



Transitional house kitchen, post-rehab, 2013.

**2012-2013 CDBG CONSOLIDATED ANNUAL
PERFORMANCE AND EVALUATION
REPORT
CITY OF ELK GROVE**

FINAL SEPTEMBER 25, 2013



2012-13 CAPER

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I. EXECUTIVE SUMMARY

This Consolidated Annual Performance and Evaluation Report describes the City's housing and community development accomplishments in the 2012-13 fiscal year, with a special focus on those activities funded by the Community Development Block Grant.

In the 2012-13 program year, the City funded a variety of projects, including acquisition and rehabilitation of a transitional house, curb ramp accessibility upgrades, housing repairs for low-income households, and several public service activities. Accomplishments include the following:

- Completion of ADA improvements to 18 curb ramps throughout the City that had been designated a high priority by the City's Disability Advisory Committee;
- Acquisition and rehabilitation of a 5-bedroom home for use as transitional housing;
- Completion of a trail connection at Camada Court;
- Completion of accessibility improvements to 10 bus stops throughout Elk Grove; and
- Provision of funding for several non-profit service agencies to offer assistance to Elk Grove residents by offering free meals to seniors (home-delivered and at the Senior Center), supportive services, housing counseling for homeless households, and advice on fair housing rights and landlord-tenant law.

In addition, staff developed and administered the new Minor Home Repair Program, met with public service providers, and implemented monitoring and fiscal systems to oversee and track progress of the CDBG grant program.

The City also supported the development of a 204-unit family affordable housing complex and a 69-unit senior affordable housing complex, both of which were funded by the Affordable Housing Fund.

II. INTRODUCTION

As an entitlement grantee for the United States Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) program, the City of Elk Grove is required to prepare a Consolidated Annual Performance and Evaluation Report (CAPER) to analyze and summarize program accomplishments during the preceding program year. This CAPER assesses the City's progress in completing activities identified in the 2012-13 Action Plan for the period July 1, 2012 through June 30, 2013, as well as programs that were continued from previous fiscal years. The CAPER also reports the progress in meeting overall five-year Consolidated Plan goals and priorities, and identifies areas for improvement as a result of annual self-evaluations and HUD performance reviews.

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The City of Elk Grove Planning Division, within the Development Services Department, serves as the lead agency for the administration of CDBG funds. Questions regarding this report should be directed to:

City of Elk Grove
8401 Laguna Palms Drive
Elk Grove, CA 95758
Attn: Housing Program Manager
(916) 627-3209 | sbontrager@elkgrovecity.org

This report was made available for public review during a 15-day public comment period from September 10, 2013 to September 25, 2013. A public notice announcing its availability was published in the Elk Grove Citizen on August 30, 2013. A public hearing on the report will be held on September 25, 2013 at the Elk Grove City Council meeting. Citizen comments received are summarized in **Appendix A**.

III. ACTIVITY SUMMARIES

This section includes a status update for each project that was open during the 2012-13 fiscal year. Funding allocations and actual expenditures are totals for the project overall as of June 30, 2013.

HOUSING

08-02 Emergency Repair Loan Program

The Emergency Repair Loan Program provided forgivable loans to very low-income homeowners who need health and safety repairs. Loans are generally forgivable over a period of 10 years as long as the homeowner continues to occupy the home as their principal residence. This program supported the maintenance of the housing stock in the City of Elk Grove. This activity was originally funded in 2008.

2012-13 Objective:	Not applicable (funded in 2008-09)
Funding Allocated:	\$81,863
2012-13 Accomplishment:	1 home repaired; balance of funding reallocated
Actual Expenditure:	\$62,910
Narrative:	The City completed one repair for a low-income household. In August, the City started offering the Minor Home Repair Program in place of the Emergency Repair Loan Program and the funding balance was reallocated to the new program.

11-02 Owner-Occupied Rehabilitation Loan Program

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The Owner-Occupied Rehabilitation Program provided low-interest loans to target-income homeowners with housing rehabilitation needs. This program was originally funded in 2011.

2012-13 Objective: Not applicable (2011-12 objective was 2 homes rehabilitated)

Funding Allocated: \$80,000

2012-13 Accomplishment: Funds reallocated to other activities

Actual Expenditure: \$0

Narrative: City staff advertised the program through the City's website, social service providers, and other means. One application was processed by staff, but ultimately the homeowner was not able to clear all liens from the property. Although there is a moderate level of need for this type of assistance, many homeowners in need owe substantially more on their homes than the homes are worth, and making loans in that situation is not consistent with the program's goals. Staff reworked available housing programs in 2012-13 and determined that funds allocated for large-scale rehabilitation would be better spent in other areas.

12-02 Minor Home Repair Program

The Minor Home Repair Program provides small forgivable loans to low-income homeowners in order to make health- and safety-related repairs to their homes. This program supports the maintenance of the housing stock in the City of Elk Grove.

2012-13 Objective: 8 homes repaired

Funding Allocated: \$58,863

2012-13 Accomplishment: 1 home repaired

Actual Expenditure: \$0

Narrative: The City completed program guidelines and the program began in Fall 2012. Although there was a waiting list, many of the people on the list ultimately did not complete applications or did not have a health and safety issue at their property. Several application were pending at the end of 2012-13, and this project is anticipated to be completed in 2013-14.

12-03 Elk Grove Water District Rental Rehabilitation

The Elk Grove Water District will install backflow devices at 15 fourplexes occupied primarily by low-income tenants paying affordable rents.

2012-13 Objective: 15 fourplexes (60 units) rehabilitated

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Funding Allocated: \$20,000

2012-13 Accomplishment: None

Actual Expenditure: \$0

Narrative: City staff discussed implementation with the Water District. The Water District is evaluating the best location for the program and ways to implement the program given the challenges of working with tenants and landlords to ensure that both the tenant and the property meet CDBG eligibility requirements.

12-04 Graffiti Fighters

Graffiti Fighters removes graffiti from private property (primarily residential and commercial) within 24 hours of receiving a report. The program is administered by the Code Enforcement Division, and focuses on maintaining property values and improving neighborhood safety. A significant proportion of graffiti is gang-related and information will also be shared with the Police Department. This program qualifies as removal of spot blight.

2012-13 Objective: 500 properties assisted

Funding Allocated: \$53,000

2012-13 Accomplishment: 513 properties assisted

Actual Expenditure: \$50,385

Narrative: City staff spent nearly 1,000 hours investigating and removing graffiti from private property, primarily by painting over it with the owner's permission. Staff also maintained data (including photos) on all graffiti and that information is available to the Police Department.

Downpayment Assistance Program

The City received a \$700,000 HOME grant (2011-12) and a \$1 million CalHome grant (2012-13) from the California Department of Housing and Community Development. The City began offering downpayment assistance to income-eligible buyers in January 2013. Unfortunately, competition from cash investors and rising home prices resulted in challenges for buyers in securing properties to purchase. The City will continue to offer the program in 2013-14.

Acquisition/Rehab/Resale Program

The Acquisition/Rehab/Resale Program provided funding to two of the City's developer partners to acquire foreclosed homes in poor condition, rehabilitate them, and resell them to low- and very low-income households. The program was funded through a Neighborhood Stabilization Program (NSP) grant.

Of the 15 properties purchased, a total of 13 have been resold to income-qualified households. In 2012-13, two properties were resold to low- and very low-income

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households. An additional two units were transferred to a nonprofit for use as very low-income rental housing.

Affordable Housing Fund

The Affordable Housing Fund (AHF) provides gap financing to developers of new affordable housing within Elk Grove. Projects also typically make use of tax credit financing and conventional financing. In 2012-13, two projects were completed:

- Ridge Apartments, a 204-unit family complex developed by St. Anton Partners, completed construction in late 2012.
- Vintage at Laguna II, a 69-unit senior complex developed by USA Properties, completed construction in Fall 2012.

The City also completed an update to its Affordable Housing Nexus Study in 2012-13. The nexus study established the maximum affordable housing fee charged to new residential and non-residential development. The City Council adopted new ordinances and resolutions related to the amount and implementation of the fee in early 2013.

PUBLIC FACILITIES

11-03 Sidewalk Infill and Curb Ramps – EG Blvd.

Construct new curbs, gutters, and sidewalks; upgrade existing curb ramps to meet ADA standards; and install new streetlights along a section of Elk Grove Boulevard between Kent Street and Waterman Road. This project was originally funded in 2011.

Objective:	1 public facility improvement completed
Funding Allocated:	\$194,772
2012-13 Accomplishment:	Project contract awarded, construction started
Actual Expenditure:	\$79,750
Narrative:	The project received environmental clearance from HUD in October 2012. The City also acquired necessary right-of-way. The project was designed and bid, and a contract was awarded, with construction starting in late June 2013. The project will be completed in 2013-14.

11-04 Bus Stop Improvements

Make ADA compliance and other improvements to 10 existing bus stops throughout the City, including the acquisition of sufficient right-of-way for nine of the bus stops.

Objective:	10 bus stop improvements completed
Funding Allocated:	\$120,000
2012-13 Accomplishment:	10 bus stop improvements completed

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Actual Expenditure: \$90,277

Narrative: The bus stops project made accessibility improvements to 10 bus stop locations, allowing disabled persons to more easily get on and off the buses. Using another funding source, some of the bus stops also had shelters installed. Remaining funding was reallocated to other projects.

11-05 Canada Court Trail Connection

Pave a footpath from the existing neighborhood to the Laguna Creek Trail. This project will take place in a CDBG target area.

Objective: 1 public facility improvement completed

Funding Allocated: \$63,750

2012-13 Accomplishment: 1 public facility improvement completed

Actual Expenditure: \$63,750

Narrative: The City acquired the property necessary to complete the project and completed construction on the trail, improving access to residents of a target area neighborhood.

11-11 Transitional Housing

Acquire and rehabilitate a home to be used for short-term housing for homeless adults. Adults will be allowed to stay in the house for up to six months, as long as they make progress toward goals on an individualized plan to achieve permanent housing. Clients will also participate in the Support Works Program to assist them in achieving job skills and stability needed to secure permanent housing.

Objective: 1 public facility improvement completed

Funding Allocated: \$254,293

2012-13 Accomplishment: 1 public facility improvement completed

Actual Expenditure: \$254,293

Narrative: The City acquired a five-bedroom home in poor condition and subsequently rehabbed it for use as transitional housing. Some of the rehab work was done by a licensed contractor, while more than 100 volunteers worked on less technical tasks (e.g. demolition, landscaping). Several groups, including churches and the Enactus Club at Cosumnes River College, made private donations. The transitional house was transferred to Sacramento Self-

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Help Housing, the nonprofit that will operate it, and the first residents moved in in May 2013.

12-05 Curb Ramp Accessibility Improvements

The Curb Ramp Accessibility Upgrades project will remove barriers to accessibility for disabled persons by installing ADA-accessible curb ramps at 14 or more priority locations throughout the City. Priority locations were chosen by the City's Disability Advisory Committee and included in the City's ADA Transition Plan. The project will be administered by the City's Public Works Division.

Objective: 14 ADA curb ramps completed

Funding Allocated: \$131,396

2012-13 Accomplishment: 18 ADA curb ramps completed

Actual Expenditure: \$93,894

Narrative: The curb ramp improvements were completed at various locations throughout Elk Grove that were designated a priority by the Disability Advisory Committee. The City designed, bid, and constructed the project. Due to problems with the contractor's capacity, not all of the ramps bid were completed and some unspent funds were reallocated to the 2013-14 curb ramps project.

12-06 North Side Elk Grove Blvd. Sidewalk Infill

The Elk Grove Boulevard Sidewalk Infill project will construct infill sidewalk along the north side of Elk Grove Boulevard between Porto Rosa Drive and Waterman Road. The City's Public Works Division will acquire right-of-way and complete design and construction of a sidewalk/AC path. The Elk Grove Water District will contribute funding to pay for the construction cost along their property frontage.

This project will close the last gap in sidewalk along this section of Elk Grove Boulevard, and will primarily benefit mobility-impaired individuals who are currently required travel in the road or to use the gravel and/or unlevel dirt surface adjacent to the travel lane. Disabled persons will gain much safer access from the residential areas to the shopping centers along Elk Grove Boulevard. The project was identified as the top accessibility priority by the City's Disability Advisory Committee.

Objective: 1 public improvement completed

Funding Allocated: \$200,090

2012-13 Accomplishment: None

Actual Expenditure: \$31,330

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Narrative: Preliminary design work and research on right-of-way was completed. A draft environmental assessment was prepared and is pending updates based on design changes. There were some challenges with right-of-way and design that delayed the project. Additional funding was allocated in 2013-14 and the project is anticipated to be completed in that year.

12-07 Waterman Road Sidewalk Infill

The Waterman Road Sidewalk Infill project will construct infill sidewalk to close a gap along Waterman Road between Chianti Way and Muffy Court. The City's Public Works Division will construct new sidewalk, curb, and gutter; install drain pipes; and reconfigure existing driveways as needed.

This project will close a gap in sidewalk along Waterman Road, and will primarily benefit mobility-impaired individuals who are currently required travel out into the street to navigate around the dirt, landscaping, and driveways on this developed parcel. The project was identified as a priority by the City's Disability Advisory Committee.

Objective: 1 public improvement completed

Funding Allocated: \$90,000

2012-13 Accomplishment: None

Actual Expenditure: \$81,329

Narrative: The project was designed, bid, and awarded. Construction started in Spring 2013, and is expected to be completed shortly after the start of the 2013-14 program year.

12-08 EGACT Facility Improvements

Elk Grove Adult Community Training (EGACT) will install automatic doors and weatherize two buildings at one or both of their two locations within Elk Grove. Weatherization improvements will increase energy efficiency and decrease utility bills associated with heating/cooling the buildings. EGACT's clientele is developmentally disabled adults.

Objective: 1 public facility improvement completed

Funding Allocated: \$43,000

2012-13 Accomplishment: None

Actual Expenditure: \$0

Narrative: The subrecipient evaluated options for completing weatherization and prepared a scope of work. Based on a poor response from contractors, the scope was revised

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and additional bids were obtained. The door installation was held to be bid with the continuation of the project funded in 2013-14. All work is expected to be completed in 2013-14.

PUBLIC SERVICES

12-09 Family Wellness Program

The Family Wellness Program will expand the Elk Grove Police Department's Juvenile Diversion efforts by offering fee waivers for low-income families and providing support for a part-time coordinator to oversee direct services. The program offers an innovative and cost-effective structure that uses supervised Master of Social Work students to provide assistance.

Objective: 135 persons served

Funding Allocated: \$12,000

2012-13 Accomplishment: None

Actual Expenditure: \$0

Narrative: The Police Department explored options for implementing this program but ultimately did not expend any funding during the program year. All funds will be reallocated in 2013-14.

12-10 Support Works

The Support Works program will offer life skills training, employability skills, body image/nutrition counseling, money management, and general education and counseling to low-income persons, including the homeless. GED and ESL programs will be provided at the Food Bank facility in coordination with Elk Grove Adult and Community Education. Support Works will be administered by the Elk Grove Food Bank, and is part of their comprehensive approach to helping Food Bank clients achieve self-sufficiency. The majority of clients at the City's transitional housing facility will be required to participate in the Support Works program.

Objective: 180 persons served

Funding Allocated: \$29,674

2012-13 Accomplishment: 452 persons served

Actual Expenditure: \$29,001

Narrative: The Support Works program greatly exceeded its goals for the 2012-13 year. More than 450 people participated in the activities offered by Support Works, including group and individual counseling, case management, job

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readiness, life skills, and GED/ESL classes. Remaining funds will be reallocated in 2013-14.

12-11 Fair Housing Services

The Human Rights/Fair Housing Commission provides housing discrimination complaint investigation for Elk Grove residents, researching and testing (if appropriate) complaints prior to forwarding them to HUD or the California Department of Fair Employment and Housing. HRFHC also conducts random testing of Elk Grove rental properties for evidence of discrimination, and provides landlord/tenant advice and mediation.

Objective: 116 households served

Funding Allocated: \$5,000

2012-13 Accomplishment: 170 households served

Actual Expenditure: \$4,999

Narrative: HRFHC answered 150 hotline calls, provided landlord/tenant mediation services to 19 residents, and investigated one discrimination complaint. They also received funding from the City's Community Service Grant.

12-12 Meals on Wheels

The Meals on Wheels program provides five hot or frozen nutritious meals to homebound Elk Grove seniors, and also benefits participating seniors through regular contact and monitoring. Hot meals are delivered each weekday, and frozen meals are delivered one day per week. The program is administered by Meals on Wheels by ACC.

Objective: 120 persons served

Funding Allocated: \$14,770

2012-13 Accomplishment: 109 seniors served

Actual Expenditure: \$14,770

Narrative: The Meals on Wheels program served nearly 14,000 meals to homebound Elk Grove seniors in 2012-13. Although they missed their goal in number of persons served (due to lower than anticipated turnover among recipients), they did meet their target number of meals served. They also received funding from the City's Community Service Grant.

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12-13 Homeless Services

Sacramento Self-Help Housing provides housing placement, counseling and referral services, and rental assistance to homeless or those at risk of becoming homeless. Motel vouchers or other limited assistance necessary to secure temporary or permanent housing may be provided. Sacramento Self-Help Housing offers services out of the Elk Grove Food Bank facility at least one day per week, and by phone on other weekdays.

Objective: 69 households served

Funding Allocated: \$25,000

2012-13 Accomplishment: 86 households served

Actual Expenditure: \$24,982

Narrative: SSHH provided housing counseling to 86 Elk Grove households that were homeless or at risk of becoming homeless. They were able to find housing for 39 households, and assisted five households with staying at their current residence. SSHH also actively participated in the Homeless Solutions Committee is managing the first transitional house in Elk Grove.

12-14 Congregate Meals

The Senior Center of Elk Grove provides nutritious meals to seniors attending the Center each weekday. CDBG funding was used to support a kitchen manager, who heats and serves the frozen meals provided through a contract with Meals on Wheels by ACC. The purchase of the meals was also funded by a portion of a \$100,000 local grant.

Objective: 245 persons served

Funding Allocated: \$12,000

2012-13 Accomplishment: 180 persons served

Actual Expenditure: \$12,000

Narrative: The Congregate Meals program served nearly 7,900 meals at the Elk Grove Senior Center in 2012-13. Their number of participants and meals served declined this year, and they did not meet their goals. The Senior Center is in the process of evaluating reasons for declining participation in the meal program at a time when overall usage of the Senior Center is rising. Some possible issues may be stigma associated with free meals, taste preferences, and a reservation system that requires a commitment one week in advance of the lunch date.

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12-15 Timothy Tuition Suitcase Program

The Timothy Tuition Suitcase Program provides lockable suitcases to foster children in Elk Grove. The program benefits foster children by providing a place to store and easily move their belongings. The program is administered by the Timothy Tuition Program, a small nonprofit created to assist foster children.

Objective: 100 persons served

Funding Allocated: \$3,500

2012-13 Accomplishment: 65 persons served

Actual Expenditure: \$2,064

Narrative: The Timothy Tuition Program purchased and distributed 65 suitcases with locks to Elk Grove foster youth, in partnership with the Elk Grove Unified School District. The organization was not able to meet their goal in distributing suitcases. The amount of funding received is proportionate to their level of achievement.

PLANNING AND ADMINISTRATION

12-01 Planning and Administration

The planning and administration funding is intended to provide funding for general staff administration of CDBG programs and activities, including program set-up, reporting, planning, and subrecipient training and monitoring.

Objective: Administration of the CDBG program

Funding Allocated: \$81,900

2012-13 Accomplishment: Not applicable

Actual Expenditure: \$45,319

Narrative: The City continued to administer the CDBG program in compliance with federal guidelines. A portion of the remaining balance in administrative funds was reallocated to capital projects in the 2013-14 Action Plan process; any other remaining funds will be reallocated in the 2013-14 fiscal year.

12-16 Planning Studies

The City will prepare the 2013-2018 Consolidated Plan and update the Analysis of Impediments to Fair Housing Choice (AI). The City may complete one or more of these efforts in coordination with other jurisdictions in the region.

Objective: Administration of the CDBG program

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Funding Allocated: \$25,000

2012-13 Accomplishment: Not applicable

Actual Expenditure: \$0

Narrative: The City set aside funding to assist in hiring a consultant to work on the Consolidated Plan and AI. Ultimately, staff completed the Consolidated Plan internally and within the regular administrative budget (12-01). Staff also coordinated with Citrus Heights and Rancho Cordova to hire a consultant to prepare an AI, but the work will not be performed until the 2013-14 fiscal year.

EXPENDITURE SUMMARY

The following tables show the City's 2012-13 expenditures in different categories and in comparison to federally-mandated caps. The IDIS reports in **Appendix C** show additional detail on the City's expenditures.

**Table 1
Timely Expenditure Calculation**

Timely Expenditure Calculation (150% max)	
Total 2012-13 annual funding	\$680,230
Total funds remaining at year-end	\$637,672
Percentage of funds remaining	94%

**Table 10
Planning and Administration Calculation**

Planning and Administration Calculation (20% max)	
Total 2012-13 annual funding	\$680,230
Total planning and admin expenditures	\$45,319
Planning and admin percentage	7%

**Table 11
Public Services Calculation**

Public Services Calculation (15% max)	
Total 2012-13 annual funding	\$680,230
Total public services expenditures	\$87,816
Public services percentage	13%

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IV. GENERAL NARRATIVE

AFFIRMATIVELY FURTHERING FAIR HOUSING

HUD provides specific requirements that entitlement grantees certify that they will affirmatively further fair housing in their jurisdiction. Fair housing objectives are broad, and include requirements to promote fair housing choice for all persons and to foster compliance with the nondiscrimination provisions of the Fair Housing Act. These requirements are satisfied, in part, by analyzing impediments to fair housing choice within the jurisdiction and taking appropriate action to overcome the effects of those identified impediments.

In 2009, the City completed an updated Analysis of Impediments to Fair Housing Choice (AI) and it was adopted by the City Council in May of the same year. The analysis evaluated demographics; lending patterns; local, state, and federal codes and regulations; fair housing complaints; and other relevant resources to determine impediments to fair housing in the community. Although evidence of significant and pervasive discrimination was not found, the AI did identify some areas of concern that should be addressed to assure continued fair housing. These areas specifically concern the continued supply of affordable housing, equal access to mortgage credit for all racial and ethnic groups, reasonable accommodation, continued fair housing education and enforcement, and building accessibility standards.

The City is in the process of updating the AI, and expects to submit a new AI in the 2013-14 fiscal year.

Human Rights/Fair Housing Commission

During the 2012-13 fiscal year, the City contracted with the Human Rights/Fair Housing Commission (HRFHC) to provide fair housing services. HRFHC is a local non-profit governmental entity that offers information on fair housing law and tenant-landlord disputes, as well as investigates housing discrimination complaints. The City has contracted with HRFHC or its nonprofit arm, the Center for Human Rights, Law, and Advocacy, since becoming a CDBG entitlement grantee in 2003. The City has also typically provided local funding, and HRFHC received \$5,000 in local funding in 2012-13, for a total of \$10,000.

In 2012-13, HRFHC offered information by phone from their Sacramento office five days per week, and extensive resources were also posted on their website. Additional actions taken to promote fair housing include outreach to community organizations and phone testing of several properties to determine the prevalence of discrimination based on familial status in rental housing.

City staff conducted a monitoring of HRFHC in 2011-12 and identified areas for improvement, including in financial systems, tracking demographic data, and commitment/approach to fair housing discrimination (as opposed to landlord-tenant dispute management). Shortly before the end of the fiscal year, HRFHC's Executive Director retired. Due to declining contributions from local government and other

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resources, as well as staffing and administrative challenges, the future of HRFHC is unclear.

Staff is working with other local jurisdictions to explore the possibility of alternate options to meet fair housing requirements. For 2013-14, the City contracted with Sacramento Self-Help Housing to provide some fair housing services, as well as landlord/tenant mediation. City Code Enforcement staff have attended fair housing trainings as well, and are able to answer basic fair housing questions from members of the public.

Other Efforts

The City displays fair housing materials at City Hall, and copies of these materials are free to the public. Fair housing information is sent free of charge to those who request it. In addition, the City promotes fair housing awareness in its housing programs and works with housing providers in the City to ensure the fair and equitable treatment of persons and households seeking housing in the City. The City's Code Enforcement Division also holds regular trainings for landlords, where fair housing is among the covered topics.

AFFORDABLE HOUSING

The City's affordable housing efforts in 2012-13 focused on expanding the supply of affordable housing and improving the ability of households to afford homeownership. In support of affordable housing, the City completed the following:

- Continued support to two affordable housing projects under construction. The Ridge Apartments, a 204-unit family apartment complex, received a \$9.7 million loan from the City. Vintage at Laguna II, a 69-unit senior apartment complex, received a \$5.6 million loan from the City. Construction on both projects was completed in 2012-13.
- Continued to market and sell homes affordable to very low- and low-income households through the NSP Acquisition/Rehab/Resale Program. Homes were priced below market-rate to entice low-income buyers. During 2012-13, two homes were resold and two condo units were transferred to a nonprofit for use as very low-income rental housing.
- Offered a downpayment assistance program focused on increasing the ability of lower-income households to purchase homes. The City received a \$700,000 HOME award and a \$1 million CalHome award from the California Department of Housing and Community Development to offer this program.

CONTINUUM OF CARE NARRATIVE

The principle behind the Continuum of Care approach is recognition that homelessness is not caused only by a lack of shelter, but also involves a variety of other underlying unmet needs and complicated barriers. Therefore, strategies to address homelessness must also provide a wide variety of services to address these needs and barriers. The Continuum of Care model is often viewed as a progression of appropriate and

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individualized services that take individuals and families from homelessness to permanent housing.

The Sacramento County Department of Human Assistance was for many years the lead coordinating agency for planning, coordinating, and monitoring programs within the Continuum of Care system serving Elk Grove's homeless residents. Due to national and local economic pressures, Sacramento County will no longer continue to provide this role. The new oversight agency, Sacramento Steps Forward, began to serve as a conduit for federal and state funding in 2011-12.

At a local level, the City's strategy related to the needs of the homeless, and those at risk of homelessness, involves the support of emergency shelter, transitional housing, and supportive services in Elk Grove. In 2012-13, the City's efforts related to homelessness included the following:

- Acquisition and rehabilitation of a 5-bedroom home for use as transitional housing. The home was transferred to a nonprofit, Sacramento Self-Help Housing in April 2013, and has been fully occupied since May 2013.
- Participation in the Homeless Solutions Committee, which is an informal meeting of persons and organizations with an interest in homeless issues. The Committee was instrumental to completion of the transitional house. Additionally, EG WINS, an emergency shelter projected to operate from November 2013 to February 2014, grew out of the efforts of the Homeless Solutions Committee members.
- Financial support of two organizations providing a range of services:
 - The Elk Grove Food Bank served as a primary resource for homeless and at-risk homeless households. The Food Bank operated five days per week, offering the Support Works program, case management, and food and clothing assistance. The Food Bank also worked closely with Sacramento Self-Help Housing and with the PATH Program, which was organized by the local faith-based community to address homelessness issues.
 - Sacramento Self-Help Housing provided housing counseling one to two days per week from a location at the Elk Grove Food Bank. The housing counseling included connection with transitional and permanent housing options in the region, as well as benefits counseling and limited assistance with rent, utilities, or motel vouchers.

LEVERAGING RESOURCES

With respect to public services funded with CDBG funds, the City requires all subrecipients to identify other resources they will utilize during the program year to operate and implement CDBG-supported activities. It is the City's intent to ensure adequate non-federal and private funds are available, thus minimizing the dependence on federal funds. To best leverage the City's available resources, the City will continue to layer private and non-federal resources with federal resources.

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OTHER ACTIONS IN SUPPORT OF CDBG GOALS

Addressing Obstacles to Meeting Underserved Needs

While there are several constraints to meeting the needs of lower-income residents noted in the Consolidated Plan, there are two primary obstacles to meeting underserved needs:

- Available funding is not sufficient to fully address the community's needs. In 2012-13, approximately \$102,000 in CDBG funding was available to public service agencies each year, and the City provided an additional \$300,000 in local funding. The City's nonprofits, particularly the Food Bank, have been reasonably successful at securing other public and private funding, but the level of need continues to increase at a time when the resources are stagnant or falling. The City continues to support nonprofits in their search for public and private funding, including by writing letters of support or otherwise facilitating applications.
- There is a lack of available services within the City of Elk Grove's boundaries. Elk Grove is served by several organizations that have offices locally, including the Food Bank, Elk Grove Adult Community Training, the Senior Center, and multiple youth organizations. However, the majority of the region's service providers, including for homeless services and domestic violence assistance, have their offices in Sacramento. The City's public transportation system, e-tran, provides routes to Sacramento, but residents are sometimes reluctant to travel outside of the community to receive services. The City has encouraged funded nonprofits to operate locally at least part-time, and Sacramento Self-Help Housing currently uses the Food Bank offices one to two days per week. The Food Bank continues to expand its scope to add complementary services, such as counseling, job training, GED/ESL classes, and case management, and may ultimately develop into a one-stop service location for Elk Grove residents.

Fostering and Maintaining Affordable Housing

The City updated its Housing Element in the 2008-09 CDBG program year. The 2008-2013 Housing Element includes a number of important programs to facilitate and maintain affordable housing in Elk Grove. Some of these programs include:

- Continue to support affordable housing development through direct financial assistance and regulatory incentives. (H-4 Action 2)
- Continue to assign Very Low Income Housing Trust Funds, Affordable Housing Trust Funds, and pursue CDBG/HOME funds and other affordable housing subsidies for housing projects affordable to very low- and low-income households. (H-6 Action 1)
- Continue to offer predevelopment financing assistance as needed through available federal, state, local, and private sources, including the HOME and

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CDBG programs, to assist affordable or special needs housing development being carried out by qualified non-profit housing corporations. (H-6 Action 2)

- Continue to provide waivers of select fees to all affordable housing projects and participate in the Sacramento County Regional Sanitation Board's fee waiver and deferral program to reduce impact fees for affordable housing development, prioritizing developments that offer first-time homebuyer units. (H-6 Action 3)
- Continue to require all affordable housing developments subsidized by the City or required by the City to be deed restricted for a period of at least 45 years and monitor as necessary. (H-8 Action 1)

Additional measures are identified and explained in detail in the City's Housing Element. The City is also in the process of preparing the 2013-2021 Housing Element, which will plan for the addition of more than 7,400 units, of which about 3,500 are to be for low-income households. (Note: The Housing Element process ensures that adequate and appropriately-zoned land is available, but does not require that housing be built.) The new Housing Element is expected to be adopted in early 2014.

For many years, the City has collected housing impact fees on new market-rate residential and non-residential development, and used those fees to support affordable housing development. In 2012-13, the City adopted new ordinances related to fees and adjusted the fee levels. The City also released an RFP to solicit proposals for new affordable housing, and made a conditional loan commitment of \$2 million to the selected project. Future income in the funds will be collected until the balance is sufficient to fund one or more new multi-family rental projects.

The City also operates the Minor Home Repair Program in order to maintain its stock of affordable owner-occupied housing. This program offers forgivable loans of up to \$10,000 in order to make necessary health and safety repairs.

Barriers to Affordable Housing

Elk Grove continues to work toward meeting the housing needs of its low-income residents. Falling sales prices in Elk Grove have made many homes affordable to low-income households, but many low-income homebuyers are out-competed by cash buyers, mostly investors. In the rental market, there is a relatively small gap between median rental prices and what low-income households can afford.

Home prices and rents are still high enough to make it difficult for extremely low-income and some very low-income households to locate an affordable unit. A continued supply of housing affordable to all household income levels is essential to meet the needs of the residents of the City. The City recognizes the importance of balancing construction of new affordable housing with preserving and rehabilitating current affordable housing resources.

Additional information on barriers to affordable housing can be found in the City's Housing Element and the Analysis of Impediments to Fair Housing Choice. Both of these

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documents explore barriers to producing affordable housing, including governmental and non-governmental constraints.

- Governmental constraints include land use controls, entitlement processing, fees, and building codes. Land use controls are necessary to ensure orderly and appropriate development and growth in the City. Fees, land dedication, and public improvements are usually required as part of land development and entitlement processing to ensure an adequate supply of infrastructure, parks, and schools to serve the development. To facilitate the development of affordable housing, the City may consider assisting developers in locating resources for funding affordable housing. Building and housing codes are implemented to ensure the safety of the community (housing residents, specifically). It is unlikely that the City will waive building or housing code requirements as a method of increasing affordability.
- Non-governmental constraints include the availability of mortgage and rehabilitation financing, the supply and cost of land, and construction costs. The City will monitor these constraints and provide incentives to reduce them when possible. One particular challenge is the number of homeowners “underwater” on their homes. These homeowners owe more on their homes than the homes are worth, and often have adjustable-rate or other unfavorable loans, making it impossible to secure a refinancing or home equity line of credit.

The City’s 2013-2021 Housing Element, which will be completed in 2014, will provide updated strategies to address affordable housing needs, including designation of land zoned for higher-density residential uses to accommodate approximately 3,500 units of affordable housing. The Housing Element will also evaluate current barriers to affordable housing.

Public Housing Needs and Resident Initiatives

The three small public housing complexes located in Elk Grove are administered by the Sacramento Housing and Redevelopment Agency (SHRA), which serves as the housing authority for Sacramento County. The City does not have its own local housing authority. Resident initiatives are therefore handled directly by SHRA.

SHRA encourages resident participation through its Resident Advisory Board, and Resident Committees, which communicate with SHRA management staff to exchange information pertinent to the residents and to discuss issues or concerns. SHRA also provides a number of different programs that bring services and information to residents on-site to help them to improve their quality of life. Such services include the Family Self-Sufficiency Program, job training, and special services for seniors and the disabled such as transportation, nutrition services, and companion services.

SHRA also administers the Housing Choice Voucher Program, formerly known as Section 8, which provides rental subsidies to very low-income households to rent privately-owned housing. Under the homeownership component of that program, eligible households can use their voucher to help make mortgage payments.

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Lead-Based Paint Hazards

While the majority of housing units in Elk Grove were built after 1978, there are an estimated 577 owner-occupied units and 489 rental units potentially contaminated with lead-based paint. The City established lead-based paint abatement procedures, in accordance with the Residential Lead-Based Paint Hazard Reduction Act and the new regulations adopted in 1999. These procedures apply to the Minor Home Repair Program.

The procedures regarding lead-based paint include notification procedures for owners and occupants; evaluation and identification of lead hazards; requirements for repair, reduction, or abatement of the lead hazards; and clearance examinations.

Compliance and Monitoring

The City used a monitoring system to ensure that CDBG-funded activities are carried out in compliance of applicable laws, regulations, policies, and sound management and accounting practices. The primary objectives of the City's monitoring efforts are:

- To ensure that subrecipients have the capacity to carry out their responsibilities and to do so in a timely manner;
- To ensure that subrecipients are carrying out the project as described in their agreement, complying with applicable laws and regulations; and
- To ensure that the project is operating in a manner that minimizes the opportunity for fraud, waste, and mismanagement.

At the beginning of the program year, all subrecipients were informed of the obligations to collect the required information on income, household composition, and race and ethnicity. The City also provided information on subrecipient agreement policies, data collection, and financial management and recommended each subrecipient read the "Playing by the Rules" guide produced by HUD. Staff provided technical assistance to subrecipients throughout the year.

Quarterly, staff examined the progress the subrecipient was making toward performance targets. Public services subrecipients must report their service population with each billing. Each subrecipient agreement contains provisions for reductions to or suspensions of payments in the event that targets are not being met (without valid reason) or when past performance issues have not been resolved. The City has placed a strong emphasis on its subrecipients gathering complete and accurate information on the persons and/or households they serve, and regularly reporting on progress.

Anti-Poverty Strategy

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, as well as supporting activities that preserve and expand the supply of housing that is affordable to target-income households.

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In 2012-13, the City's CDBG funds were used to support the following anti-poverty programs:

- Sacramento Self-Help Housing provided counseling and social services for the homeless.
- Meals on Wheels offered daily nutritious meals to very low-income homebound seniors.
- The Elk Grove Food Bank offered the Support Works program, which has group and individual counseling, case management, parenting and job skills training, and other resources focused on helping low-income households achieve financial stability.

Elk Grove residents also have access to anti-poverty services provided by the County Department of Human Assistance. The County provides many programs designed to provide temporary assistance to families in need, and coordinates the County's welfare-to-work programs, with an emphasis on creating employment connections and increasing the income of the program's participants. Overall, the goal of all agencies' programs is economic self-sufficiency.

SELF EVALUATION

What is the status of grant programs?

The City continued to implement the CDBG program in 2012-13. Staff worked with several nonprofits and public agencies to complete facility improvements and to provide a range of public service programs. Staff also monitored subrecipients through reporting submissions and meetings.

The City also continued to develop processes and documents (checklists, templates, etc.) to assist with internal grant management and help subrecipients manage their funding in compliance with CDBG regulations.

Are grant disbursements timely?

HUD requires that each year on May 1, grantees have available in their line of credit no more than 1.5 times that year's entitlement grant. The City of Elk Grove met that requirement this year.

The City continues to monitor projects experiencing delays in expending funds. Some of the delays in Public Works projects were due to complicated land acquisition issues, unexpected environmental conditions, and necessary clearances from other funding sources.

Staff has a system to draw funds shortly after the costs are paid or incurred, meaning the City is reimbursed promptly for all CDBG costs. The Housing Program Manager also meets regularly with Public Works to ensure that large public works project stay on track and do not negatively affect the City's timeliness status.

Are major goals on target?

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Overall, the City is progressing toward its goals of fostering the development of affordable housing and providing supportive services to the elderly, youth, and those with special needs. The City also prioritized economic development in 2012-13—although not funded by CDBG, the City has two staff positions in economic development, which focus specifically on bringing businesses and jobs to the City. The Food Bank also continued to expand its role in relation to employment opportunities; in addition to job readiness support, they offer GED/ESL offerings to increase participants' employability.

Are any activities or types of activities falling behind schedule?

The Activity Summaries section of this report provides a description of each 2012-13 activity and open activities from prior years, along with its actual accomplishments during the year. A few projects did fall behind schedule, most notably the Public Works projects.

Public Works projects encountered delays due to environmental review, land/right-of-way acquisition issues, and other sources of funding. All projects are expected to be completed in the 2013-14 fiscal year, and the City has taken steps to ensure that future projects are less likely to encounter the same types of delays and negatively impact the City's timely expenditure ratio.

The City took a proactive approach to reallocating funds for the 2012-13 year. Each project's rate of expenditure and ability to meet identified goals was analyzed and funds that appeared unlikely to be spent were reallocated as a part of the Action Plan process.

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

The housing and community development activities that are funded by CDBG are making a positive impact in the community and specifically on the needs identified in the Consolidated Plan and Action Plan. The funded activities and strategies are vital to the City's health and well-being in many ways. The City's considerable efforts to foster affordable housing allow more residents each year to have access to attractive and safe housing. The funded public service activities provide many vulnerable citizens, such as seniors and the disabled, with essential and life-enhancing services. Each funded activity in this program year is directly related to one of the goals in the Consolidated Plan and helps to further achievement of the City's community development objectives and goals.

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

The primary barrier to achieving the Consolidated Plan goals and strategies is a lack of funding. The City's need for affordable housing, public facilities, and public services to fully serve the low-income population is extensive, and far exceeds available funding resources. The state of the economy also limits the City's ability to fund projects and programs using local resources.

Another barrier is that Elk Grove does not contain areas of highly concentrated low-income or underserved populations. Thus, service providers typically offer services citywide and sometimes have a difficult time meeting the requirement that 51 percent of

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their clientele be low-income. Subrecipients have expressed frustration in spending limited resources on the administration of grant recipient reporting requirements instead of on direct service provision. The City continues to work with subrecipients to identify obstacles and solutions to client intake and reporting requirements, and offers assistance wherever available.

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

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

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APPENDIX A PUBLIC COMMENT

The City of Elk Grove provided opportunities for public involvement during the development of the CAPER. A copy of the public notice published in the Elk Grove Citizen is included following this narrative. Videos of all City Council meetings, including a full record of public comment, are available on the City's website.

This CAPER was made available for public review during a public comment period from September 10 to 25, 2013. A public notice announcing its availability was published in the Elk Grove Citizen on August 30, 2013. The CAPER was made available for review at City Hall, Senior Center of Elk Grove, the Elk Grove Public Library, and on the City's website. Copies of the CAPER were also made available free of charge at City Hall.

The City Council will hold a public hearing to discuss adoption of the CAPER on September 25, 2013. Any public comment received will be included in this section.

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APPENDIX B RESOLUTION

The resolution is included on the following page.

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APPENDIX C IDIS REPORTS

PR01 - HUD Grants and Program Income

Program	Fund Type	Grantee Name	Grant Number	Authorized Amount	Suballocated Amount
CDBG	EN	ELK GROVE	B03MC060058	\$496,000.00	\$0.00
			B04MC060058	\$442,000.00	\$0.00
			B05MC060058	\$435,487.00	\$0.00
			B06MC060058	\$452,742.00	\$0.00
			B07MC060058	\$475,823.00	\$0.00
			B08MC060058	\$492,958.00	\$0.00
			B09MC060058	\$500,738.00	\$0.00
			B10MC060058	\$543,178.00	\$0.00
			B11MC060058	\$455,032.00	\$0.00
			B12MC060058	\$680,230.00	\$0.00
			ELK GROVE Subtotal:	\$4,974,188.00	\$0.00
			EN Subtotal:	\$4,974,188.00	\$0.00
				PI	ELK GROVE
ELK GROVE Subtotal:	\$1,994.00	\$0.00			
PI Subtotal:	\$1,994.00	\$0.00			
CDBG-R	EN	ELK GROVE	B09MY060058	\$133,902.00	\$0.00
			ELK GROVE Subtotal:	\$133,902.00	\$0.00
EN Subtotal:	\$133,902.00	\$0.00			
GRANTEE TOTALS				\$5,110,084.00	\$0.00

PR01 - HUD Grants and Program Income

Program	Fund Type	Grantee Name	Grant Number	Amount Committed to Activities	Net Drawn Amount
CDBG	EN	ELK GROVE	B03MC060058	\$496,000.00	\$496,000.00
			B04MC060058	\$442,000.00	\$442,000.00
			B05MC060058	\$435,487.00	\$435,487.00
			B06MC060058	\$452,742.00	\$452,742.00
			B07MC060058	\$475,823.00	\$475,823.00
			B08MC060058	\$492,958.00	\$492,958.00
			B09MC060058	\$500,738.00	\$500,738.00
			B10MC060058	\$543,178.00	\$543,178.00
			B11MC060058	\$455,032.00	\$455,032.00
			B12MC060058	\$617,902.57	\$62,755.61
			ELK GROVE Subtotal:	\$4,911,860.57	\$4,356,713.61
			EN Subtotal:	\$4,911,860.57	\$4,356,713.61
				PI	ELK GROVE
ELK GROVE Subtotal:	\$1,994.00	\$1,994.00			
		PI Subtotal:		\$1,994.00	\$1,994.00
CDBG-R	EN	ELK GROVE	B09MY060058	\$133,902.00	\$133,902.00
			ELK GROVE Subtotal:	\$133,902.00	\$133,902.00
		EN Subtotal:		\$133,902.00	\$133,902.00
GRANTEE TOTALS				\$5,047,756.57	\$4,492,609.61

PR01 - HUD Grants and Program Income

Program	Fund Type	Grantee Name	Grant Number	Available to Commit	Available to Draw
CDBG	EN	ELK GROVE	B03MC060058	\$0.00	\$0.00
			B04MC060058	\$0.00	\$0.00
			B05MC060058	\$0.00	\$0.00
			B06MC060058	\$0.00	\$0.00
			B07MC060058	\$0.00	\$0.00
			B08MC060058	\$0.00	\$0.00
			B09MC060058	\$0.00	\$0.00
			B10MC060058	\$0.00	\$0.00
			B11MC060058	\$0.00	\$0.00
			B12MC060058	\$62,327.43	\$617,474.39
			ELK GROVE Subtotal:	\$62,327.43	\$617,474.39
			EN Subtotal:	\$62,327.43	\$617,474.39
		PI	ELK GROVE	B12MC060058	\$0.00
ELK GROVE Subtotal:				\$0.00	\$0.00
PI Subtotal:	\$0.00	\$0.00			
CDBG-R	EN	ELK GROVE	B09MY060058	\$0.00	\$0.00
			ELK GROVE Subtotal:	\$0.00	\$0.00
EN Subtotal:	\$0.00	\$0.00			
GRANTEE TOTALS				\$62,327.43	\$617,474.39



PART I: SUMMARY OF CDBG RESOURCES

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	0.00
02 ENTITLEMENT GRANT	680,230.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	1,994.00
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06 RETURNS	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	682,224.00

PART II: SUMMARY OF CDBG EXPENDITURES

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	753,233.14
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	753,233.14
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	37,535.45
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	790,768.59
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	(108,544.59)

PART III: LOWMOD BENEFIT THIS REPORTING PERIOD

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	730,514.34
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	730,514.34
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	96.98%

LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS

23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: PY: PY:
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	0.00
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	0.00
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	0.00%

PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	84,123.56
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	84,123.56
32 ENTITLEMENT GRANT	680,230.00
33 PRIOR YEAR PROGRAM INCOME	0.00
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	680,230.00
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	12.37%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	37,535.45
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	37,535.45
42 ENTITLEMENT GRANT	680,230.00
43 CURRENT YEAR PROGRAM INCOME	1,994.00
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	682,224.00
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	5.50%



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LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17

Report returned no data.

LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18

Report returned no data.

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2008	11	84	5476949	EMERGENCY REPAIR PROGRAM	14A	LMH	\$7,475.00
2011	3	115	5476930	Sidewalk Infill, Curb Ramps, Etc.	03L	LMA	\$2,762.00
2011	3	115	5476932	Sidewalk Infill, Curb Ramps, Etc.	03L	LMA	\$1,492.75
2011	3	115	5476933	Sidewalk Infill, Curb Ramps, Etc.	03L	LMA	\$840.00
2011	3	115	5476935	Sidewalk Infill, Curb Ramps, Etc.	03L	LMA	\$5,501.25
2011	3	115	5476937	Sidewalk Infill, Curb Ramps, Etc.	03L	LMA	\$575.00
2011	3	115	5494587	Sidewalk Infill, Curb Ramps, Etc.	03L	LMA	\$238.00
2011	3	115	5494591	Sidewalk Infill, Curb Ramps, Etc.	03L	LMA	\$87.50
2011	3	115	5494603	Sidewalk Infill, Curb Ramps, Etc.	03L	LMA	\$777.00
2011	3	115	5498866	Sidewalk Infill, Curb Ramps, Etc.	03L	LMA	\$226.25
2011	3	115	5498873	Sidewalk Infill, Curb Ramps, Etc.	03L	LMA	\$5,935.50
2011	3	115	5508367	Sidewalk Infill, Curb Ramps, Etc.	03L	LMA	\$4,387.50
2011	3	115	5509544	Sidewalk Infill, Curb Ramps, Etc.	03L	LMA	\$7,000.50
2011	3	115	5509581	Sidewalk Infill, Curb Ramps, Etc.	03L	LMA	\$601.25
2011	3	115	5519922	Sidewalk Infill, Curb Ramps, Etc.	03L	LMA	\$1,000.00
2011	3	115	5519988	Sidewalk Infill, Curb Ramps, Etc.	03L	LMA	\$80.00
2011	3	115	5522762	Sidewalk Infill, Curb Ramps, Etc.	03L	LMA	\$3,000.00
2011	3	115	5522793	Sidewalk Infill, Curb Ramps, Etc.	03L	LMA	\$1,507.50
2011	3	115	5522806	Sidewalk Infill, Curb Ramps, Etc.	03L	LMA	\$436.25
2011	3	115	5522808	Sidewalk Infill, Curb Ramps, Etc.	03L	LMA	\$125.00
2011	3	115	5522809	Sidewalk Infill, Curb Ramps, Etc.	03L	LMA	\$1,000.00
2011	3	115	5522810	Sidewalk Infill, Curb Ramps, Etc.	03L	LMA	\$1,000.00
2011	3	115	5522811	Sidewalk Infill, Curb Ramps, Etc.	03L	LMA	\$21.00
2011	3	115	5522812	Sidewalk Infill, Curb Ramps, Etc.	03L	LMA	\$21.00
2011	3	115	5531934	Sidewalk Infill, Curb Ramps, Etc.	03L	LMA	\$423.75
2011	3	115	5549557	Sidewalk Infill, Curb Ramps, Etc.	03L	LMA	\$680.00
2011	3	115	5549558	Sidewalk Infill, Curb Ramps, Etc.	03L	LMA	\$496.41
2011	3	115	5555050	Sidewalk Infill, Curb Ramps, Etc.	03L	LMA	\$42.50
2011	3	115	5581420	Sidewalk Infill, Curb Ramps, Etc.	03L	LMA	\$1,926.25
2011	3	115	5581421	Sidewalk Infill, Curb Ramps, Etc.	03L	LMA	\$1,545.25
2011	3	115	5581423	Sidewalk Infill, Curb Ramps, Etc.	03L	LMA	\$240.25
2011	3	115	5581424	Sidewalk Infill, Curb Ramps, Etc.	03L	LMA	\$297.50
2011	3	115	5581425	Sidewalk Infill, Curb Ramps, Etc.	03L	LMA	\$1,549.25
2011	3	115	5581426	Sidewalk Infill, Curb Ramps, Etc.	03L	LMA	\$4,681.00
2011	3	115	5581428	Sidewalk Infill, Curb Ramps, Etc.	03L	LMA	\$150.00
2011	3	115	5592608	Sidewalk Infill, Curb Ramps, Etc.	03L	LMA	\$21.25
2011	4	116	5475911	Bus Stop Improvements	03	LMC	\$41,869.39
2011	4	116	5476914	Bus Stop Improvements	03	LMC	\$1,654.99
2011	4	116	5476917	Bus Stop Improvements	03	LMC	\$567.00
2011	4	116	5476918	Bus Stop Improvements	03	LMC	\$1,759.55
2011	4	116	5476919	Bus Stop Improvements	03	LMC	\$2,175.50
2011	4	116	5476920	Bus Stop Improvements	03	LMC	\$170.00
2011	4	116	5476921	Bus Stop Improvements	03	LMC	\$1,598.00
2011	4	116	5476923	Bus Stop Improvements	03	LMC	\$21.25
2011	4	116	5494609	Bus Stop Improvements	03	LMC	\$261.25
2011	4	116	5495153	Bus Stop Improvements	03	LMC	\$15,463.80
2011	4	116	5498861	Bus Stop Improvements	03	LMC	\$7,022.36



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Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2011	4	116	5508364	Bus Stop Improvements	03	LMC	\$4,546.34
2011	4	116	5519985	Bus Stop Improvements	03	LMC	\$588.00
2011	4	116	5519986	Bus Stop Improvements	03	LMC	\$286.65
2011	4	116	5519991	Bus Stop Improvements	03	LMC	\$191.25
2011	4	116	5519993	Bus Stop Improvements	03	LMC	\$1,100.50
2011	4	116	5548191	Bus Stop Improvements	03	LMC	\$2,298.20
2011	4	116	5548193	Bus Stop Improvements	03	LMC	\$2,164.50
2011	4	116	5554038	Bus Stop Improvements	03	LMC	\$470.70
2011	4	116	5554041	Bus Stop Improvements	03	LMC	\$1,198.80
2011	4	116	5554043	Bus Stop Improvements	03	LMC	\$824.17
2011	4	116	5582223	Bus Stop Improvements	03	LMC	\$2,324.61
2011	5	117	5494597	Camada Court Trail Connection	03L	LMA	\$1,642.50
2011	5	117	5498851	Camada Court Trail Connection	03L	LMA	\$510.00
2011	5	117	5498853	Camada Court Trail Connection	03L	LMA	\$787.50
2011	5	117	5498900	Camada Court Trail Connection	03L	LMA	\$300.00
2011	5	117	5502919	Camada Court Trail Connection	03L	LMA	\$892.50
2011	5	117	5508365	Camada Court Trail Connection	03L	LMA	\$582.00
2011	5	117	5509556	Camada Court Trail Connection	03L	LMA	\$32.50
2011	5	117	5509557	Camada Court Trail Connection	03L	LMA	\$361.25
2011	5	117	5519989	Camada Court Trail Connection	03L	LMA	\$3,402.00
2011	5	117	5519994	Camada Court Trail Connection	03L	LMA	\$17,700.00
2011	5	117	5520025	Camada Court Trail Connection	03L	LMA	\$220.50
2011	5	117	5520026	Camada Court Trail Connection	03L	LMA	\$352.00
2011	5	117	5522781	Camada Court Trail Connection	03L	LMA	\$2,188.00
2011	5	117	5522782	Camada Court Trail Connection	03L	LMA	\$170.00
2011	5	117	5522795	Camada Court Trail Connection	03L	LMA	\$361.25
2011	5	117	5547975	Camada Court Trail Connection	03L	LMA	\$187.50
2011	5	117	5547977	Camada Court Trail Connection	03L	LMA	\$3,819.00
2011	5	117	5548225	Camada Court Trail Connection	03L	LMA	\$107.50
2011	11	123	5464189	Transitional Housing Acquisition/Rehab	03C	LMC	\$160.50
2011	11	123	5469572	Transitional Housing Acquisition/Rehab	03C	LMC	\$68.65
2011	11	123	5474601	Transitional Housing Acquisition/Rehab	03C	LMC	\$14.97
2011	11	123	5474602	Transitional Housing Acquisition/Rehab	03C	LMC	\$35.77
2011	11	123	5476955	Transitional Housing Acquisition/Rehab	03C	LMC	\$154,833.75
2011	11	123	5477020	Transitional Housing Acquisition/Rehab	03C	LMC	\$1,050.00
2011	11	123	5494614	Transitional Housing Acquisition/Rehab	03C	LMC	\$2,619.02
2011	11	123	5494615	Transitional Housing Acquisition/Rehab	03C	LMC	\$16.42
2011	11	123	5494616	Transitional Housing Acquisition/Rehab	03C	LMC	\$166.97
2011	11	123	5494622	Transitional Housing Acquisition/Rehab	03C	LMC	\$3,905.32
2011	11	123	5500116	Transitional Housing Acquisition/Rehab	03C	LMC	\$15.72
2011	11	123	5508801	Transitional Housing Acquisition/Rehab	03C	LMC	\$18.56
2011	11	123	5515526	Transitional Housing Acquisition/Rehab	03C	LMC	\$17.44
2011	11	123	5515527	Transitional Housing Acquisition/Rehab	03C	LMC	\$45.53
2011	11	123	5515532	Transitional Housing Acquisition/Rehab	03C	LMC	\$89.89
2011	11	123	5519920	Transitional Housing Acquisition/Rehab	03C	LMC	\$26.00
2011	11	123	5519921	Transitional Housing Acquisition/Rehab	03C	LMC	\$247.50
2011	11	123	5531524	Transitional Housing Acquisition/Rehab	03C	LMC	\$91.74
2011	11	123	5531525	Transitional Housing Acquisition/Rehab	03C	LMC	\$21.06
2011	11	123	5535212	Transitional Housing Acquisition/Rehab	03C	LMC	\$12,900.00
2011	11	123	5535213	Transitional Housing Acquisition/Rehab	03C	LMC	\$89.89
2011	11	123	5547960	Transitional Housing Acquisition/Rehab	03C	LMC	\$23,400.00
2011	11	123	5547961	Transitional Housing Acquisition/Rehab	03C	LMC	\$19,380.00
2011	11	123	5547970	Transitional Housing Acquisition/Rehab	03C	LMC	\$13,645.00
2011	11	123	5548208	Transitional Housing Acquisition/Rehab	03C	LMC	\$21.03
2011	11	123	5548210	Transitional Housing Acquisition/Rehab	03C	LMC	\$10.74
2011	11	123	5548211	Transitional Housing Acquisition/Rehab	03C	LMC	\$385.00
2011	11	123	5548212	Transitional Housing Acquisition/Rehab	03C	LMC	\$26.08



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Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2011	11	123	5548214	Transitional Housing Acquisition/Rehab	03C	LMC	\$24.13
2011	11	123	5548222	Transitional Housing Acquisition/Rehab	03C	LMC	\$240.25
2011	11	123	5548228	Transitional Housing Acquisition/Rehab	03C	LMC	\$1,840.00
2011	11	123	5548229	Transitional Housing Acquisition/Rehab	03C	LMC	\$63.49
2011	11	123	5551116	Transitional Housing Acquisition/Rehab	03C	LMC	\$3,954.00
2011	11	123	5554276	Transitional Housing Acquisition/Rehab	03C	LMC	\$91.74
2011	11	123	5554277	Transitional Housing Acquisition/Rehab	03C	LMC	\$17.22
2011	11	123	5554278	Transitional Housing Acquisition/Rehab	03C	LMC	\$26.60
2011	11	123	5557929	Transitional Housing Acquisition/Rehab	03C	LMC	\$91.74
2011	11	123	5581480	Transitional Housing Acquisition/Rehab	03C	LMC	\$21.68
2011	11	123	5581481	Transitional Housing Acquisition/Rehab	03C	LMC	\$3,954.00
2011	11	123	5592626	Transitional Housing Acquisition/Rehab	03C	LMC	\$27.08
2011	11	123	5592627	Transitional Housing Acquisition/Rehab	03C	LMC	\$3.06
2011	11	123	5592628	Transitional Housing Acquisition/Rehab	03C	LMC	\$31.50
2011	11	123	5592629	Transitional Housing Acquisition/Rehab	03C	LMC	\$82.08
2011	11	123	5592630	Transitional Housing Acquisition/Rehab	03C	LMC	\$265.23
2011	12	124	5466125	Curb Ramp Accessibility Upgrades	03L	LMC	\$6,380.19
2012	2	126	5494584	Minor Home Repair Program	14A	LMH	\$174.00
2012	2	126	5494604	Minor Home Repair Program	14A	LMH	\$298.00
2012	2	126	5516525	Minor Home Repair Program	14A	LMH	\$6,200.00
2012	2	126	5519947	Minor Home Repair Program	14A	LMH	\$232.00
2012	5	129	5494599	Curb Ramp Accessibility Upgrades	03L	LMC	\$1,776.00
2012	5	129	5498891	Curb Ramp Accessibility Upgrades	03L	LMC	\$1,305.00
2012	5	129	5498894	Curb Ramp Accessibility Upgrades	03L	LMC	\$1,831.50
2012	5	129	5508370	Curb Ramp Accessibility Upgrades	03L	LMC	\$564.00
2012	5	129	5509547	Curb Ramp Accessibility Upgrades	03L	LMC	\$3,444.75
2012	5	129	5509560	Curb Ramp Accessibility Upgrades	03L	LMC	\$95.00
2012	5	129	5531905	Curb Ramp Accessibility Upgrades	03L	LMC	\$354.88
2012	5	129	5554104	Curb Ramp Accessibility Upgrades	03L	LMC	\$10,540.72
2012	5	129	5555059	Curb Ramp Accessibility Upgrades	03L	LMC	\$5,067.75
2012	5	129	5581389	Curb Ramp Accessibility Upgrades	03L	LMC	\$1,883.75
2012	5	129	5581391	Curb Ramp Accessibility Upgrades	03L	LMC	\$3,393.75
2012	5	129	5581395	Curb Ramp Accessibility Upgrades	03L	LMC	\$2,974.50
2012	5	129	5581396	Curb Ramp Accessibility Upgrades	03L	LMC	\$95.00
2012	5	129	5581399	Curb Ramp Accessibility Upgrades	03L	LMC	\$136.00
2012	5	129	5581401	Curb Ramp Accessibility Upgrades	03L	LMC	\$232.50
2012	5	129	5581403	Curb Ramp Accessibility Upgrades	03L	LMC	\$47,454.13
2012	5	129	5581405	Curb Ramp Accessibility Upgrades	03L	LMC	\$12,745.25
2012	6	130	5494600	North Elk Grove Blvd. Sidewalk Infill	03L	LMC	\$3,694.50
2012	6	130	5498868	North Elk Grove Blvd. Sidewalk Infill	03L	LMC	\$575.00
2012	6	130	5498877	North Elk Grove Blvd. Sidewalk Infill	03L	LMC	\$95.00
2012	6	130	5498879	North Elk Grove Blvd. Sidewalk Infill	03L	LMC	\$5,352.50
2012	6	130	5498880	North Elk Grove Blvd. Sidewalk Infill	03L	LMC	\$180.00
2012	6	130	5502913	North Elk Grove Blvd. Sidewalk Infill	03L	LMC	\$2,545.50
2012	6	130	5509561	North Elk Grove Blvd. Sidewalk Infill	03L	LMC	\$1,690.41
2012	6	130	5509596	North Elk Grove Blvd. Sidewalk Infill	03L	LMC	\$187.50
2012	6	130	5509601	North Elk Grove Blvd. Sidewalk Infill	03L	LMC	\$707.50
2012	6	130	5522792	North Elk Grove Blvd. Sidewalk Infill	03L	LMC	\$926.25
2012	6	130	5522804	North Elk Grove Blvd. Sidewalk Infill	03L	LMC	\$297.50
2012	6	130	5522807	North Elk Grove Blvd. Sidewalk Infill	03L	LMC	\$1,252.50
2012	6	130	5547973	North Elk Grove Blvd. Sidewalk Infill	03L	LMC	\$575.00
2012	6	130	5549562	North Elk Grove Blvd. Sidewalk Infill	03L	LMC	\$42.50
2012	6	130	5554066	North Elk Grove Blvd. Sidewalk Infill	03L	LMC	\$42.50
2012	6	130	5555051	North Elk Grove Blvd. Sidewalk Infill	03L	LMC	\$396.25
2012	6	130	5555052	North Elk Grove Blvd. Sidewalk Infill	03L	LMC	\$1,815.75
2012	6	130	5581387	North Elk Grove Blvd. Sidewalk Infill	03L	LMC	\$477.25
2012	6	130	5581447	North Elk Grove Blvd. Sidewalk Infill	03L	LMC	\$1,129.50



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Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2012	6	130	5581448	North Elk Grove Blvd. Sidewalk Infill	03L	LMC	\$3,693.75
2012	6	130	5581450	North Elk Grove Blvd. Sidewalk Infill	03L	LMC	\$276.25
2012	6	130	5581452	North Elk Grove Blvd. Sidewalk Infill	03L	LMC	\$5,271.00
2012	6	130	5592610	North Elk Grove Blvd. Sidewalk Infill	03L	LMC	\$106.25
2012	7	131	5494611	Waterman Road Sidewalk Infill	03L	LMC	\$31.25
2012	7	131	5494612	Waterman Road Sidewalk Infill	03L	LMC	\$1,210.00
2012	7	131	5498886	Waterman Road Sidewalk Infill	03L	LMC	\$5,998.00
2012	7	131	5509555	Waterman Road Sidewalk Infill	03L	LMC	\$94.16
2012	7	131	5509600	Waterman Road Sidewalk Infill	03L	LMC	\$293.75
2012	7	131	5509605	Waterman Road Sidewalk Infill	03L	LMC	\$888.75
2012	7	131	5509606	Waterman Road Sidewalk Infill	03L	LMC	\$85.00
2012	7	131	5515524	Waterman Road Sidewalk Infill	03L	LMC	\$2,600.00
2012	7	131	5522791	Waterman Road Sidewalk Infill	03L	LMC	\$62.50
2012	7	131	5548199	Waterman Road Sidewalk Infill	03L	LMC	\$3,002.00
2012	7	131	5548202	Waterman Road Sidewalk Infill	03L	LMC	\$466.25
2012	7	131	5548226	Waterman Road Sidewalk Infill	03L	LMC	\$551.25
2012	7	131	5555055	Waterman Road Sidewalk Infill	03L	LMC	\$42.50
2012	7	131	5555057	Waterman Road Sidewalk Infill	03L	LMC	\$7,979.75
2012	7	131	5560306	Waterman Road Sidewalk Infill	03L	LMC	\$250.00
2012	7	131	5581470	Waterman Road Sidewalk Infill	03L	LMC	\$85.00
2012	7	131	5581471	Waterman Road Sidewalk Infill	03L	LMC	\$2,444.25
2012	7	131	5581473	Waterman Road Sidewalk Infill	03L	LMC	\$25.41
2012	7	131	5581474	Waterman Road Sidewalk Infill	03L	LMC	\$4,576.00
2012	7	131	5581475	Waterman Road Sidewalk Infill	03L	LMC	\$52,843.31
2012	10	134	5508359	Support Works	05	LMC	\$7,801.10
2012	10	134	5533382	Support Works	05	LMC	\$8,227.40
2012	10	134	5581489	Support Works	05	LMC	\$8,205.00
2012	10	134	5584804	Support Works	05	LMC	\$4,767.50
2012	11	135	5584805	Fair Housing Services	05J	LMC	\$1,499.55
2012	11	135	5584806	Fair Housing Services	05J	LMC	\$1,230.97
2012	11	135	5584807	Fair Housing Services	05J	LMC	\$1,499.27
2012	11	135	5585118	Fair Housing Services	05J	LMC	\$769.69
2012	12	136	5508380	Meals on Wheels	05A	LMC	\$3,692.50
2012	12	136	5531530	Meals on Wheels	05A	LMC	\$3,692.50
2012	12	136	5564029	Meals on Wheels	05A	LMC	\$3,692.50
2012	13	137	5508804	Homeless Services	05	LMC	\$3,714.62
2012	13	137	5531529	Homeless Services	05	LMC	\$4,457.91
2012	13	137	5581486	Homeless Services	05	LMC	\$6,829.23
2012	13	137	5585370	Homeless Services	05	LMC	\$9,980.07
2012	14	138	5508383	Senior Center Meals	05A	LMC	\$3,285.70
2012	14	138	5531531	Senior Center Meals	05A	LMC	\$3,347.99
2012	14	138	5581492	Senior Center Meals	05A	LMC	\$3,271.94
2012	14	138	5585164	Senior Center Meals	05A	LMC	\$2,094.37
2012	15	139	5551118	Timothy Tuition Suitcase Program	05N	LMC	\$2,063.75
Total							\$730,514.34

City of Elk Grove – City Council

Notice of Public Hearing

Dated: August 30, 2013

NOTICE is hereby given that on **September 25, 2013, 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:

APPROVAL OF THE 2012-13 CDBG CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT

The purpose of this public hearing is to consider the adoption of the 2012-13 Consolidated Annual Performance and Evaluation Report (CAPER) for the Community Development Block Grant (CDBG) program. The CAPER describes the program and activity accomplishments during the 2012-13 program year, in which the City received \$680,230 in federal CDBG funds. The programs and activities that were conducted during the 2012-13 program year include, but are not limited to, curb ramp accessibility improvements, sidewalk infill, acquisition and rehabilitation of a transitional house, and provision of meals for seniors, fair housing counseling, homeless prevention services, and other social service programs.

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 CAPER is available for public review at the Elk Grove City Hall, 8401 Laguna Palms Way; the Elk Grove Public Library, 8900 Elk Grove Boulevard; and the Elk Grove Senior Center, 8830 Sharkey Avenue. It is also available for public review on the City's website at <http://www.egplanning.org/housing/cdbg.asp>. Copies of the Action Plan will be made available upon request and are free of charge. The public review and comment period will begin September 10, 2013 and will end September 25, 2013.

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.

Written comments and any questions regarding the CAPER can be directed to:

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

NOTICE REGARDING CHALLENGES TO DECISIONS

Pursuant to all applicable laws and regulations, if you wish to challenge in court any of the above decisions (regarding 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.