the Veterans Resource Centers of America and will coordinate with the Veterans Hospital to serve veterans in need of housing support.

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

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

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

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

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

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

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

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

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	VOLUNTEERS OF AMERICA
	Agency/Group/Organization Type	Housing Services - Housing Services - Elderly Persons Services - Persons with Disabilities Services - Homeless Services - Employment
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homelessness Needs - Veterans Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was called and emailed. No response was received. The City has worked with the VOA for several years in support of the Mather Community Campus facility, and VOA participates in the City's homeless response efforts.
2	Agency/Group/Organization	SACRAMENTO STEPS FORWARD
	Agency/Group/Organization Type	Services - Homeless
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy HOPWA Strategy Market Analysis

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The organization completed a phone interview. This information helped inform the priorities in the Consolidated Plan, and in the subsequent Annual Action Plans. Sacramento Steps Forward is the Continuum of Care for Sacramento County and is the lead agency in responding to homelessness issues. The City plans to continue supporting Sacramento Steps Forward in its role as the Continuum of Care lead.
3	Agency/Group/Organization	SACRAMENTO SELF-HELP HOUSING
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The organization completed a written interview. The City has worked with Sacramento Self-Help Housing for several years to assist with homelessness prevention, tenant landlord mediation, and fair housing evaluations. The City will continue working with Sacramento Self-Help Housing to address these issues, and will be a participant in the Assessment of Fair Housing planned for the 2018–19 program year.
4	Agency/Group/Organization	FOLSOM CORDOVA UNIFIED SCHOOL DISTRICT
	Agency/Group/Organization Type	Other Government - Local
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was called and emailed. No response was received. The City has continued to foster a close working relationship with the school district to improve education outcomes for youth and to improve access to youth services, such as after-school programming.
5	Agency/Group/Organization	REBUILDING TOGETHER SACRAMENTO
	Agency/Group/Organization Type	Housing Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was called and emailed and submitted a response to the questions. This input helps shape the priorities of this Annual Action Plan. Rebuilding Together Sacramento continues to be a partner with the City in addressing housing quality issues and improving community vesting in disadvantaged neighborhoods.
6	Agency/Group/Organization	RENTAL HOUSING ASSOCIATION OF SACRAMENTO VALLEY
	Agency/Group/Organization Type	Housing Business Leaders Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was called and emailed. No response was received. The City will continue to consider the Rental Housing Association of Sacramento Valley as a resource in addressing problems associated with landlord tenant disputes and property management issues.
7	Agency/Group/Organization	SACRAMENTO COUNTY DEPARTMENT OF HUMAN ASSISTANCE

	Agency/Group/Organization Type	Other Government - County
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was called and a message was left. No response was received. The City has worked with the Department of Human Assistance on initiatives intended to improve communication and cross coordination; however, staff turnover and budget challenges have put some coordination efforts on hold.
8	Agency/Group/Organization	COUNTY OF SACRAMENTO DIVISION OF CHILD PROTECTIVE SERVICES
	Agency/Group/Organization Type	Other Government - County
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was called three times and emailed with questions. No response was received. The City will continue to coordinate with Sacramento County on efforts to improve public services in interagency coordination whenever possible.
9	Agency/Group/Organization	SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was called and emailed with questions. No response was received. The City will continue to coordinate with SHRA as the regional housing authority and public housing provider whenever possible.
10	Agency/Group/Organization	FOLSOM CORDOVA COMMUNITY PARTNERSHIP

	Agency/Group/Organization Type	Services - Children Services - Health Services - Education Services - Employment
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was called and emailed with questions. The agency responded with written answers via email. This information helps shape the data and priorities in the Consolidated Plan and subsequent Annual Action Plans. The City has had a long relationship with Folsom Cordova Community Partnership, which provides services to low-income families, youth, and students.
11	Agency/Group/Organization	RESPITE C.L.U.B.
	Agency/Group/Organization Type	Services - Elderly Persons Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was called and emailed with questions. No response was received. The Respite C.L.U.B. was a long-term partner with the City and provided vital services for families with memory-impaired family members.
12	Agency/Group/Organization	MEALS ON WHEELS BY ACC
	Agency/Group/Organization Type	Services - Elderly Persons Services - Homeless
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Non-Homeless Special Needs Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was called and emailed additional questions. The agency responded with written answers via email. This information helps shape the data and priorities in the Consolidated Plan and subsequent Annual Action Plans. The City will continue to coordinate with Meals On Wheels to provide services to seniors in the community and find opportunities for additional cooperation.
13	Agency/Group/Organization	RANCHO CORDOVA CODE ENFORCEMENT
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This branch of the City was interviewed. This information helps shape the data and priorities in the Consolidated Plan and subsequent Annual Action Plans. This branch of the City provides vital services for families and individuals in need of housing assistance and will continue to look for opportunities to support the community.
14	Agency/Group/Organization	HOMELESS OUTREACH NAVIGATOR
	Agency/Group/Organization Type	Services - Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The navigator was called for an interview. No response was received. This position provides vital services for individuals and families both at risk of homelessness and being currently homeless, and will continue to look for opportunities to support the community.
15	Agency/Group/Organization	SACRAMENTO HOUSING ALLIANCE

	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was called and emailed. The agency responded with written responses via email. This information helps shape the data and priorities in the Consolidated Plan and subsequent Annual Action Plans. The City will continue to consider the Sacramento Housing Alliance as a resource in addressing problems associated with affordable housing, homelessness, and regional planning for equitable public policies and practices.
16	Agency/Group/Organization	SACRAMENTO HABITAT FOR HUMANITY
	Agency/Group/Organization Type	Housing Services - Repairs
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Public Housing Needs Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was interviewed. This information helps shape the data and priorities in the Consolidated Plan and subsequent Annual Action Plans. The City will consider the Sacramento Habitat for Humanity as a resource in addressing problems associated with affordable housing, home repairs, and homeownership.
17	Agency/Group/Organization	COUNTY OF SACRAMENTO DIVISION OF SENIOR AND ADULT SERVICES
	Agency/Group/Organization Type	Other Government - County
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was called twice and emailed with questions. Their written response provided information that helps shape the data and priorities in the Consolidated Plan and subsequent Annual Action Plans. The City will continue to coordinate with Sacramento County on efforts to improve public services in interagency coordination whenever possible.
18	Agency/Group/Organization	VETERANS RESOURCE CENTERS OF AMERICA
	Agency/Group/Organization Type	Services - Veterans Services - Health Services - Education Services - Employment Services - Housing Services - Homeless
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy Homelessness Needs - Veterans
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was interviewed. This information helps shape the data and priorities in the Consolidated Plan and subsequent Annual Action Plans. The City will continue to consider the Veterans Resource Centers of America as a resource in addressing problems suffered by veterans including employment counseling and training, supportive housing, health services, and homeless prevention.
19	Agency/Group/Organization	RESOURCES FOR INDEPENDENT LIVING
	Agency/Group/Organization Type	Services - Elderly persons Services - Housing Services - Homeless
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy Homeless Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was called twice. No response was received. The City will continue to consider the Resources for Independent Living as a resource in addressing the needs of persons with disabilities in Sacramento County.
20	Agency/Group/Organization	CORDOVA COMMUNITY COUNCIL
	Agency/Group/Organization Type	Other Government - Local
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The executive director of this board was interviewed. This information helps shape the data and priorities in the Consolidated Plan and subsequent Annual Action Plans. The City has continued to foster a close working relationship with the Community Council to improve the community and increase access to services for the community.
21	Agency/Group/Organization	ONE COMMUNITY HEALTH
	Agency/Group/Organization Type	Services - Medical
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was called and declined to be interviewed. The City will continue to consider One Community Health as a resource for health care and AIDS/HIV prevention and care in Sacramento County.
22	Agency/Group/Organization	LEGAL SERVICES OF NORTHERN CALIFORNIA
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Anti-poverty Strategy

<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>This organization was called and emailed with questions. Its written response provided information that helps shape the data and priorities in the Consolidated Plan and subsequent Annual Action Plans. The City will continue to consider Legal Services as a resource for assisting the community with fair housing services and affordable housing access.</p>
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Identify any Agency Types not consulted and provide rationale for not consulting

All local agency types were consulted.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Sacramento Steps Forward	Both plans work to address issues leading to homelessness and to assist persons and families experiencing homelessness in the region.
Housing Element	City of Rancho Cordova	The Housing Element is a document intended to help identify and plan for housing needs in the city, including very low- and low-income housing.
Analysis of Impediments to Fair Housing Choice (AI)	City of Rancho Cordova	The Sacramento Regional Analysis of Impediments to Fair Housing Choice is scheduled to be completed by fall of 2019. An AI identifies the nature and extent of fair housing concerns, and the impediments to fair housing choice that residents may encounter. Actions are then formulated to address these possible impediments.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

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

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

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Minorities Persons with disabilities Non-targeted/broad community Stakeholders, service providers	Representatives of four groups attended the workshop.	Emphasis on need for homeless housing.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Newspaper Ad	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Seniors, minority groups, disabled groups</p>	Public noticing of the draft Action Plan available for public comment.	No comments were provided.	All comments were accepted.	http://www.cityoffranchocordova.org/government/community-development/neighborhood-planning-projects/community-development-block-grant

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Hearing	Minorities Persons with disabilities Non-targeted/broad community Stakeholders, service providers, seniors, minority groups, disabled persons	Meeting has not yet occurred.			http://www.cityoffranchocordova.org/government/city-clerk

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Internet Outreach	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Seniors, minority groups, disabled persons	All public meetings, hearings, and noticing, as well as the draft Action Plan, were made available for public comment on the City's website, and promoted through social media.	No comments were provided.	All comments were accepted.	www.cityoffranchocordova.org

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Consultation with Local Organizations and Governing Bodies	Stakeholders, service providers	Consultations were conducted with 11 service providers in the service areas of food, housing, homeless services, veteran services, AIDs services, and senior services.	See consultations Table 2	All comments were accepted.	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

During the 2011–16 Consolidated Plan cycle, the City’s CDBG funding was significantly reduced while the impacts from the economic recession and the collapse of the housing bubble amplified need throughout the region. The City of Rancho Cordova has been successful at finding and applying for alternative funding sources to help meet affordable housing development needs. These sources have included tax credits, infrastructure infill grants, sustainable communities grants, veterans housing grants, and, for the single-family owner-occupied housing rehabilitation program, CalHome funding. The City has also pursued other state of California housing funds whenever they seemed appropriate.

The City expects a continued reduction in available resources during the 2016–20 Consolidated Plan period, and the 2018–19 Annual Action Plan will reflect a reduced expectation for the City’s CDBG allocation. The City will continue to explore other funding options as they become available and as capacity allows.

The City does not currently receive any HOME, ESG, or other HUD funds directly from the federal government or from the state of California.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public-federal	Admin and Planning Housing Preservation Public Improvements Public Services	Est. \$530,000	\$0	\$0	\$530,000	\$1,000,000	The City of Rancho Cordova expects to receive \$530,000 in CDBG funding each year.

Table 5 - Expected Resources – Priority Table

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

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

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

The City currently owns one property that remained with the City through the dissolution of redevelopment in 2011 and 2012. This property has been programmed to be used for an affordable housing project. The City also has a 98-year lease on 3.69 acres of land adjacent to the VOA-run Mather Community Campus on the now-decommissioned Mather Air Force Base. The land has been dedicated for the Mather Veterans Village project, which at completion will offer about 100 affordable units for homeless and disabled veterans and their families, and up to 60 transitional housing beds for homeless veterans with addictions or mental illnesses. The Mather Veterans Village project has been partially completed.

Discussion

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

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Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Funding amounts are based on last year's allocation. Numbers will be revised upon receipt of 2018–19 award.

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Youth Services	2016	2020	Non-Homeless Special Needs	CDBG Target Area	Youth Services and Programming	CDBG: estimated \$30,000	Public service activities other than Low/Moderate Income Housing Benefit: 73 Persons Assisted
2	Senior Services	2016	2020	Non-Homeless Special Needs	CDBG Target Area	Senior Services	CDBG: estimated \$37,500	Public service activities other than Low/Moderate Income Housing Benefit: 170 Persons Assisted
3	Housing Preservation and Code Enforcement	2016	2020	Affordable Housing Non-Housing Community Development	CDBG Target Area	Acquisition & Rehabilitation	CDBG: estimated \$310,000	Homeowner Housing Rehabilitated: 9 Household Housing Unit Housing Code Benefit: 1,615 Household Housing Unit
4	Homelessness Prevention	2016	2020	Affordable Housing Homeless Non-Homeless Special Needs	CDBG Target Area	Homeless Shelter/Housing Homelessness Prevention	CDBG: estimated \$27,000	Public service activities for Low/Moderate Income Housing Benefit: 170 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Homelessness Prevention
	Goal Description	Housing counseling, tenant-landlord mediation, housing placement services
2	Goal Name	Senior Services
	Goal Description	Congregate and home-delivered meals for homebound seniors, respite services for caregivers, other senior services
3	Goal Name	Youth Services
	Goal Description	After-school programming, youth mentoring, job training, other services to assist at-risk youth
4	Goal Name	Housing Preservation and Code Enforcement
	Goal Description	Emergency repairs to address health and safety issues, accessibility improvements, maintenance assistance Rental housing inspections and code enforcement in CDBG target areas

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Projects

AP-35 Projects – 91.220(d)

Introduction

The City of Rancho Cordova estimates receiving about \$530,000 in 2018–19 CDBG allocation to be available for programming. Project applications were entered and reviewed by an independent group. Each application was scored according to criteria that the City established as part of the Consolidated Plan process. Criteria included the organization’s capacity to successfully complete projects and programs in a timely manner, fiscal responsibility and viability to complete the project, past project performance, CDBG funding eligibility, and how thoroughly the projects addressed the community needs identified in the 2016–20 Consolidated Plan. Funding was allocated to the top three scoring projects as available.

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

Projects

#	Project Name
1	Housing Preservation Program
2	Public Services
3	Planning and Administration

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

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

If the City should receive funding beyond the projected estimates, the City will revisit the received applications to determine if there is sufficient funding to support additional projects. Increased funding beyond the City’s administrative discretion limits, as identified in the City’s Citizen Participation Plan, or the addition of projects or programs not included in the draft 2018–19 Annual Action Plan will require a Substantial Amendment to the Action Plan. The following projects were selected for funding. The funding amount included is an estimate and subject to change depending on the amount of CDBG funding the City receives from HUD.

AP-38 Project Summary

Project Summary Information

1	Project Name	Housing Preservation Program
	Target Area	CDBG Target Area
	Goals Supported	Housing Preservation and Code Enforcement
	Needs Addressed	Acquisition & Rehabilitation
	Funding	CDBG: Estimated \$350,500
	Description	Rental housing inspections and code enforcement in CDBG target areas to find and correct code violations, and rehabilitation of low-income owner-occupied housing to prolong housing habitability.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 1,600 households in the low-income CDBG target area receiving code/rental housing inspections; 15 or more units receiving roof and critical systems repair assistance.
	Location Description	Rental housing inspection and code enforcement activities will be conducted in the CDBG target area. Roof repairs will be provided to low-income homeowners citywide.
	Planned Activities	<p>Rental Housing Inspection Program – Inspect rental units for health and safety violations.</p> <p>Code Enforcement Program – General code enforcement to support the health and safety of the community.</p> <p>Rebuilding Together Sacramento – Roof repairs to low-income households.</p>
2	Project Name	Public Services
	Target Area	CDBG Target Area

Goals Supported	Homelessness Prevention Senior Services Youth Services
Needs Addressed	Homeless Shelter/Housing Homelessness Prevention Youth Services and Programming Senior Services
Funding	CDBG: Estimated \$79,500
Description	Public services for youth, seniors, and persons and households at risk of homelessness
Target Date	6/30/2019
Estimate the number and type of families that will benefit from the proposed activities	Approximately 400 low-income persons will receive public services.
Location Description	Citywide

	Planned Activities	<p>Folsom Cordova Community Partnership: Group Mentoring Initiative – Provide youth support and improve community involvement through intensive one-on-one youth mentoring.</p> <p>Meals on Wheels: Senior Nutrition Program – Take hot meals or frozen heat-and-serve meals to homebound seniors, and provide lunch to seniors at the Cordova Senior Center.</p> <p>Sacramento Self-Help Housing: Housing Counseling – Provide housing counseling and support services to residents who are at risk of homelessness, or who are already homeless, to aid them in securing stable housing.</p> <p>Sacramento Self-Help Housing: Renters Helpline – Respond to requests from Rancho Cordova residents who are in danger of becoming homeless due to conflicts with their landlord or property manager and are seeking assistance. Provide fair housing referrals for households potentially experiencing discrimination.</p>
3	Project Name	Planning and Administration
	Target Area	CDBG Target Area
	Goals Supported	Planning and Administration
	Needs Addressed	Planning and Administration
	Funding	CDBG: Estimated \$100,000
	Description	General administration of the CDBG program, including all planning and reporting activities.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Provide administration and support for all CDBG programs, including all planning and reporting activities
	Location Description	Citywide

Planned Activities	<p>Provide general administration of the CDBG program, including all planning and reporting activities.</p> <p>Participate in Sacramento Regional Analysis of Impediments to Fair Housing Choice.</p> <p>Complete 2017–18 CAPER.</p> <p>Monitor all programs and projects.</p> <p>Fair Housing Services: Provide fair housing services to residents by responding to inquiries of illegal housing discrimination and investigating discrimination complaints.</p>
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AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Geographic distribution of activities is widely varied, but most take place in or near low- and moderate-income areas. As seen on the attached CDBG Target Area map, the CDBG target area is dispersed throughout the city, allowing for a spread of eligible activities. The specific location of an activity largely depends on the type of activity. Some of the City’s 2018–19 activities, such as the public services, are offered to residents throughout the entire city.

The Public Infrastructure Program, the Rental Housing Inspection Program, and the Code Enforcement activities funded by CDBG will take place in the city’s designated CDBG target areas as indicated in the below map. CDBG target areas are based on the percent of low-income residents in any given U.S. Census block group. Block groups that are more than 50 percent low-income qualify as CDBG target areas. The green-shaded areas in the map are all more than 50 percent low-income, and many are more than 70 percent low-income. The investment of other public and private funds in these areas will provide a comprehensive approach to revitalization.

Geographic Distribution

Target Area	Percentage of Funds
CDBG Target Area	60

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

Discussion

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

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City plans to use alternative funds for all of the affordable housing development projects currently in process. The City does not receive sufficient CDBG funds to validate using CDBG on the larger affordable housing development projects. The goals below reflect the annual services and capital assistance expectations for the 2018–19 program year.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	15
Special-Needs	0
Total	15

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	15
Acquisition of Existing Units	0
Total	15

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

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 2018–19 program year is to continue cooperating and actively engaging the County of Sacramento in its attention to homelessness issues, including chronic homelessness and near homelessness. The City 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.

AP-60 Public Housing – 91.220(h)

Introduction

While some residents in the city may live in Section 8 properties or use Housing Choice Vouchers (formerly Section 8), these programs are managed by the local public housing authority, Sacramento Housing and Redevelopment Agency (SHRA).

Actions planned during the next year to address the needs to public housing

SHRA operates independently of the City of Rancho Cordova and is a CDBG, HOME, and ESG entitlement, and will address its plans to meet the needs for public housing in its next Consolidated Plan.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

While the City of Rancho Cordova is dedicated to increasing community outreach and involving neighborhoods in the decision-making process, the City does not plan to participate in any activities to increase resident involvement in SHRA-owned and -operated public housing unless specifically asked to by SHRA. SHRA does have resident involvement goals, and does outreach to improve resident involvement.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

SHRA has a Satisfactory Participation Score with HUD.

Discussion

While the City does not operate any public housing, staff works with SHRA to help address regional housing issues, including working on a regional Analysis of Impediments to Fair Housing Choice. The AI is scheduled to be completed in fall of 2019.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City's strategy related to the needs of homeless people, those at risk of homelessness, and other special needs populations involves funding a variety of supportive services offered to Rancho Cordova residents. Rancho Cordova is home to the Mather Community Campus, a major supportive housing facility for formerly homeless individuals, but all of the City's resources have very limited capacity. As identified in the 2016–20 Consolidated Plan, the City's goal is to encourage a system of collaborative supportive services, located in Rancho Cordova for better accessibility by residents. The City is seeking additional funding for programs and services aimed directly at assisting its homeless and special needs populations, as levels of CDBG funding appear to be in decline.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City's strategy related to the needs of homeless people, 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. The City is currently participating in a homeless navigator program intended to help link homeless persons with services and shelter. Homeless outreach navigators work directly with individuals experiencing homelessness. In addition, outreach teams collaborate and share expertise and information to ensure that each client is receiving the services they need and being assisted toward housing.

Currently, Rancho Cordova is home to the Mather Community Campus, a major supportive housing facility for formerly homeless individuals, but all of the City's resources have very limited capacity. As identified in the 2016–20 Consolidated Plan, the City's goal is to encourage a system of collaborative supportive services, located in Rancho Cordova for better 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 2018–19 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.
- Youth services, provided by the Folsom Cordova Community Partnership.

- Additionally, Sacramento Self-Help Housing provides counseling and housing referrals to homeless and near-homeless individuals and households. With funding, the organization plans to continue operating at the Rancho Cordova Neighborhood Center, the city's primary low-income service center. In addition to providing counseling services, the organization will continue to offer tenant-landlord counseling, case management, and fair housing referrals.

Addressing the emergency shelter and transitional housing needs of homeless persons

While the City does not operate any transitional housing facilities, it does cooperate with the County of Sacramento's Continuum of Care. The City's plan for the 2018–19 program year is to continue cooperating and actively engaging the County of Sacramento in its attention to homelessness issues, including 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.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City, in collaboration with Mather Veterans Hospital, Veterans Resource Centers of America, Sacramento County, and Mercy Housing California, is actively pursuing the development of the Mather Veterans Village project, which has been partially completed. Also, the City's adopted Housing Element identifies a specific policy to remove potential constraints to housing for persons with disabilities:

- 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-parent households.

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

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services,

employment, education, or youth needs.

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 Sacramento County unincorporated areas, which 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 the 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 encourage area service providers to offer services in the community. In the 2018–19 program year, several organizations (including Sacramento Self-Help Housing, Cordova Neighborhood Church, and Folsom Cordova Community Partnership) are expected to provide services in Rancho Cordova.

Additionally, Sacramento Self-Help Housing provides counseling and housing referrals to homeless and near-homeless individuals and households. With funding, the organization plans to continue operating at the Rancho Cordova Neighborhood Center, the city's primary low-income service center. In addition to providing counseling services, the organization will continue to offer tenant-landlord counseling, case management, and fair housing referrals.

Discussion

The City works closely with partners to address as many housing and homeless needs as possible with existing resources, and staff works to develop new partnerships and opportunities for additional funding whenever possible.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

While there are several constraints to meeting the needs of target-income residents, the primary obstacle is the lack of available resources for services within the city's boundaries. Many services are located in the City of Sacramento or Sacramento County unincorporated areas, which 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 the 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 encourage area service providers to offer services in the community. In the 2018–19 program year, several organizations (including Sacramento Self-Help Housing, Meal on Wheels, and Folsom Cordova Community Partnership) are expected to provide services in Rancho Cordova.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City is undertaking a number of actions to reduce potential barriers and constraints to affordable housing and housing for special needs populations. These actions include identifying funds in support of affordable housing development and offering fee reductions, regulatory incentives, density incentives, and the operation of a home rehabilitation and repair program, as well as several other options. These also include the actions and policies listed above, and can be found with additional detail in the City's 2013–2021 Housing Element.

Discussion:

The City's 2013–2021 Housing Element includes a thorough analysis of governmental and regulatory barriers to affordable housing. The City has been aggressive in pursuing affordable housing development opportunities and has mitigated or eliminated almost all regulatory barriers as effectively as possible.

AP-85 Other Actions – 91.220(k)

Introduction:

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

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

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

Actions planned to address obstacles to meeting underserved needs

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

The City also plans to use its CDBG funds to promote the local provision of services for low- and moderate-income residents in Rancho Cordova. Furthermore, the City will encourage area service providers to offer services in the community. In the 2018–19 program year, several organizations (including Sacramento Self-Help Housing, Meals on Wheels, and Folsom Cordova Community Partnership) are expected to provide services in Rancho Cordova.

Actions planned to foster and maintain affordable housing

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

Actions planned to reduce lead-based paint hazards

The City complies with the Residential Lead-Based Paint Hazard Reduction Act of 1992 as implemented in

24 CFR 35 Subpart B. Compliance includes the following strategies:

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

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

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

Actions planned to reduce the number of poverty-level families

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

In the 2018–19 program year, the City plans the following anti-poverty programs:

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

Actions planned to develop institutional structure

The City 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.

The City's Community Development Department will be responsible for the management,

implementation, and monitoring of the Consolidated Plan documents, including the Action Plan.

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

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

In August 2017, HUD placed the Assessment of Fair Housing (AFH) process on a temporary hold and advised agencies to complete an Analysis of Impediments to Fair Housing Choice (AI) in the interim. The Sacramento Regional team agreed to continue to pursue a regional AI. This AI will use many of the available AFH tools.

The AI will be utilized by each Participating Agency for their respective Consolidated and Annual Action Plans, and for the SHRA's PHA and Capital Fund Plans. The City will enter into a Memorandum of Understanding with the SHRA, the City of Citrus Heights, and the City of Elk Grove for cost-sharing the fees to conduct an AFH.

Discussion:

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

Program Specific Requirements

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

Introduction:

The City does not expect to receive any program income in the 2018–19 program year, nor does the City have any plans to participate in the section 108 program. The City does not have any outstanding section 108 loans, and plans to fully obligate all of its CDBG funding available in the 2018–19 year.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 60% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%

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