



2018-19 ACTION PLAN - AMENDMENT #1
CITY OF ELK GROVE

ADOPTED
March 27, 2019



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

1. Introduction

[Note: Amendment #1 of the 2018-19 Action Plan covers the reallocation of \\$330,638 in funds from prior-year projects that did not expend or are not anticipated to expend their full funding allocation. The City plans to reallocate these funds primarily to the 2018-19 curb ramp improvements project.](#)

The 2018-19 Action Plan is a one-year plan to address the community development and low-income housing needs in the City of Elk Grove. It continues the implementation of the five-year Consolidated Plan, for which the City received a two-year extension to accommodate a regional cooperative effort related to fair housing. Both the Consolidated Plan and the Action Plan are implemented by the City's Housing and Public Services Manager in the Development Services Department.

The City anticipates receiving \$820,000 in 2018-19 funds from the federal Community Development Block Grant (CDBG) program. In the event the City receives more or less than the estimated amount in funding, the strategy for adjusting the allocations is described in this Action Plan. The City also plans to meet its community development and housing needs using the City's Affordable Housing Fund, Neighborhood Stabilization Program, Community Service Grant program, and a State appropriation to address homelessness.

City staff encouraged citizen participation throughout the Action Plan process. This included consulting local organizations, holding public meetings, and encouraging public comment during the public review period. Using research and input from the public, City staff formulated the objectives and outcomes that are briefly described below.

2. Summarize the objectives and outcomes identified in the Plan

Objectives

The City's key objectives for the 2018-19 funding period include the following:

- Expand the City's stock of permanent affordable housing for low-income households, particularly those exiting homelessness and/or transitional housing, by assisting with the construction and/or acquisition and rehabilitation of affordable housing units.
- Provide a housing repair program that addresses the quality and affordability of ownership housing stock for target-income households.
- Remove barriers to accessibility throughout the City, especially those barriers identified as a priority by the Disability Advisory Committee.
- Assist community-based organizations with financing that allows them to provide new or expanded services to target-income residents, especially seniors, youth, and the homeless.
- Continue work on a regional Analysis of Impediments to Fair Housing Choice (which began as an Assessment of Fair Housing), to include 11 agencies in the Sacramento area, and which is expected to be completed in 2019.

Outcomes

The City's housing outcomes for this planning period include funding the construction of new affordable housing units, and offering a housing rehabilitation program for low-income homeowners in partnership

with Habitat for Humanity. The City will also meet housing goals through funding provided by the Neighborhood Stabilization Program and/or the Affordable Housing Fund.

The City will also fund public improvements, including an ADA-compliant curb ramp installation project to assist disabled residents.

The City received applications from nine eligible organizations for public service programs, and plans to fund the following:

- Big Brothers/Big Sisters of Greater Sacramento, which will offer a youth mentoring program.
- Support Works, a case management and education program run by the Elk Grove Food Bank.
- Meals on Wheels by ACC, which offers daily hot or frozen meals to homebound seniors.
- Sacramento Self-Help Housing, which offers housing counseling to homeless residents and those at risk of homelessness and provides case management for clients at the City's two transitional housing projects.
- Tenants' rights and fair housing advice, mediation, and investigation through a partnership with Sacramento Self-Help Housing and Project Sentinel.

The City will also fund several community service programs through its locally-funded Community Service Grant program, including activities that primarily benefit low-income households, such as:

- Elk Grove HART, which provides assistance to homeless individuals and families through referrals, mentoring, and operation of a winter emergency shelter program.
- Society of Saint Vincent De Paul, which offers emergency funding to low-income families in an effort to prevent eviction or utility shutoff.
- Uplift Elk Grove, which will coordinate with individuals and families living in or near poverty and connect them with volunteer mentors focused on ending generational poverty.

3. Evaluation of past performance

The City evaluated its past performance as a part of determining which activities to fund in the 2018-19 year.

The City has had a great deal of success creating new affordable housing. Since 2002, the City has invested nearly \$64 million in the creation of over 1,500 new rental units affordable to low-income and very low-income households. A project that will add 97 new affordable rental units is under construction, and was supported by a \$5 million investment from the City's Affordable Housing Fund. This Action Plan includes activities that continue to expand affordable housing resources, including consideration of new affordable rental units.

In the last several years, the City has also taken steps to identify and address needs related to homelessness. The City opened its first transitional housing project in 2013, and added a second transitional house focused on families that opened in 2015. In 2016, the City acquired an eight-bedroom property that serves as permanent shared housing for persons exiting homelessness (directly or from transitional housing). In 2017, the City contracted with Sacramento Self Help Housing for homeless navigation services, aimed at helping homeless people obtain the documentation and referrals necessary to connect with services and housing. In early 2018, the City acquired their fourth property, which will be used to provide temporary housing for families with young children as they work to locate permanent housing. As clients exit transitional housing, it has become apparent that additional permanent affordable housing is needed, particularly at the lowest income levels.

In the area of accessibility, the City has completed dozens of ADA curb ramps and several sidewalk infill projects in recent years. The need for these activities remains high. The City's Disability Advisory Committee continues to weigh in on priority projects and locations.

The City has typically devoted the full 15% allowed to public services, serving thousands of households with a range of services, from meals to transportation to housing counseling. Many households have come to depend on these services, and new households are accessing them. The City plans to continue to devote the maximum allowable funding to public services, and also to supplement it with around \$380,000 in General Fund monies.

4. Summary of Citizen Participation Process and consultation process

The City offered several opportunities for participation and comment throughout the Action Plan process:

- A public meeting to solicit feedback on needs was held on February 26, 2018. The meeting was noticed in the Elk Grove Citizen (a newspaper of general circulation), and staff also sent emails to interested persons and organizations. The meeting was attended by 15-20 people, mostly representing nonprofits.
- The City offered an opportunity for comment at its March 28, 2018 City Council meeting, when priority needs and 2018-19 funding allocations were discussed.
- The City offered an opportunity for comment at the May 9, 2018 City Council meeting, when the Action Plan was adopted.
- Staff attended regularly scheduled meetings of the Disability Advisory Committee and HART/Homeless Solutions Committee to solicit feedback on needs and potential projects. All meetings were open to members of the public.
- The City held an interdepartmental meeting to discuss potential projects.

In addition to the participation opportunities held in coordination with the Action Plan, the Consolidated Plan process offered more extensive outreach efforts, including interviewing Food Bank clients and attendees at free meals, and a survey of nonprofits. Based on conversations with nonprofit representatives and a survey conducted as a part of this year's Action Plan process, the needs expressed at that time remain relevant.

This Action Plan was available for public review during a public comment period from April 9 to May 9, 2018. A public notice announcing its availability was published in the Elk Grove Citizen on March 21 and a second notice was published on April 25, 2018. The first public hearing on the Action Plan was held in front of the Elk Grove City Council on March 28 and a second public hearing was held on May 9, 2018.

[Amendment #1 to the Action Plan was made available for public review during a public comment period from February 22, 2019 to March 27, 2019. A public notice announcing its availability was published in the Elk Grove Citizen on February 22, 2019. The public hearing on the Amendment was held in front of the Elk Grove City Council on March 27, 2019 when the Action Plan Amendment #1 was adopted.](#)

5. Summary of public comments

The City received a number of public comments at the City Council meetings on March 28, 2018. Most of the comments were in support of various organizations, only some of which were eligible for CDBG funding.

- Patricia Beal of the Senior Center of Elk Grove expressed support for the funding recommendation for the Senior Center and expressed excitement at moving to the new Community/Senior Center currently under construction by the City.
- Mike McLaughlin of CCSD spoke about his organization's desire to train low-income residents for future careers in the fire service.
- Judy Sala from the Elk Grove Food Bank detailed the need to receive grant funding for the Food Bank's continued operations in serving homeless, senior, veteran, and student residents of Elk Grove. Ms. Sala also thanked the City for its continued support over the years.
- Ken Bennett of Sacramento Self Help Housing thanked the City for being proactive in finding solutions toward homelessness.
- Jack Kirwin of Habitat for Humanity highlighted the need for housing repair programs and expressed gratitude for staff's recommendation that Habitat be selected to provide this service to Elk Grove.
- David Morikawa of Meals on Wheels expressed his support of the staff's recommendation for funding for his program.
- Lana Shearer declared the importance of local performing arts programs and the value the arts bring to the community; she supports funding Musical Mayhem.
- Aliane Murphy-Hasan of the NAACP vowed commitment to inclusion and support for CCSD's low-income training and diversity program.
- Veronica Piazza noted her support for Musical Mayhem.
- Teresa Edwards spoke about her support for the Society of Saint Vincent De Paul's new program, which would expand funding for utility assistance for low-income Elk Grove households.

Video of the meeting is available on the City's website and includes full comments from each speaker.

In addition to the comments received at the meeting, two comments were submitted in writing prior to the meeting and are included in Exhibit D.

- Laine Himmelmann submitted an electronic comment prior to the public hearing expressing excitement over Habitat for Humanity being funded and the need for home repairs for seniors and veterans.
- Gabrielle Rocco submitted comments in support of funding Musical Mayhem, which was an applicant for Community Service Grant funding and which was not eligible for CDBG funding.

No public comment was received at the May 9, 2018 public hearing in front of the City Council. However, the City did receive six written comment letters during the 30-day public comment period, which are included in Exhibit D. All letters were in support of funding Habitat for Humanity, which was recommended for funding in the amount of \$174,000.

[No public comments were received on the Amendment during the 30-day public comment period or at the March 27, 2019 public hearing in front of the City Council when the Amendment was adopted.](#)

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

To date, the City has not received any public comments that were not accepted. The City attempted to incorporate feedback received throughout the Action Plan outreach efforts into the Plan in some fashion.

[No public comments were received on the Amendment during the public comment period from February 22, 2019 to March 27, 2019.](#)

7. Summary

As a part of the Consolidated Plan effort, the City selected two key priorities:

- Build healthy communities; and
- Expand economic opportunities.

Those goals align closely with two of the City Council's four goals, which include "grow and support safe, livable, and attractive neighborhoods" and "create a vibrant, diversified economy."

Within those priorities, the City identified seven main goals:

- Foster affordable housing;
- Expand homeless housing and services;
- Create local jobs;
- Provide social services;
- Improve accessibility;
- Construct or upgrade public facilities; and
- Maintain community standards.

To address those goals in 2018-19, the City plans to fund the construction of new affordable housing, fund a housing rehabilitation for low-income homeowners, support nonprofits offering a wide range of social services, and assist with installation of accessible curb ramps in priority locations throughout the City.

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.

Table 1 – Responsible Agencies

Agency Role	Name	Department/Agency
Lead Agency	ELK GROVE	Development Services
CDBG Administrator	ELK GROVE	Development Services

Narrative

The Development Services Department – Housing and Public Services Division is responsible for overseeing the administration of the City's CDBG funding, including the preparation of the Consolidated Plan and Action Plan. Within the Development Services Department, the Housing and Public Services Manager oversees the day-to-day administration of the CDBG program.

Consolidated Plan Public Contact Information

City of Elk Grove
8401 Laguna Palms Way
Elk Grove, CA 95758
Attn: Housing and Public Services Manager
916-627-3209
sbontrager@elkgrovecity.org

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

1. Introduction

In preparing the Consolidated Plan, the City consulted with a variety of agencies, including local and regional nonprofits, Legal Services of Northern California, the Sacramento Housing Alliance, Sacramento Steps Forward, and many others. The City also attended several meetings of specialized City committees and spoke with Food Bank and weekend meal program clients.

The goal of the consultation process was to gather data to help determine the priority needs of Elk Grove citizens and opportunities for coordination to improve availability and accessibility to services.

The 2018-19 Action Plan consultations built off of the robust consultation done as a part of the Consolidated Plan preparation last year, and was focused on working with Elk Grove nonprofits and committees to evaluate whether the needs identified remained relevant.

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(I)).

The City's public housing agency is the Sacramento Housing and Redevelopment Agency (SHRA), which noted that it consulted with several agencies in an attempt to determine the level of coordination needed.

At the local level, the Elk Grove Food Bank and Sacramento Self Help Housing provide case management services, including referrals to private and governmental health, mental health, and service agencies. The Food Bank holds several health-related events each year, and also provides referrals to free or low-cost (\$5/session) mental health counseling offered by Hope for Healthy Families. The Food Bank serves many clients of affordable housing, and provides on-site services at all four of the City’s senior affordable housing complexes. Sacramento Self Help Housing provides services from the Elk Grove United Methodist Church one day per week, and on-site services at the City’s two transitional houses and one permanent shared housing project. It is anticipated the Sacramento Self Help Housing will be a partner on the newly-acquired family navigation hub.

Several other affordable housing complexes have on-site services provision through a nonprofit partnership, but the hours maintained by staff are often limited.

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.

The City increased its involvement in the Continuum of Care, which is currently administered by Sacramento Steps Forward. In 2017, the City’s Housing and Public Services Manager began a two-year term on the Sacramento Steps Forward Advisory Board; in 2018, she was appointed Vice Chair of the Advisory Board. The Housing and Public Services Manager also serves on the Performance Review Committee.

The City has also worked with the City of Sacramento and Sacramento County on efforts to address homeless needs outside of the Continuum of Care, including through No Place Like Home and Whole Person Care funding resources.

The City's efforts to address the needs of homeless persons have included the following:

- Formation of the Homeless Solutions Committee, a group of social service providers and faith-based organizations that meets roughly monthly to discuss homeless issues and meaningful ways to address them. In 2017, the Homeless Solutions Committee merged with Elk Grove HART's regular public meeting to improve coordination in provision of services to the homeless.
- Acquisition and rehabilitation of three temporary or transitional housing properties in the last six years.
- Acquisition and rehabilitation of an eight-bedroom property to be used as permanent shared housing for those exiting homelessness and/or transitional housing.
- Funding Sacramento Self-Help Housing, which provides housing counseling to homeless persons or those at risk of homelessness.
- Funding the Elk Grove Homeless Assistance Resource Team (HART), which provides mentoring and other services to the homeless, including EG WINS, a winter sanctuary program for homeless offered in Elk Grove during the coldest winter months. EG WINS served 78 people in the 2017-18 season, an increase of 30% over the previous year.
- Funding two new non-profits with the mission of preventing homelessness and providing stabilizing resources to the lowest income individuals and families.

The City is committed to increasing the supply of permanent affordable housing available to homeless and those exiting transitional housing. To that end, the City negotiated with the Bow Street Apartments (currently under construction) to set aside two units for households exiting transitional housing and to move homeless households (as verified by the City) to the top of its waitlist. The City also is participating in discussions around No Place Like Home, a new funding source that would expand housing options for homeless persons with mental health issues.

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, the lead agency for the Sacramento County Continuum of Care, receives funding through SHRA. Elk Grove does not have sufficient population to receive Emergency Shelter Grant (ESG) funds directly. The City is eligible to receive funding through the California Department of Housing and Community Development (HCD) ESG allocation, and in 2017, HCD awarded SHRA more than \$900,000 to be spent on rapid re-housing throughout Sacramento County, including in Elk Grove. The City and its nonprofit partners are actively working with Volunteers of America, the rapid re-housing provider, which has enrolled several households in the program.

The City's Housing and Public Services Manager currently serves on the Sacramento Steps Forward Advisory Board and Performance Review Committee, which sets performance and outcome standards for regional ESG funding received directly from HUD. Through Sacramento Steps Forward, the City has been involved in reviewing the challenges of rapid re-housing regionally, including length of stay considerations, lack of market supply, and appropriate households to target for rapid re-housing assistance.

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, and Organizations Who Participated

1	Agency/Group/Organization	Disability Advisory Committee
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment 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?	The Disability Advisory Committee identified priorities for sidewalks, curb ramps, and accessible parks and recreation areas.
2	Agency/Group/Organization	HART/Homeless Solutions Committee
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness 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?	Staff attended every meeting of the HART/Homeless Solutions Committee. Committee members noted the high level of need of chronically homeless and homeless families. They noted that many homeless have mental health and/or substance abuse issues, and finding housing in Elk Grove is particularly difficult due to an exceptionally strong rental market. Future homeless needs include employment training, supportive services (such as mentoring), and most importantly permanent housing. Staff will continue to work with the HART/Homeless Solutions Committee in identifying projects for potential funding with CDBG.

3	Agency/Group/Organization	Elk Grove Adult Community Training
	Agency/Group/Organization Type	Services-Persons with Disabilities
	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?	Noted continued need for services for persons with disabilities and improvements to facilities serving severely disabled.
4	Agency/Group/Organization	Elk Grove Food Bank Services
	Agency/Group/Organization Type	Housing Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy 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?	Noted high and increasing level of need for their services and for affordable housing, especially for seniors and the homeless.
5	Agency/Group/Organization	Sacramento Self Help Housing
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless Regional organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness 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?	Noted lack of housing options in Elk Grove for homeless and extremely low-income; also noted transit is a problem. Lack of short-term housing options means clients enrolled in programs remain homeless even while searching for housing. High rental rates and significant competition for units leads to few very low-income clients being able to find housing locally.
6	Agency/Group/Organization	Development Services - City of Elk Grove
	Agency/Group/Organization Type	Other government - Local Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment 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?	Met with Department representatives. Noted continued need for affordable housing, especially permanent housing, and accessibility improvements.
7	Agency/Group/Organization	Economic Development - City of Elk Grove
	Agency/Group/Organization Type	Other government - Local Grantee Department
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Met with Department representatives. Noted other funding sources are a better fit for accomplishing objectives of job creation and business development.

Identify any agency types not consulted and provide rationale for not consulting.

The City consulted a variety of agencies serving Elk Grove residents and the region. No agency types were specifically left out of the consultation process.

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

Table 3 – Other Local / Regional / Federal Planning Efforts

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Sacramento Steps Forward	Both include the goal of addressing homelessness.
2013-2021 Housing Element	City of Elk Grove	Both include the goal of fostering affordable housing.

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 offered several opportunities for participation and comment throughout the Action Plan process, as indicated below. In addition to these opportunities, several committees (including the Disability Advisory Committee and the Homeless Solutions Committee) provided feedback on priorities at their regularly scheduled and publicly noticed meetings.

The comments received through the citizen participation process were incorporated into the analysis on projects to fund in the 2018-19 year.

Citizen Participation Outreach

Table 4 – Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-targeted/broad community	The City published newspaper ads to publicize meetings on January 19, March 21, and April 25. Those meetings were attended by several people, but it is unclear which attendees found out about the meetings through the newspaper ads.	Summarized under public meetings.	Summarized under public meetings.	

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	Internet Outreach	Non-targeted/broad community	The City published newspaper ads to publicize meetings on January 19, March 21, and April 25. Those meetings were attended by several people, but it is unclear which attendees found out about the meetings through the newspaper ads.	Summarized under public meetings.	Summarized under public meetings.	
3	Public Meeting	Non-targeted/broad community	About 10-15 people attended the February 13 meeting. Most represented a nonprofit organization.	There is still an underserved population in Elk Grove. Many organizations would like to expand services, but funding is limited and office/facility space costs are a concern.	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)
4	Public Hearing	Non-targeted/broad community	Around 35 people are estimated to have attended the March 28 City Council meeting, but some in attendance were most likely there for unrelated matters.	See summary of public comments in Executive Summary.	All comments were accepted. Some comments were on activities that are not eligible for or did not request CDBG funding.	
5	Public Hearing	Non-targeted/broad community	Around 75 people are estimated to have attended the May 9 City Council meeting, but some in attendance were most likely there for unrelated matters.	See summary of public comments in Executive Summary.	All comments were accepted.	
6	Public Hearing	Non-target/broad community	Around 100 people are estimated to have attended the March 27 City Council meeting, but some in attendance were likely there for unrelated matters.	No public comments were received.	N/A	

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

Introduction

The City anticipates continuing to receive CDBG funding throughout the Consolidated Plan period. In addition, the City expects to generate funding for affordable housing through impact fees on new residential and nonresidential development.

Priority Table

Table 5 - Expected Resources – Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 6				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	820,000	0	0	820,000	0	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 6				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
General Fund	public - local	Public Improvements Public Services	380,000	0	0	380,000	0	The City allocates General Fund monies to support nonprofits. Many nonprofits serve low-income residents, but that is not a requirement of the funding source.
Housing Trust Fund	public - local	Acquisition Housing Public Services	1,700,000	0	13,000,000	14,700,000	0	The City collects an affordable housing impact fee on new residential and nonresidential development. Amount includes current and planned loan commitments in the amount of \$10 million.
Housing Trust Fund	public - state	Acquisition Housing Public Services	0	0	4,500,000	4,500,000	0	The City received a direct appropriation from the State in order to funds activities helping navigate homeless people to housing.

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

The CDBG program does not have a matching requirement. However, in evaluating the proposals for CDBG funding each year, the City uses match funds as a factor in determining recommended allocations. The City does add local funds to further support many of the organizations receiving CDBG funding.

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

As of the writing of this Action Plan, there are three City-owned properties that will be used to meet the housing needs of low-income households, including properties planned for a navigation hub, permanent shared housing, and a vacant parcel with an as-yet unidentified housing use. The City may use some CDBG funding to acquire land for affordable housing over the course of the planning period.

Discussion

The City attempts to maximize the use of all of its available funding sources by encouraging projects that access private financing (grants, loans, and donations) or other federal or state funding resources, including tax credits. The City actively pursues available grants for housing and community development programs.

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

Goals Summary Information

Table 6 – Goals Summary

Sort Order	Goal Name	Start Year	End Year	Category	Needs Addressed	Funding	Goal Outcome Indicator
1	Foster Affordable Housing	2013	2018	Affordable Housing	Build Healthy Communities	CDBG: \$174,000 Housing Trust Fund: \$5,000,000	Rental units constructed: 95 Household Housing Unit Housing units rehabbed: 8 Households Assisted
2	Expand Homeless Housing and Services	2013	2018	Homeless	Build Healthy Communities	CDBG: \$27,638 General Fund: \$23,870 Other: \$57,578	Homelessness Prevention: 130 Persons Assisted
3	Provide Social Services	2013	2018	Non-Homeless Special Needs	Build Healthy Communities	CDBG: \$95,362 General Fund: \$356,181	Public service activities other than Low/Moderate Income Housing Benefit: 934 Persons Assisted
4	Improve Accessibility	2013	2018	Non-Housing Community Development	Build Healthy Communities	CDBG: \$400,000 \$44,517	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2,000 Persons Assisted

Goal Descriptions

Table 7 – Goal Descriptions

1	Goal Name	Foster Affordable Housing
	Goal Description	
2	Goal Name	Expand Homeless Housing and Services
	Goal Description	
3	Goal Name	Provide Social Services
	Goal Description	Beneficiaries include those estimated for CDBG public service activities only, except for Sacramento Self Help Housing’s homeless activities. The number of beneficiaries for non-CDBG-funded activities exceeds 8,000. The number of beneficiaries for CDBG-funded activities is 934.
4	Goal Name	Improve Accessibility
	Goal Description	Number of persons assisted is an estimate. Exact location of curb ramps is to be determined.
5	Goal Name	Construct or Upgrade Public Facilities
	Goal Description	

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b).

The City estimates that 97 new affordable rental housing units will be constructed in 2018-19, supported by a \$5 million loan from the City; these units were reported in a previous Action Plan. The City will also likely make \$5 million in funding available to finance an additional 95 units of affordable housing, but due to requirements to obtain multiple funding sources to construct projects, it is unlikely that construction on these new units would be completed during the 2018-19 fiscal year.

The City currently has 1,588 affordable housing units that were supported by City funding sources, with an additional 97 units under construction and 95 units in the planning/financing phase.

AP-35 Projects – 91.220(d)

Introduction

The activities to be undertaken during 2018-19 are summarized below. All activities identified are expected to be completed no later than June 30, 2019.

Table 8 – Project Information

#	Project Name
1	Administration
2	Habitat for Humanity Home Repair Program
3	Curb Ramp Accessibility Upgrades
4	Big Brothers/Big Sisters of Greater Sacramento
5	Food Bank - Support Works
6	Meals on Wheels
7	SSHH - Housing Counseling
8	SSHH - Renters Helpline
9	SSHH - Transitional Housing Case Management
10	Fair Housing

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

In making project recommendations, consideration was given to a variety of thresholds that projects must meet to comply with CDBG objectives, including meeting one of the national objectives and addressing one of the community priorities set out in the Consolidated Plan. Staff also took into account activity need and justification, cost reasonableness and effectiveness, activity management and implementation, experience with similar activities, past performance, leveraged funds, and completeness of the application. Project recommendations are for those projects determined most likely to be successful and maintain compliance with CDBG regulations.

While there are several constraints to meeting the needs of low-income residents, the primary obstacle is that there is a lack of funding to fully address all needs. The economic challenges of recent years forced many nonprofits to cut services. In response to the level of need, the City has maintained its commitment to providing local funding to nonprofits; for 2018-19, the City's Community Service Grant program funding is expected to grow to about \$380,000 per year (an approximately 3% year-over-year increase). The City also supports nonprofits' efforts to raise private funds, in part through providing direct funding and in-kind services to special events, including fundraisers.

A second obstacle to meeting underserved needs is that the location of many available services is in the City of Sacramento. Elk Grove works closely with the regional transit agencies to improve access, and there are several daily public transportation linkages between Elk Grove and downtown Sacramento. The City has also encouraged nonprofit agencies to operate satellite offices within Elk Grove. In 2018-19, Sacramento Self Help Housing and the Sacramento County Department of Human Assistance will operate out of offices at the Elk Grove United Methodist Church one day per week.

Another obstacle is the number of nonprofits that need assistance with basic management and fiscal policies. Many new nonprofits have formed in Elk Grove and throughout the region, and they have small

but passionate staffs and volunteers devoted to a variety of issues. Unfortunately, most new nonprofits do not have the capacity to meet the financial and reporting requirements of CDBG and other grant programs, and may need basic assistance securing tax-exempt status, setting up bookkeeping systems, and applying for grants. The City plans to offer a capacity-building workshop in 2018-19 to local nonprofits.

AP-38 Projects Summary

Project Summary Information

Below is a table showing planned projects and their anticipated allocations. In the event the City is awarded more than the anticipated \$820,000, the allocations will be adjusted to increase the administration budget by 15% of the overage amount, with the remainder of the overage amount applied to the curb ramp accessibility upgrades project. In the event that the City is awarded less than \$820,000, all activity amounts will be cut by the percentage decline in the allocation.

[Note: The amounts shown below reflect the changes made to allocations based on a\) the City’s final allocation of \\$953,975, in line with the strategy described above, and b\) the addition of \\$330,638 to the Curb Ramp Accessibility Upgrades project proposed by this amendment.](#)

Table 9 – Project Summary

Project Name	Goals Supported	Needs Addressed	Funding
Administration	N/A	N/A	CDBG: \$108,000 <u>128,096</u>
Habitat for Humanity Home Repair Program	Foster Affordable Housing	Build Healthy Communities	CDBG: \$174,000
Curb Ramp Accessibility Upgrades	Improve Accessibility	Build Healthy Communities	CDBG: \$400,000 <u>844,517</u>
Big Brothers/Big Sisters of Greater Sacramento	Provide Social Services	Build Healthy Communities	CDBG: \$15,753
Food Bank - Support Works	Provide Social Services	Build Healthy Communities	CDBG: \$32,000
Meals on Wheels	Provide Social Services	Build Healthy Communities	CDBG: \$25,609
SSHH - Housing Counseling	Expand Homeless Housing and Services	Build Healthy Communities	CDBG: \$7,500
SSHH - Renters Helpline	Provide Social Services	Build Healthy Communities	CDBG: \$22,000
SSHH - Transitional Housing Case Management	Expand Homeless Housing and Services	Build Healthy Communities	CDBG: \$20,138
Fair Housing	N/A	Build Healthy Communities	CDBG: \$15,000

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.

Elk Grove used a need-based strategy, as opposed to a place-based strategy, to select projects. The majority of the activities the City plans to conduct will be offered to residents Citywide. Projects with specific locations, such as curb ramp improvements, will have locations chosen in coordination with the Disability Advisory Committee or other stakeholder groups.

Rationale for the priorities for allocating investments geographically

The City did not allocate investments geographically. In consultation with City staff, service providers, and community groups, no particular areas were identified as needing a high level of investment. Additionally, based on the most recent data available, the City does not have any areas where more than 51% of the residents are low-income, a common test for geographic targeting.

Discussion

No geographic priorities are proposed.

AP-55 Affordable Housing – 91.220(g)

Introduction

Although the Action Plan focuses on affordable housing, the City's only HUD funding source is CDBG, which limits the amount of funding that can be spent on affordable housing by prohibiting new construction of housing. (Other HUD programs, such as HOME, are specifically targeted to affordable housing.) The City's strategies related to CDBG-funded affordable housing efforts focus on maintaining affordability for homeowners or creating a limited number of new rental opportunities. Other funding sources are provided to support affordable housing as available.

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

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	8
Special-Needs	0
Total	0

Table 11 - One Year Goals for Affordable Housing by Support Type

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
Production of New Units	97
Rehab of Existing Units	8
Acquisition of Existing Units	0
Total	97

Discussion

In 2018-19, the City will offer several programs to foster and maintain affordable housing:

- The Habitat for Humanity Home Repair Program will offer volunteer-based home repairs to homeowners in the greatest need of assistance and provide health and safety repairs to their homes.
- Construction will be completed on a new housing project with 97 affordable units (Bow Street Apartments), supported by a \$5 million loan from the City.
- The City will likely fund a new 95-unit affordable housing project (Gardens at Quail Run), supported by a loan from the City's Affordable Housing Fund.
- The City will maintain its investment in affordable rental housing, in which it has loaned \$64 million and created 1,588 affordable housing units in roughly the last decade.

AP-60 Public Housing – 91.220(h)

Introduction

SHRA is the public housing agency serving the City of Elk Grove. SHRA is independent of the City of Elk Grove, and the City retains no control over their funding or implementation of programs.

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

Please refer to the SHRA Public Housing Authority Annual Plan for information on the ways that SHRA plans to address public housing needs.

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

SHRA encourages public housing residents to participate in policy, procedure, and program implementation and development through its Resident Advisory Board. In addition, the Housing Authority recognizes Resident Committees throughout the Sacramento region, which are resident-elected bodies representing residents in their respective complexes. SHRA also distributes a quarterly newsletter to all residents, which contains relevant news, information on training and employment opportunities, and other community resources available to public housing residents. Public housing residents also participate in the development of the SHRA's five-year and annual plans. The Resident Services Division distributes a survey to prioritize resident needs and schedule short- and long-term improvements.

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

SHRA is not designated as "troubled."

Discussion

A wealth of information on SHRA and their programs, housing resources, budgets, and financial planning and reporting is available on their website at www.shra.org.

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

Introduction

The City's strategy related to the needs of the homeless, those at risk of homelessness, and other special needs populations is focused primarily on funding new housing and supportive services options in Elk Grove.

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.

For several years, the City has provided housing counseling to homeless persons and those at risk of becoming homelessness through a partnership with Sacramento Self Help Housing. Sacramento Self Help Housing provides housing counseling, including access to a database of low-cost housing resources in the region. Sacramento Self Help Housing provides services from the Elk Grove United Methodist Church, and the Sacramento County Department of Human Assistance (which includes welfare programs) operates from the same location one day per week.

In 2018-19, Sacramento Self Help Housing will provide a full-time "homeless navigator," who will proactively seek to connect with the homeless and help them to obtain housing and services. The navigator will also administer the VI-SPDAT survey, allowing homeless persons to be placed in the coordinated entry system maintained by Sacramento Steps Forward.

Addressing the emergency shelter and transitional housing needs of homeless persons.

In the past six years, the City completed the acquisition and rehabilitation of two transitional housing facilities, including one focused on families. Currently, there are five single individuals and three families in the two houses. In early 2018, the City purchased a property for use as a navigation hub (short-term housing option) for homeless families with children.

Elk Grove HART operates a Winter Sanctuary that provides overnight shelter to homeless persons at various churches during the coldest months. The shelter continued operations in 2017-18 winter months, serving 78 people, and expects to offer shelter at least 14 weeks in 2018-19. The City will provide \$10,000 to HART in 2018-19 (local funding) in order to assist with their client tracking and management.

City staff has also participated in regional discussions related to increasing the shelter options for homeless individuals and families.

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's transitional housing helps clients move from homelessness to permanent housing over a period of three to twelve months. The facilities have generally been successful at helping residents to obtain more secure housing. The City funds housing counseling through Sacramento Self Help Housing and case management for residents of the two transitional housing projects.

In 2016-17, the City purchased an eight-bedroom home that will be used as permanent housing for persons who are homeless or exiting transitional housing.

Also in 2016-17, the City began participating in the Rapid Rehousing Program offered in coordination with the State's Emergency Shelter Grant and SHRA. These funds are available as a temporary rental subsidy to homeless individuals and families and the program is expected to continue in the 2018-19 program year.

The City negotiated with the developer of the Bow Street Apartments (97 affordable units under construction) to provide two units to households exiting the City's transitional housing and to move homeless housed (as verified by the City) to the top of the waitlist.

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.

In 2018-19, the City will fund four activities aimed at preventing homelessness:

- The Elk Grove Food Bank will offer case management, benefits navigation assistance, life skills training, and other opportunities to low-income households.
- Sacramento Self-Help Housing will provide housing counseling, with the goal of helping people who are currently homeless or in imminent danger of becoming homeless to secure new housing.
- The Society of Saint Vincent De Paul will offer utility assistance to households with a pending electric or gas shutoff.
- Uplift Elk Grove will offer a mentoring program aimed at ending generational poverty, helping primarily households at risk of becoming homeless.

Discussion

In addition to services for homeless persons or those at risk of homelessness, the City's special needs populations include seniors, disabled persons, foster children, and victims of domestic violence, among others. The City will fund several programs and services assisting these special needs populations in 2018-19. These include the following:

- Senior services, including home-delivered meals and meals served at the Senior Center;
- Accessibility improvements, which will primarily benefit mobility-impaired individuals; and
- Social services, including the Food Bank programs.

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

Introduction

The City identified several barriers to affordable housing in the process of drafting its 2013-2021 Housing Element update. Notable barriers to developing affordable housing include:

- Land availability, particularly the availability of land zoned at densities appropriate for multi-family housing.
- Environmental factors, such as floodplain and native oak trees.
- Cost of land. Land costs are rising, and a recent survey showed the price of land varied from \$53,000 per acre up to \$550,000 per acre. A financially feasible multi-family project generally requires several acres, and parcels with appropriate zoning and/or entitlements may be more expensive.
- Construction costs. Recently estimated affordable housing projects have had per-unit costs of about \$260,000, although the majority of that amount is financed through private funding and federal or state tax credits. Builders of market-rate and affordable housing have noted rising materials and labor costs, as well as a shortage of skilled labor.
- Availability of financing.
- Land use controls. Zoning designations affect the availability of land suitable for multi-family development.
- Residential development standards, which control the type, location, and density of residential development in Elk Grove. Parking requirements, building setbacks, height limits, and open space requirements are essential to ensuring that Elk Grove remains a safe and enjoyable place to live, but may constrain the density at which land is developed.
- Design guidelines, which control the appearance of new development. The requirements of design guidelines may slightly increase the cost of building new housing.
- Site improvement, development impact, and processing fees. These fees can add significant cost to developing new housing. Developers must often pay for new roadway, sewer, water, and park facilities, along with miscellaneous other fees. There are also costs associated with getting projects approved by the City and other agencies.
- Permit and approval process. In addition to the cost of fees on new projects, the amount of time required to process them varies by project, and the developer generally must pay holding costs, such as property taxes, during this time.

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

The City is undertaking a number of actions to reduce potential barriers and constraints to affordable housing, as well as promote housing for special needs populations. These include funds in support of affordable housing development, fee reductions and waivers, regulatory incentives, density bonuses, and rezoning of sites to higher densities. These are described in more detail in the City's 2013-2021 Housing Element.

Discussion

More information is available in the City's 2013-2021 Housing Element.

AP-85 Other Actions – 91.220(k)

Actions planned to address obstacles to meeting underserved needs

While there are several constraints to meeting the needs of target-income residents, the primary obstacle is that there is a lack of funding to fully address all needs. Economic challenges in recent years forced many nonprofits to cut services. In response to the level of need, the City has maintained its commitment to providing local funding to nonprofits; in 2018-19, the City's Community Service Grant program funding will increase to about \$380,000. The City also supports nonprofits' efforts to raise private funds, in part through providing direct funding and in-kind services to special events, including fundraisers.

Another obstacle to meeting underserved needs is that the location of many available services is in the City of Sacramento. Elk Grove works closely with the regional transit agencies to improve access, and there are several daily public transportation linkages between Elk Grove and downtown Sacramento. The City has also encouraged nonprofit agencies to operate satellite offices within Elk Grove.

Another obstacle is the number of nonprofits that need assistance with basic management and fiscal policies. Many new nonprofits have formed in Elk Grove and throughout the region, and they have small but passionate staffs and volunteers devoted to a variety of issues. Unfortunately, most new nonprofits do not have the capacity to meet the financial and reporting requirements of CDBG and other grant programs, and may need basic assistance securing tax-exempt status, setting up bookkeeping systems, and applying for grants. City staff is willing to meet with potential applicants throughout the year to provide assistance with preparing for an application or to administer a grant in accordance with federal requirements. In addition, the City plans to offer a capacity-building training for nonprofits in 2018-19.

Actions planned to foster and maintain affordable housing

In 2018-19, the City will offer several programs to foster and maintain affordable housing:

- The Habitat for Humanity Home Repair Program will offer volunteer-based home repairs to homeowners in the greatest need of assistance and provide health and safety repairs to their homes.
- Construction will be completed on a new housing project with 97 affordable units (Bow Street Apartments), supported by a \$5 million loan from the City.
- The City will likely fund a new 95-unit affordable housing project (Gardens at Quail Run), supported by a loan from the City's Affordable Housing Fund.
- The City will maintain its investment in affordable rental housing, in which it has loaned \$64 million and created 1,588 affordable housing units in roughly the last decade.

Actions planned to reduce lead-based paint hazards

While most housing units were built after 1978 in Elk Grove, the City will work together with the Sacramento County Health and Human Services Department to monitor incidences of elevated blood levels.

The City will also provide lead-abatement assistance for residential units through its partnership with Habitat for Humanity on home repairs. The program will comply with the Residential Lead Based Paint Hazard Reduction Act of 1992 (Title X) and subsequent changes in September 1999. The procedures

regarding lead-based paint in both rehabilitation programs will include notification, identification, and treatment (if necessary).

Actions planned to reduce the number of poverty-level families

The City's anti-poverty strategy is based on providing a range of employment opportunities and supportive services aimed at enabling those in poverty to move into the workforce or obtain benefits to which they are entitled (e.g., Social Security, disability). During the 2018-19 program year, these activities will include the Support Works, housing counseling, and Uplift Elk Grove, among others. The Support Works program offered by the Elk Grove Food Bank will provide case management, employment training, life skills coaching, and some educational opportunities. A component of the housing counseling services provided by Sacramento Self-Help Housing is benefits counseling and social service referrals. The City will also continue to support activities that preserve and expand the supply of housing that is affordable to low-income households.

Actions planned to develop institutional structure

The City's Development Services Department is responsible for the management, implementation, and monitoring of the Consolidated Plan documents, including the Action Plan. The Housing and Public Services Division within the department is specifically charged with these tasks.

The City also has a designated staff position (Housing and Public Services Manager) to administer the programs and activities funded with CDBG funds. Staff works with the individual City divisions, such as Public Works, Economic Development, and Code Enforcement, and the City's advisory committees to develop procedures and coordination for administering programs that will be carried out by these divisions.

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

The City will continue its work with neighboring jurisdictions, such as the County and the City of Sacramento and the Sacramento Housing and Redevelopment Agency, to address the regional issues that affect the needs of low-income persons as well as special needs populations. The City will also continue to work with many of the local nonprofits that provide a range of services to low-income Elk Grove residents. In addition, the City plans to work with Rancho Cordova and Citrus Heights, the two other small entitlement jurisdictions in Sacramento County, to research issues of interest to all jurisdictions and to coordinate on shared subrecipient monitoring.

In 2018-19, the City will continue to work with SHRA, Citrus Heights, Rancho Cordova, and seven other regional jurisdictions to complete an Analysis of Impediments to Fair Housing Choice (which began as an Assessment of Fair Housing) that covers major metro areas in Sacramento, Placer, and Yolo Counties. The City also continues to work with some of those entities, plus Sacramento County, on a long-term solution to providing quality fair housing information and investigation services.

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

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 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

Discussion

The City calculates its low-income benefit on a one-year timeframe.

Attachment A
Resolution

RESOLUTION NO. 2019-058

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
ADOPTING AMENDMENT #1 TO THE COMMUNITY DEVELOPMENT BLOCK
GRANT (CDBG) 2018-19 ACTION PLAN (CEQA EXEMPT)**

WHEREAS, the Community Development Block Grant Program, authorized pursuant to Title 1 of the Housing and Community Development Act of 1974, as amended (Act), requires that jurisdictions provide for the issuance of grants in order to attain the objective of providing decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low- and moderate-income; and

WHEREAS, on May 9, 2018, the City Council adopted the 2018-19 Action Plan (Action Plan), which describes the specific programs to be funded for the 2018-19 program year; and

WHEREAS, subsequent to the adoption of the Action Plan, staff identified unspent funding available for reallocation to other CDBG-eligible projects; and

WHEREAS, the amount of funding to be reallocated requires a substantial amendment to the Action Plan; and

WHEREAS, the City of Elk Grove has held, with proper notification and after a mandatory 30-day public comment period, a public hearing on March 27, 2019, to receive comments and proposals from the public regarding the proposed amendment to the Action Plan and use of CDBG funds.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Elk Grove hereby finds Amendment #1 to the 2018-19 Action Plan exempt from CEQA pursuant to the following finding:

Finding: Amendment #1 to the 2018-19 Action Plan is exempt from the California Environmental Quality Act.

Evidence: The adoption of Amendment #1 of the Action Plan is a project under CEQA; however, it qualifies for an exemption as follows:

1. The Curb Ramp Accessibility Upgrades Project (WAC012) is exempt under CEQA Guidelines Section 15378(b)(4), which specifically exempts "the creation of government funding mechanisms or other fiscal activities which do not involve any commitment to any specific project." The adoption of the Action Plan allocates funding for these projects but does not fully commit these funds. Commitment of the funds does not occur until award of a construction contract. The project is also exempt from CEQA under CEQA Guidelines Section 15301, which applies to maintenance, operation, or minor alteration of existing public or private structures. The Curb Ramp Accessibility Upgrades project involves minor revisions to curb ramps within the City with negligible or no expansion of existing use. Therefore, the project qualifies for this exemption.

AND, BE IT RESOLVED that the City Council of the City of Elk Grove hereby approves the adoption of the Amendment #1 to the 2018-19 Action Plan.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 27th day of March 2019



STEVE LY, MAYOR of the
CITY OF ELK GROVE

ATTEST:



JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:



JONATHAN P. HOBBS,
CITY ATTORNEY

CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2019-058

STATE OF CALIFORNIA)
COUNTY OF SACRAMENTO)
CITY OF ELK GROVE) **ss**

I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on March 27, 2019 by the following vote:

AYES: COUNCILMEMBERS: *Ly, Hume, Nguyen*

NOES: COUNCILMEMBERS: *None*

ABSTAIN: COUNCILMEMBERS: *None*

ABSENT: COUNCILMEMBERS: *Detrick, Suen*


Jason Lindgren, City Clerk
City of Elk Grove, California

Attachment B

Public Notices and Public Comment

In the Superior Court of the State of California

IN AND FOR THE

COUNTY OF

Sacramento

Certificate of Publication of NOTICE OF PUBLIC HEARING

State of California

SS.

County of SACRAMENTO

I, DAVID R. HERBURGER, certify on penalty of perjury:

That affiant is and at all times hereinafter mentioned was a citizen of the United States, over the age of eighteen years and was at and during all said times the printer and publisher of THE ELK GROVE CITIZEN, a newspaper published in Elk Grove, County of Sacramento, State of California; that said newspaper is and was at all times herein mentioned, a newspaper of general circulation as that term is defined by Sections 6000 and 6001 of the Government Code of the State of California, and as provided by said sections is and was at all times herein mentioned published for the dissemination of local and telegraphic news and intelligence of a general character, having a bona fide subscription list of paying subscribers, and is not and was not during all said times devoted to the interests or published for the entertainment or instruction of a particular class, profession, trade, calling, race or denomination, or for the entertainment and instruction of any number of such classes, professions, trades, callings, races or denominations; that at all said times said newspaper has been established, printed and published in said Sacramento County and State, at regular intervals for more than one year preceding the first publication of the NOTICE herein mentioned; that said NOTICE was set in type not smaller than nonpareil and was preceded with words printed in black face type not smaller than nonpareil describing and expressing in general terms the purport and character of the notice intended to be given; that the NOTICE in the above entitled matter, of which the annexed is a true printed copy, was published in said newspaper on the following dates, to wit:

FEBRUARY 22, 2019

that the date of the first publication of said

NOTICE OF PUBLIC HEARING

in said newspaper is FEBRUARY 22, 2019



DAVID R. HERBURGER

THE ELK GROVE CITIZEN

Dated: FEBRUARY 22, 2019

PUBLIC NOTICE

**CITY OF ELK GROVE - CITY COUNCIL
NOTICE OF PUBLIC HEARING**

Dated: February 22, 2019

NOTICE is hereby given that on **March 27, 2019, at 6:00 p.m.**, or as soon thereafter as the matter may be heard, the City Council of the City of Elk Grove will hold a Public Hearing at the **Elk Grove City Hall, located at 8400 Laguna Palms Way, Elk Grove**, to consider the following actions:

ADOPTION OF AMENDMENT #1 TO THE 2018-19 COMMUNITY DEVELOPMENT BLOCK GRANT ACTION PLAN

The purpose of this public hearing is to consider adoption of Amendment #1 to the Community Development Block Grant (CDBG) 2018-19 Action Plan. The Action Plan describes the CDBG programs and activities the City expects to undertake in the 2018-19 fiscal year. The City anticipates amending the Action Plan to reallocate approximately \$330,638 in unspent funding from 2018. The City plans to use these funds for accessibility improvements.

The release of this notice is one of the City's activities to fulfill citizen participation requirements. Federal regulations require localities to provide the public with reasonable access to the documents.

The draft Action Plan amendment is available for public review on February 22, 2019 at the Elk Grove City Hall, 8401 Laguna Palms Way; the Elk Grove Public Library, 8900 Elk Grove Boulevard; Franklin Public Library, 10055 Franklin High Road; and the Senior Center of Elk Grove, 8830 Sharkey Avenue. It is also available for public review on February 22, 2019 on the City's website at www.elkgrovecity.org/cdbg. Copies of the draft Action Plan amendment will be made available upon request and are free of charge.

The public review and comment period will begin February 22, 2019 and will end March 27, 2019. The City of Elk Grove City Council will consider adoption of the Action Plan amendment and provide an additional opportunity for public comment at their March 27, 2019 meeting.

The City of Elk Grove encourages interested parties to attend public meetings and comment on the issues being discussed. If you wish to provide testimony and are unable to attend the meeting, written comments that are delivered to the City Clerk's office prior to the time of the hearing will be made a part of the public record.

Public comment on all aspects of the City's CDBG programs is welcome and may be submitted by mail to Sarah Bontrager, Housing and Public Services Manager, 8401 Laguna Palms Way, Elk Grove, CA 95758 or by phone/email at: 916.627.3209 or sbontrager@elkgrovecity.org

If you need translation services for languages other than English, please call 916.478.2254 for assistance.
 Spanish: Si necesita servicios de traducción para otro lenguaje, aparte de inglés, por-favor llamar al 916.478.2254 para asistencia.
 Vietnamese: Nếu bạn cần dịch vụ thông dịch cho các ngôn ngữ khác ngoài tiếng Anh, xin vui lòng gọi 916.478.2254 để được trợ giúp.
 Tagalog: Kung nangangailangan po ng tulong o interpretasyon sa ibang wika liban sa inglés, tumawag lang po sa 916.478.2254.
 Chinese: 若你需要中文翻譯服務, 請來電 916.478.2254 接受協助

NOTICE REGARDING CHALLENGES TO DECISIONS
 Pursuant to all applicable laws and regulations, if you wish to challenge in court any of the above decisions (including planning, zoning and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the city at, or prior to, this public hearing.

ADA COMPLIANCE STATEMENT
 In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Office of the City Clerk at (916) 478-3635. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

February 22, 2019

EGF 3582

In the Superior Court of the State of California

IN AND FOR THE

COUNTY OF

Sacramento

Certificate of Publication of NOTICE OF PUBLIC HEARING

State of California

SS.

County of SACRAMENTO

I, DAVID R. HERBURGER, certify on penalty of perjury:

PUBLIC NOTICE

CITY OF ELK GROVE - CITY COUNCIL NOTICE OF PUBLIC HEARING

Dated: March 13, 2019

NOTICE is hereby given that on March 27, 2019, at 6:00 p.m., or as soon thereafter as the matter may be heard, the City Council of the City of Elk Grove will hold a Public Hearing at the Elk Grove City Hall, located at 8400 Laguna Palms Way, Elk Grove, to consider the following actions:

2019-20 COMMUNITY DEVELOPMENT BLOCK GRANT AND COMMUNITY SERVICE GRANT ACTIVITIES & ADOPTION OF AMENDMENT #1 TO THE 2018-19 COMMUNITY DEVELOPMENT BLOCK GRANT ACTION PLAN

The purpose of this public hearing is to consider priorities and activities for the Community Development Block Grant (CDBG) and Community Service Grant (CSG) programs. The draft 2019-20 Action Plan, which will be available as stated below, will describe the CDBG programs and activities the City expects to undertake in the 2019-20 fiscal year. The City anticipates receiving approximately \$900,000 in new CDBG funding and reallocating approximately \$330,638 in unspent funding from 2018. The City plans to use these funds for housing programs, public improvements, public services, and planning and administration.

The release of this notice is one of the City's activities to fulfill citizen participation requirements. Federal regulations require localities to provide the public with reasonable access to the documents.

The draft 2019-20 Action Plan will be available for public review on April 8, 2019 at the Elk Grove City Hall, 8401 Laguna Palms Way; the Elk Grove Public Library, 8900 Elk Grove Boulevard; Franklin Public Library, 10055 Franklin High Road; and the Senior Center of Elk Grove, 8830 Sharkey Avenue. It will also be available for public review on April 8, 2019 on the City's website at www.elkgrovecity.org/cdbg. Copies of the Action Plan will be made available upon request and are free of charge.

The public review and comment period for the 2019-20 Action Plan will begin April 8, 2019 and will end May 8, 2019. The City of Elk Grove City Council will consider adoption of the Action Plan and provide an additional opportunity for public comment at their May 8, 2019 meeting.

The draft 2018-19 Action Plan amendment was made available for public review on February 22, 2019 and will be available until March 27, 2019 at the following locations: Elk Grove City Hall, 8401 Laguna Palms Way; Elk Grove Public Library, 8900 Elk Grove Boulevard; Franklin Public Library, 10055 Franklin High Road; and Senior Center of Elk Grove, 8830 Sharkey Avenue. The draft 2018-19 Action Plan amendment is also available for public review on the City's website at www.elkgrovecity.org/cdbg. Copies of the Action Plan amendment will be made available upon request at any of the locations identified above and are free of charge.

The public review and comment period for the 2018-19 Action Plan amendment began February 22, 2019 and will end March 27, 2019. The City Council will consider adoption of the 2018-19 Action Plan amendment and provide an additional opportunity for public comment at its March 27, 2019 meeting.

The City of Elk Grove encourages interested parties to attend public meetings and comment on the issues being discussed. If you wish to provide testimony and are unable to attend the meeting, written comments that are delivered to the City Clerk's office prior to the time of the hearing will be made a part of the public record.

Public comment on all aspects of the City's CDBG and CSG programs is welcome and may be submitted by mail to Sarah Bontrager, Housing and Public Services Manager, 8401 Laguna Palms Way, Elk Grove, CA 95758 or by phone/email at (916) 627-3209 or sbontrager@elkgrovecity.org.

If you need translation services for languages other than English, please call 916.478.2254 for assistance.

Spanish: Si necesita servicios de traducción para otro lenguaje, aparte de Ingles, por favor llamar al 916.478.2254 para asistencia.

Vietnamese: Nếu bạn cần dịch vụ thông dịch cho các ngôn ngữ khác ngoài tiếng Anh, xin vui lòng gọi 916.478.2254 để được trợ giúp.

Tagalog: Kung nangangailangan po ng tulong o interpretasyon sa ibang wika liban sa Ingles, tumawag lang po sa 916.478.2254.

Chinese: 若你需要中文翻譯服務, 請來電 916.478.2254 接受協助

NOTICE REGARDING CHALLENGES TO DECISIONS

Pursuant to all applicable laws and regulations, if you wish to challenge in court any of the above decisions (including planning, zoning and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the city at, or prior to, this public hearing.

ADA COMPLIANCE STATEMENT

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Office of the City Clerk at (916) 478-3635. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

March 13, 2019

EGW

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That affiant is and at all times hereinafter mentioned was a citizen of the United States, over the age of eighteen years and was at and during all said times the printer and publisher of THE ELK GROVE CITIZEN, a newspaper published in Elk Grove, County of Sacramento, State of California; that said newspaper is and was at all times herein mentioned, a newspaper of general circulation as that term is defined by Sections 6000 and 6001 of the Government Code of the State of California, and as provided by said sections is and was at all times herein mentioned published for the dissemination of local and telegraphic news and intelligence of a general character, having a bona fide subscription list of paying subscribers, and is not and was not during all said times devoted to the interests or published for the entertainment or instruction of a particular class, profession, trade, calling, race or denomination, or for the entertainment and instruction of any number of such classes, professions, trades, callings, races or denominations; that at all said times said newspaper has been established, printed and published in said Sacramento County and State, at regular intervals for more than one year preceding the first publication of the NOTICE herein mentioned; that said NOTICE was set in type not smaller than nonpareil and was preceded with words printed in black face type not smaller than nonpareil describing and expressing in general terms the purport and character of the notice intended to be given; that the NOTICE in the above entitled matter, of which the annexed is a true printed copy, was published in said newspaper on the following dates, to wit:

MARCH 13, 2019

that the date of the first publication of said

NOTICE OF PUBLIC HEARING

in said newspaper is MARCH 13, 2019

[Handwritten signature]

DAVID R. HERBURGER

THE ELK GROVE CITIZEN

Dated: MARCH 13, 2019

SUMMARY OF PUBLIC COMMENT RECEIVED

No public comment was received.