

Executive Summary

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

1. Introduction

The City of Rancho Cordova (City) is located in Sacramento County (County), California, and lies approximately 13 miles east of the state's capital city, Sacramento. Rancho Cordova was incorporated in 2003 and has a population of approximately 73,147 people as of 2019 (2019 ACS 5-Year Estimates). The City became a US Department of Housing and Urban Development (HUD) entitlement jurisdiction in 2006 and currently receives one HUD-funded grant through entitlement, the Community Development Block Grant (CDBG). In 2017, the City became part of the Sacramento County HOME Consortium whereby Sacramento County, as lead agency, became administrator of the City's annual HOME Investment Partnerships (HOME) grant allocation.

Every five years, HUD requires that entitlement jurisdictions create a five-year plan, known as the Consolidated Plan, which outlines the use of CDBG, HOME, Emergency Solutions Grant (ESG), and other housing and community focused funding provided by HUD. Each year of the five-year Consolidated Plan, the jurisdiction must create an Annual Action Plan, which serves as a one-year plan for the City's CDBG program to help address community development and low- and moderate-income community needs.

This 2023 Annual Action Plan covers the performance period of January 1, 2023, to December 31, 2023, and implements the third year of the City's 2020-2024 Consolidated Plan. The City's Community Development Department is responsible for implementing both the Consolidated and Annual Action Plans.

The Sacramento Housing and Redevelopment Agency (SHRA) administers and implements the HOME Consortium's annual HOME funding allocation.

The City received [\$600,000] for its 2023 allocation of CDBG funding from HUD. The City plans to use a variety of funding sources to meet its housing and community development needs, including Community Enhancement Funds and other resources as they become available.

2. Summarize the objectives and outcomes identified in the Plan

The Community Development Needs identified in the Needs Assessment of the City's 2020-2024 Consolidated Plan were collected through a community survey, consultations with local agencies, various outreach events, and a conglomeration of online data sources. Through this data collection and outreach, the City estimates its housing needs for the next five-year plan period. As population size, characteristics, and needs change, public services shift to address these changes as well. The City conducted extensive outreach to residents, community leaders, community advocates, City

organizations, and entities and public agencies from surrounding areas. From the feedback received from this outreach and data collection, the City shaped its priority needs for low-income and community development initiatives within Rancho Cordova. The City pulled additional data and information from various sources, such as the US Census, Community Planning and Development maps, and the California Employment Development Department, to more thoroughly identify needs for public services.

The City's CDBG program objectives and outcomes for this planning period (January 1, 2023–December 2023) are primarily directed at providing needed services for youth, individuals, and families at risk of homelessness; services for seniors in the community; improving accessibility to community facilities; enhancing conditions for existing housing through code enforcement and rental housing inspections; and supplying funding to give low-income residents a chance to make health- and safety-related repairs to their homes. These objectives align closely with the feedback that the City received from community stakeholders and past public service program participants that were interviewed during the completion of this plan. Please see **Attachment A** to view the questions and responses that were gathered during the 2023 Annual Action Plan's community engagement efforts.

On November 7, 2022, City Council approved this Annual Action Plan, as well as the activities and projects that will be funded for the 2023 program year. The City is funding seven public services providers who will use CDBG funds to administer six programs. The 2023 public service providers and programs are as follows:

(1) Folsom Cordova Community Partnership's Youth Health and Wellness, which provides health and wellness mentorship and education to middle school and high school students to foster a safe and positive school climate for improved youth development, academic performance and career readiness.

(2) 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 Neighborhood Church.

(3) - (4) 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. This team will provide a telephone hotline, tenant education and housing assistance, and mediation services for Rancho Cordova residents in a housing crisis or dispute. Sacramento Self-Help Housing will deal directly with concerns about tenant/landlord disputes, while fair housing issues will be identified and referred to Project Sentinel. These organizations will provide two programs for the 2023 Annual Action Plan year: (3) Renter's helpline to offer housing counseling services, as well as helping to settle tenant/landlord disputes and housing discrimination cases; (4) Renter's helpline/fair housing services to reduce housing discrimination, promote public awareness of fair housing laws and rights, and assist persons with disabilities.

(5) Boys and Girls Club of Greater Sacramento, which will be providing food assistance to at-risk youth.

(6) USNRG, which will be providing youth mentoring to girls throughout the school year and part of summer

(7) Rancho Cordova Food Locker, which will be providing food assistance in low-income areas

The City proposes to fund various capital improvement projects and programs to benefit the community. This draft plan anticipates the following activities:

(1) 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.

(2) 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.

(3) Rebuilding Together Sacramento's Critical Repair Program, which provides urgently needed repairs to homes that are primarily located in the CDBG target area.

(4) ADA Sidewalk Program, in which City Public Works officials will enforce the City's code in CDBG target areas regarding sidewalk maintenance.

3. Evaluation of past performance

The 2021 Consolidated Annual Performance and Evaluation Report (CAPER) was submitted to HUD in April 2022 and is still under review.

Past performance by subrecipients is taken into consideration when scoring and selecting activities to fund. Subrecipients that do not show improvement are either not funded or receive less funding over time.

4. Summary of Citizen Participation Process and consultation process

The City initiated several efforts aimed at conducting community outreach and facilitating citizen participation during the drafting of this 2023 Annual Action Plan.

Outreach included local newspaper announcements for meetings and hearings, which all met proper noticing requirements; publications on the City's website for upcoming CDBG activities; interviews with recipients of CDBG-funded programs and other community stakeholders; a community needs survey; and a public meeting to solicit community feedback (refer to **Attachment A** for full comments/results).

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

The following is a timeline of the citizen participation that was conducted in preparation of the 2023 Annual Action Plan:

- On August 5, 2022, the City posted a notice at City Hall, online, and in the local newspaper of a Notice of Funding Availability (NOFA) release for 2023 CDBG funds and a NOFA workshop.
- Between September 1, 2022 and September 23, 2022, CDBG staff conducted stakeholder consultations with various local service providers and nonprofits.
- On August 22, 2022, the City posted a notice at City Hall, online, and in the local newspaper for a public meeting on September 7, 2022, to solicit community feedback.
- On August 26, 2022, City staff facilitated a NOFA workshop to review scoring criteria for applicants and
- On September 7, 2022, the City held a public meeting to solicit feedback regarding community needs for the 2023 Annual Action Plan.
- On September 23, 2022, the City posted a notice at City Hall, online, and in the local newspaper of a 30-day public review and comment period that would begin October 7, 2022, for the 2023 Annual Action Plan.
- On October 7, 2022, the City released the draft 2023 Annual Action Plan for the 30-day public review and comment period.
- On October 15, 2022, the City posted a notice at City Hall, online, and in the local newspaper of a November 7, 2022 public hearing to consider adopting the draft 2023 Annual Action.
- On November 7, 2022, the City held a public hearing and adopted the draft 2023 Annual Action Plan.

5. Summary of public comments

Public comments were received from the stakeholder consultations and the September 7th public meeting. The public meeting identified the need for additional infrastructure and capital improvements needed. Refer to **Attachment A** for full comments/results.

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

All comments were accepted.

7. Summary

This 2023 Annual Action Plan will work as a guide in implementing the priorities, activities, and goals for the CDBG program between January 1, 2023, and December 31, 2023. These priorities, activities, and goals were shaped by a conglomeration of community participatory feedback, area-focused demographical data collection and analysis, community stakeholder involvement, consideration of countywide goals and policies, and feedback solicited from Rancho Cordova's City Council.

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	RANCHO CORDOVA	Community Development Department - Housing Division
HOME Consortium Administrator	COUNTY OF SACRAMENTO (administered through Sacramento Housing and Redevelopment Agency)	Sacramento Housing and Redevelopment Agency - Development Department/Finance

Table 1 – Responsible Agencies

Narrative

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

For the HOME Consortium, the County of Sacramento is the lead agency and delegates administrative responsibilities to a County agency called the Sacramento Housing and Redevelopment Agency (SHRA). SHRA implements HOME Investment Partnership funds on behalf of the City and other jurisdictions in the County.

Consolidated Plan Public Contact Information

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

1. Introduction

The City of Rancho Cordova consulted with several local service providers to help identify local needs and evaluate opportunities for partnerships and improved coordination for the 2023 Annual Action Plan (see **Attachment A**). The City also invited public comment through a 30-day public comment period and a public hearing for the approval of the draft Annual Action Plan. The following sections discuss the consultation process, the public comment process, and the planned coordination efforts for the 2023 Annual Action Plan cycle.

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

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

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

The City cooperates with 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 and promptly responding to requests for data, and through ongoing participation in the public Continuum of Care discussions. The proximity of the Mather Veterans Hospital and the Veterans Village housing project and availability of 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 an ideal partner in addressing the problems facing homeless veterans. Additionally, the City's lead CDBG program staff is a member of the Continuum of Care and coordinates the City's CDBG housing and community development efforts to be aligned with the Continuum's most recent updates and goals.

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

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

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards 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 both the Continuum of Care and the Homeless Management Information System (HMIS); Sacramento County manages the available ESG funds for the Sacramento region. The City does not receive ESG funds.

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Folsom Cordova Community Partnership
	Agency/Group/Organization Type	Services – Children
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Strategy 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?	CDBG staff met with Folsom Cordova Community Partnership on July 21, 2021, to discuss the needs of families in the community. The partnership indicated that there was a need for financial empowerment services, childcare, and affordable housing. This will inform the City’s priorities related to youth and families in the future.
2	Agency/Group/Organization	ACC’s Meals on Wheels
	Agency/Group/Organization Type	Services – Senior Services
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Strategy 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?	CDBG staff met with Sacramento Self-Help Housing on September 2, 2022, to discuss the needs of Rancho Cordova. ACC identified increasing costs as an obstacle for 2023. This will inform the City’s future priorities related to senior services.
3	Agency/Group/Organization	Public Works Department
	Agency/Group/Organization Type	Local Government
	What section of the Plan was addressed by Consultation?	Blight

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	CDBG staff met with member of Public Works on September 16, 2022, to discuss the needs of the Community. Public Works identified access the capital as an obstacle for the 2023 year. This will inform the City’s priorities related to public works projects.
4	Agency/Group/Organization	Rebuilding Together Sacramento
	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?	Rebuilding Together Sacramento met with CDBG staff on September 7, 2022 and provided feedback related to the housing and rehabilitation needs of the City’s housing stock. This will inform the City’s CDBG priorities related to housing.
5	Agency/Group/Organization	Rancho Cordova Food Locker
	Agency/Group/Organization Type	Services – Food Assistance
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Strategy 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?	CDBG staff met with executive director on September 15, 2022. Feedback included creating more awareness and visibility to this program. This will inform the City’s CDBG priorities related to food assistance.
6	Agency/Group/Organization	USNRG - SHEbuilds
	Agency/Group/Organization Type	Services – Youth Services
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development 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>CDBG staff attended a USNRG meeting on September 1, 2022, where USNRG members provided feedback on community needs of youth and the performance of the CDBG program. This will inform the City’s future CDBG priorities and processes.</p>
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Identify any Agency Types not consulted and provide rationale for not consulting

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

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 intended to help identify and plan for housing needs in the City, including very low- and low-income housing.
Sacramento Valley Regional Analysis of Impediments to Fair Housing Choice	SHRA	The plan helps inform the needs and goals around housing and provides resident perspectives through extensive community engagement.

Table 3 - Other local / regional / federal planning efforts

Narrative

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

AP-12 Participation - 91.401, 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 public meetings, outreach, and noticing as required by the City’s Citizen Participation Plan. All public participation processes were made available to the public. Additionally, staff conducted community outreach with public service program recipients. Public comment received during the outreach for this Annual Action Plan can be found in the Executive Summary section (AP-05). Several stakeholder consultations were held and are summarized in the consultation section above.

Survey responses identified the need for increased support for low-income persons and households, including the elderly, disabled, and homeless. There was also heavy emphasis on the growing need for mental health services.

Consultation responses from service providers identified the need for additional funding and better access to mental health services and other health care. They also identified the need for affordable and accessible housing, childcare services, senior services, and services/shelter for persons experiencing homelessness. Consultations also identified the need for more equitable community engagement and service provision as well as more detailed tracking of CDBG accomplishments (specifically by race, ethnicity, and gender/gender identity).

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	Newspaper Ad	Stakeholders, service providers	Public noticing for the NOFA workshop	No comments received.	N/A	N/A
2	Consultation with Local Organizations and Governing Bodies	Stakeholders, service providers	Between September 1 st and September 23 rd , 2022, six stakeholder organizations	Emphasized needs for services and better outreach. See Attachment A.	All comments were accepted.	N/A
3	NOFA Workshop	Stakeholders, service providers	On August 26, 2022, three community stakeholders attended the NOFA workshop	No comments received.	N/A	N/A

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	Newspaper Ad	Non-targeted/broad community	Public noticing for the public meeting	No comments received.	N/A	N/A
5	Public Meeting	Non-targeted/broad community	On September 7, 2022, one community member attended the public meeting	Emphasized need for street light improvements. See Attachment A.	All comments were accepted.	N/A
6	Newspaper Ad	Non-targeted/broad community	Public noticing for the 30-day review period	No comments received.	N/A	N/A
7	30-Day Review Period	Non-targeted/broad community	30-day review period. No comments received.	No comments received.	No comments received.	https://www.cityoffranchocordova.org/departments/community-development/housing/community-development-block-grant
8	Newspaper Ad	Non-targeted/broad community	Public noticing for the public hearing	No comments received.	No comments received.	N/A
9	Public Hearing	Non-targeted/broad community	On November 7, 2022, City Council approved the 2023 Annual Action Plan	No comments received.	No comments received.	http://www.cityoffranchocordova.org/government/city-clerk

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The City of Rancho Cordova has been successful over the last several years 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 community grants, veterans housing grants, and, for the single-family owner-occupied housing rehabilitation program, CalHome funding. The City has also pursued other State of California housing funds whenever they seemed appropriate. The City will continue to expand its funding sources by researching and seeking additional funding opportunities.

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

The City received [\$600,000] in CDBG funding for the 2023 plan year. This Annual Action Plan contains award amounts for each activity funded during the 2023 program year.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public-federal	Admin and Planning Housing Preservation Public Improvements Public Services	[\$600,000]	\$0	\$0	[\$600,000]	\$1,200,000	The City receives approximately \$600,000 in CDBG funds each year of the five-year Consolidated Plan cycle (approx. \$3,000,000 total). The City received [\$600,000] for the 2023 program year. An estimated \$1,200,000 will be received for the remainder of the Consolidated Plan cycle. The City anticipates receiving no program income at this time.

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

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

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

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

Discussion

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

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Child and Youth Services	2020	2024	Non-Homeless Special Needs	Citywide	Child and Youth Services Programming	\$42,039	<p>Public service activities other than Low/Moderate Income Housing Benefit:</p> <p>Folsom Cordova Community Partnership will benefit an estimated 90 individuals through youth services</p> <p>USNRG will benefit 30 individuals through its youth services</p> <p>Boys and Girls Club will benefits 200 households through its food assistance services.</p>
2	Senior and Disability Services	2020	2024	Non-Homeless Special Needs	Citywide	Senior and Disability Services	\$25,000	<p>Public service activities other than Low/Moderate Income Housing Benefit:</p> <p>Meals on Wheels will benefit 183 individuals by providing food to seniors</p>

3	Homelessness Prevention	2020	2024	Affordable Housing Homeless Non-Homeless Special Needs	Citywide	Homelessness Prevention	\$12,961	Public service activities for Low/Moderate Income Housing Benefit: Sacramento Self-Help Housing renters helpline: 450 individuals
4	Public Facilities	2020	2024	Non-Housing Community Development	CDBG target area	Public Facilities	\$100,000	Public facility or infrastructure activities other than Low/Moderate Income Housing Benefit: ADA Sidewalk Program will benefit 25 households
5	Housing Preservation Program	2020	2024	Affordable Housing Non-Housing Community Development	CDBG target area	Acquisition & Rehabilitation	\$290,000	Homeowner Housing Rehabilitated: Rebuilding Together Sacramento will repair 15 housing units with its critical repair program Housing Code Benefit: The City's Code Enforcement Program will benefit 2,500 households through code enforcement About 2,500 households will benefit from the Rental Housing Inspection Program
6	Senior and Disability Services	2020	2024	Non-Homeless Special Needs	CDBG Target Area	Senior and Disability Services	\$10,000	Rancho Cordova Food Locker will benefit 65,000 households annually with its food assistance program

7	Program Administration	2020	2024	Affordable Housing Homeless Non-Homeless Special Needs Program Administration	Citywide	Acquisition & Rehabilitation Homelessness Prevention Child and Youth Services Programming Senior and Disability Services Public Facilities	\$120,000	General CDBG program administration and planning; HOME monitoring
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Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Child and Youth Services
	Goal Description	After-school programming, youth mentoring; school, health, and food supplies; other services to assist at-risk and low-income youth
2	Goal Name	Senior and Disability Services
	Goal Description	Congregate and home-deliver meals for homebound seniors; case management and outreach for accessibility improvements; other senior and disability services
3	Goal Name	Homelessness Prevention
	Goal Description	Housing counseling; tenant-landlord mediation; housing placement services
4	Goal Name	Public Facilities
	Goal Description	Senior center, youth center, neighborhood center, community center

5	Goal Name	Housing Preservation Program
	Goal Description	Emergency repairs to address health and safety issues, accessibility improvements, maintenance assistance; rental housing inspections and code enforcement in CDBG target areas
6	Goal Name	Program Administration
	Goal Description	City staff will conduct planning and administration of its CDBG and HOME grant funds, including reporting, monitoring, tracking budgets, labor compliance, environmental compliance, community engagement, and subrecipient coordination

AP-35 Projects - 91.420, 91.220(d)

Introduction

The City received [\$600,000] in CDBG funds to the City for the 2023 program year. The funding allocations from HUD are usually announced in the spring of each year. CDBG project applications were received and reviewed by an independent group, as well as by City staff. Each application was scored according to criteria that the City established as part of the Consolidated Plan process. Criteria included the organization's capacity to successfully complete projects and programs, past project management performance, CDBG funding eligibility, how closely the project matched with the National Objectives laid out by HUD, and how thoroughly the projects addressed the community needs identified in the Consolidated Plan. Please refer to **Attachment D** for a copy of the application scoring rubric and application questions.

The City will continue funding health- and safety-related improvements to residents' homes, public infrastructure improvements for ADA accessibility, and 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.

Funding amounts provided in the paragraphs and table below are only estimates, pending announcement of the final 2023 CDBG allocations in spring 2023. Once the City receives final HUD awards, the estimated amounts in the "Project Summary" table below will follow the contingency guidelines outlined in the following paragraph.

Contingency Guidelines:

The City originally estimated that it would receive \$600,000 in CDBG funds for the 2023 program year. In May 2023, HUD released the City's actual allocation of [\$600,000.] The City distributed the extra funding in the following way: Once the City receives the final allocation amount in spring 2023, 15 percent of additional funds will go towards Public Services projects, and specifically, to be split evenly between Meals on Wheels and Folsom Cordova Community Partnership. The remaining additional funds will be allocated to Housing Preservation Program, and specifically Rebuilding Together Sacramento. These additional funds are allocated based on higher application scores. If the final allocation is less than \$600,000, then public service and capital improvement projects will be proportionally decreased from estimated funding levels to match actual allocation amounts.

Funding amounts in the table below are based on scoring criteria from the submitted program applications, as well as staff recommendations. The Renters Helpline and Fair Housing Services activities are coordinated through a regional service contract and therefore are a high priority for funding.

#	Project Name
1	Housing Preservation Program
2	Public Services
3	Public Facilities
4	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 priority needs identified in the consolidated plan and adjusted annually from community engagement feedback received, 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.

AP-38 Project Summary

Project Summary Information

1	Project Name	HP-22 Housing Preservation Program
	Target Area	CDBG target area
	Goals Supported	Housing Preservation Program
	Needs Addressed	Acquisition & Rehabilitation
	Funding	CDBG: \$290,000
	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	12/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 5,000 households in the low-income CDBG target area will receive code/rental housing inspections; 15 housing units, primarily located in the CDBG target area, will receive roof and critical systems repair assistance from Rebuilding Together Sacramento.
	Location Description	Rental housing inspection and code enforcement activities will be conducted in the CDBG target area. Critical repairs will be provided to low-income homeowners citywide.
	Planned Activities	<p>Neighborhood Services: Rental Housing Inspection Program (15/LMA) – \$25,500 – Inspect rental units for health and safety violations. (2,500 households)</p> <p>Neighborhood Services: Code Enforcement Program (15/LMA) – \$25,500 – General code enforcement to support the health and safety of the community. (2,500 households)</p> <p>Rebuilding Together Sacramento: Critical Repair Program (14A/LMH) – \$239,000 – Roof and critical repairs to low-income households. (15 households)</p>
2	Project Name	PS-22 Public Services
	Target Area	CDBG target area

Goals Supported	Homelessness Prevention Senior and Disability Services Child and Youth Services
Needs Addressed	Homelessness Prevention Child and Youth Services Programming Senior and Disability Services
Funding	CDBG: \$90,000
Description	Public services for youth, seniors, and persons and households at risk of homelessness.
Target Date	12/31/2023
Estimate the number and type of families that will benefit from the proposed activities	Approximately 273 individuals will benefit from youth and senior targeted public services from Folsom Cordova Community Partnership and Meals on Wheels; 450 individuals will benefit from housing public services from Sacramento Self-Help Housing.
Location Description	Citywide

	Planned Activities	<p>Folsom Cordova Community Partnership: Youth Mentoring Program (05D/LMC)– \$22,390 – Health and Wellness – Provide youth support, development, and empowerment through health and wellness. (90 individuals)</p> <p>Meals on Wheels: Senior Nutrition Program (05A/LMC) – \$25,000 – Take hot meals or frozen heat-and-serve meals to homebound seniors and provide lunch to seniors at the Cordova Senior Center. (183 individuals)</p> <p>Sacramento Self-Help Housing: Renters Helpline (05J/LMC) – \$12,961 – 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. (450 individuals)</p> <p>USNRG: Youth Mentoring (05D/LMC) - \$10,000 – Provide young girls with mentorship and guidance to develop resilience and well being. (30 individuals)</p> <p>Boys and Girls Club – Youth Center (3D/LMC) - \$10,000 – Club Connect – provide food assistance to at-risk youth in the community (200 households)</p> <p>Rancho Cordova Food Locker – Food Bank (05W/LMA)- \$10,000 – provide food assistance to households to prevent homelessness in the community (65,000 households)</p>
3	Project Name	PF-22 Public Facilities
	Target Area	CDBG target area
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities
	Funding	CDBG: \$100,000
	Description	Improve public facilities in the CDBG target area.
	Target Date	12/31/2023

	Estimate the number and type of families that will benefit from the proposed activities	25 households will benefit from the ADA sidewalk improvement program
	Location Description	CDBG target area.
	Planned Activities	ADA Sidewalk Improvement (03L/LMA) – \$100,000 – Repair sidewalks within target area to bring to code with ADA regulations (25 households)
4	Project Name	PA-22 Planning and Administration
	Target Area	Citywide
	Goals Supported	Child and Youth Services Senior and Disability Services Homelessness Prevention Public Facilities Housing Preservation Program Program Administration
	Needs Addressed	Acquisition & Rehabilitation Homelessness Prevention Child and Youth Services Programming Senior and Disability Services Public Facilities
	Funding	CDBG: \$120,000
	Description	General administration of the CDBG, and HOME program, including all planning and reporting activities. Some fair housing services will also be provided.
	Target Date	12/31/2023

Estimate the number and type of families that will benefit from the proposed activities	Provide administration and support for all CDBG and HOME programs, including all planning and reporting activities.
Location Description	Citywide CDBG target area
Planned Activities	<p>Provide general administration of the CDBG and HOME programs, including all planning and reporting activities.</p> <p>Planning and Administration (21A) - \$103,081 – General CDBG and program administration and planning.</p> <p>Sacramento Self-Help Housing: Fair Housing Services (21D) - \$6,919 – Provide fair housing services to residents by responding to inquiries of illegal housing discrimination and investigating discrimination complaints.</p> <p>HOME Administration (21H) - \$10,000 – Complete annual compliance monitoring for HOME-funded activities.</p>

AP-50 Geographic Distribution - 91.420, 91.220(f)

Geographic distribution of activities is widely varied, but most take place in or near low- and moderate-income areas. As seen on the attached CDBG Target Area map (**Attachment E**), 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 2023 activities, such as the programs administered by Meals on Wheels, Folsom Cordova Community Partnership, and Sacramento Self-Help Housing, are able to serve populations across the entire City, while other projects and programs are located in and provided to populations in the CDBG target area. The Rental Housing Inspection Program, Code Enforcement Program, and Rebuilding Together Sacramento will take place in the City’s designated CDBG target areas.

Geographic Distribution

Target Area	Percentage of Funds
CDBG Target Area	81%
Citywide	19%

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 Code Enforcement Program. These activities use a geographic boundary to track 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 strives to make all of its programs and activities available to eligible low- and moderate-income residents regardless of gender, race, national origin, age, source of income, familial/marital status, religious affiliation, or disability. As a result, all public service programs, including senior services and youth services, 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 facility 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, which are funded via other funding sources.

AP-75 Barriers to affordable housing -91.420, 91.220(j)

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

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

One obstacle specific to Rancho Cordova in meeting the needs of low-income residents 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 conveniently accessible for the residents of Rancho Cordova. Additionally, local services often do not have sufficient capacity to meet current needs. To help ameliorate this obstacle, 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 continue to work with area service providers to offer services in the community. In the 2023 program year, several organizations (including Sacramento Self-Help Housing, Meals on Wheels, and Folsom Cordova Community Partnership) will provide services in Rancho Cordova.

The City has provided services and worked to offer housing opportunities to underserved groups, including individuals experiencing homelessness and veterans with disabilities. The City continues its active participation in County efforts, the Mather Veterans Administration Hospital, and service provider initiatives to locate and develop a continuum of housing opportunities for disabled veterans.

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 has undertaken a number of actions to reduce potential barriers and constraints to affordable housing and housing for special needs populations. These actions include identifying funds in support of affordable housing development and offering fee reductions, regulatory incentives, density incentives, and the operation of a home rehabilitation and repair program, as well as several other options. These can be found with additional detail in the City's 2021-2029 Housing Element. The Housing Element includes a thorough analysis of governmental and regulatory barriers to affordable housing. The City has been aggressive in pursuing affordable housing development opportunities and has mitigated regulatory barriers as effectively as possible.

Discussion

The City's 2021-2029 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 - 91.420, 91.220(k)

Introduction

The Community Development Department will be responsible for the management, implementation, and monitoring of the Consolidated Plan documents, including the implementation of each year's Annual 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 local providers of CDBG-funded services and programs.

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

Actions planned to address obstacles to meeting underserved needs

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

The City also plans to use its CDBG funds to promote the local provision of services for low- and moderate-income residents in Rancho Cordova. Furthermore, the City will continue to work with area service providers to offer services in the community. In the 2023 program year, several organizations, including Sacramento Self-Help Housing, Folsom Cordova Community Partnership, Meals on Wheels, and Rebuilding Together Sacramento, will provide CDBG-funded services in Rancho Cordova.

Actions planned to foster and maintain affordable housing

According to the City's 2013–2021 Housing Element, 17 housing developments in Rancho Cordova provide subsidized housing, with a total of 1,585 low- and very low-income units. Subsidized units account for approximately 7 percent of the total housing stock. The City does not have its own local housing authority. Affordable housing initiatives and properties are largely handled directly by the SHRA. The remainder of the affordable housing units that are not operated and overseen by SHRA are operated by various local nonprofits. The most prominent of these is Volunteers of America, which operates the Mather Community Campus transitional housing program, and Mercy Housing, which operates the 100 units of permanent supportive housing at the Mather Veterans Village.

The City has undertaken a number of actions to reduce potential barriers and constraints to affordable

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

Additionally, an affordable housing developer has applied for HOME funds from the HOME Consortium to develop a 28-unit affordable housing project called the Crossings at Woodberry. These units would be for families earning between 30 and 60 percent of the Area Median Income.

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 Code of Federal Regulations (CFR) 35 Subpart B. Compliance includes the following strategies:

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

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

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

Actions planned to reduce the number of poverty-level families

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

The City continues to fund other anti-poverty programs, such as the Senior Nutrition program offered by Meals on Wheels. Additionally, the City funds the Folsom Cordova Community Partnership's Group Mentoring Initiative. This program supports youth and enhances community involvement through

intensive one-on-one youth mentoring to help improve economic opportunities for low-income youth in Rancho Cordova.

The City uses non-federal funds to support many programs and projects, such as job training, through the Community Enhancement fund. In the 2023 program year, multiple programs will receive funding from both CDBG funds and Community Enhancement funds; those programs include Meals on Wheels, Rebuilding Together Sacramento, and the Folsom Cordova Community Partnership Group Youth Mentoring Initiative.

Actions planned to develop institutional structure

The City has developed a monitoring system to ensure that the activities carried out in furtherance of the Annual Action Plan are done so in a timely manner in accordance with the federal monitoring requirements of 24 CFR 570.501 and 2 CFR 200 and all other applicable laws, regulations, policies, and sound management and accounting practices. The objectives of the monitoring system 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 Annual Action Plan and all other subsequent documents related to the implementation of the CDBG program.

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

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

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

During the 2023 program year, the City will implement contracts with local service organizations and City departments that provide assistance to seniors, youth populations, households at risk of homelessness, public improvements, and housing preservation.

In the 2017-2018 program year, the City and surrounding jurisdictions pursued a regional Analysis of

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

Discussion

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

Program Specific Requirements

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

Introduction

The City does not expect to receive any program income in the 2023 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 2023 program 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
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Discussion

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

Appendix - Alternate/Local Data Sources