

**Please Start Here**

<b>General Information</b>	
Jurisdiction Name	Elk Grove
Reporting Calendar Year	2022
<b>Contact Information</b>	
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City	Elk Grove
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**Optional:** Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

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Jurisdiction	Elk Grove	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2029

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field  
Cells in grey contain auto-calculation formulas

**Table A  
Housing Development Applications Submitted**

Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes									Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bc Applicable	
1				2	3	4	5									6	7	8	9	10
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA, SFD, 2 to 4, 5+, ADU, MH)	Tenure R=Renter O=Owner	Date Application Submitted- (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	
Summary Row: Start Data Entry Below							134	0	251	0	0	0	0	2603	2988	1895	67			
	116-0061-011	9270 Bruceville Road	Cornerstone Village Apartments	PLNG22-003	5+	R	1/27/2022	68		15				1	84	84	0	No	Yes	
	116-0030-072	8688 Sheldon Road	Jain Estates Map	PLNG22-008	SFD	O	2/9/2022							8	8	8	0	No	No	
	132-0050-173	Bilby Rd at Big Horn Blvd	Arbor Ranch Map	PLNG22-055	SFD	O	9/6/2022							4	4	4	0	No	No	
	115-0150-042	Sheldon Rd at Power Inn Rd	Sheldon Grove MHP	PLNG22-037	SFD	O	6/16/2022							123	123	123	0	No	No	
	132-0290-014 132-0290-015 132-0290-016	Big Horn Blvd at Tarak Dr	Souza Dairy Village 5 MHP	PLNG22-025	SFD	O	5/24/2022							123	123	123	0	No	No	
	116-0050-010 116-0050-011 116-0050-013 116-0050-027 116-0050-030 116-0050-031	9130 and 9140 W. Stockton Blvd and 8228 Dunisch Rd	Dunisch Map	PLNG22-047	SFD	O	8/8/2022							111	111	0		No	No	
	127-0120-056	8626 Bond Rd.	9826 Bond Road Map	PLNG22-054	SFD	O	9/2/2022							3	3	0		No	No	
	122-0230-035	End of Cherrington Lane	Cherrington Lane Map	PLNG22-056	SFD	O	9/14/2022							4	4	0		No	No	
	116-0042-028 116-0042-056 116-0042-057 127-0010-017	ElkGrove Florin Rd at Sheldon Rd	Hamilton Park at Elk Grove Landing	PLNG22-045	SFD	O	7/28/2022							85	85	85		No	No	
	127-0010-040 127-0010-102 127-0010-103 127-0010-104	North Side of Bond west of Waterman	Elliott Springs Unit 3 MHP	PLNG22-006	SFD	O	1/31/2022							261	261	261		No	No	
	122-0230-006	8600 Cherrington Lane	Cherrington Lane Lot Split	PLNG22-013	SFD	O	2/28/2022							2	2	0		No	No	
	127-0010-056	Country Hill Drive	Country Hill Estates	PLNG22-011	SFD	O	2/16/2022							20	20	0		No	No	
	134-0072-011	9252 Elk Grove Boulevard	Oak Rose Apartments	PLNG22-015	5+	R	4/11/2022	66						1	67	0	67	Yes-Denied	Yes	
	122-0230-033	8577 Bader Road	Summer Park Estates	PLNG22-016	SFD	O	3/21/2022							20	20	0		No	No	
	134-0610-047	9290 Kleiver Way	9290 Kleiver Way Map	PLNG22-018	SFD	O	4/11/2022							2	2	2		No	No	
	132-0050-034	10371 Bruceville Road	Mesa at Laguna Phase 2	PLNG22-021	5+	R	3/29/2022							136	136	0		No	No	
	115-0170-032 132-0290-017	8679 Sheldon Road	8679 Sheldon Road Map	PLNG22-023	SFD	O	4/12/2022							2	2	0		No	No	
	132-0290-018 132-0290-019 132-0290-020	South side of Poppy Ridge Road	Esplanade West MHP	PLNG22-029	SFD	O	5/5/2022							606	606	606		No	No	
	115-0170-044 115-0170-028	8690 and 8694 Calvine Road	Sage Glen Map	PLNG22-030	SFD	O	5/6/2022							49	49	49		No	No	
	132-0320-014 132-0320-015 132-0320-016 132-0320-026 132-0320-027 132-0320-029 132-0320-030	East of Bign Horn, South of Poppy Ridge	Madeira Ranch - Souza Dairy Units 1, 3, and 4	PLNG22-031	SFD	O	5/18/2022							435	435	435		No	No	
	127-0110-024	10150 Pleasant Grove School Road	Pleasant Grove Estates	PLNG22-040	SFD	O	6/27/2022							15	15	0		No	No	
	123-0180-006	8767 Excelsior Road	8767 Excelsior Road Map	PLNG22-041	SFD	O	7/12/2022							3	3	0		No	No	
	123-0180-012	10600 Oak Pond Lane	10600 Oak Pond Lane Map	PLNG22-046	SFD	O	7/28/2022							2	2	0		No	No	
	132-0320-053 132-0320-054	East side of Big Horn, North of Bilby	Souza Dairy Village 6 MHP	PLNG22-050	SFD	O	8/29/2022							115	115	115		No	No	
	132-0320-006	East of Big Horn, North of Bilby	Souza Dairy Village 7	PLNG22-052	SFD	O	9/15/2022							141	141	0		No	No	
	127-0120-066	9826 Bond Road	9826 Bond Road Map	PLNG22-054	SFD	O	9/2/2022							3	3	0		No	No	

	132-0290-044	8310 Poppy Ridge Road	Pardes Apartments	PLNG22-057	5+	R	9/26/2022			236				236	0	No	Yes
	132-0050-170	Big Horn Blvd at Poppy Ridge Road	Guardian Madeira Apartments	PLNG22-063	5+	R	12/20/2022						324	324	0	No	No
	132-0050-171																
	122-0210-009	Bader south of Calvine	Bader Sing Map	PLNG22-064	SFD	O	12/28/2022						4	4	0	No	No
														0			
														0			
														0			
														0			
														0			
														0			















Jurisdiction	Elk Grove	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2029

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.  
Please contact HCD if your data is different than the material supplied here

**Table B**  
**Regional Housing Needs Allocation Progress**  
**Permitted Units Issued by Affordability**

Income Level		1 RHNA Allocation by Income Level	Projection Period - 06/30/2021 - 05/14/2021	2									3 Total Units to Date (all years)	4 Total Remaining RHNA by Income Level
				2021	2022	2023	2024	2025	2026	2027	2028	2029		
Very Low	Deed Restricted	2,661	-	22	80	-	-	-	-	-	-	-	102	2,559
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	1,604	-	85	304	-	-	-	-	-	-	-	389	1,215
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	1,186	-	-	-	-	-	-	-	-	-	-	4	1,182
	Non-Deed Restricted		-	4	-	-	-	-	-	-	-	-		
Above Moderate		2,812	-	288	605	-	-	-	-	-	-	-	893	1,919
Total RHNA		8,263												
Total Units			-	399	989	-	-	-	-	-	-	-	1,388	6,875
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5 Extremely low-Income Need		6									7 Total Units Remaining	
				2021	2022	2023	2024	2025	2026	2027	2028	2029		Total Units to Date
Extremely Low-Income Units*		1,331		11	40	-	-	-	-	-	-	-	51	1,280

\*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).



# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

<b>Jurisdiction</b>	Elk Grove		
<b>Reporting Year</b>	2022	(Jan. 1 - Dec. 31)	
<b>Table D</b>			
<b>Program Implementation Status pursuant to GC Section 65583</b>			
<b>Housing Programs Progress Report</b>			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>Name of Program</b>	<b>Objective</b>	<b>Timeframe in H.E</b>	<b>Status of Program Implementation</b>
2.1 Housing Inventory	To the extent that there are high-density residential sites identified as accommodating the City's Regional Housing Needs Allocation (RHNA) that ultimately develop with a use other than high-density residential development, the City will ensure that it maintains adequate inventory to accommodate the RHNA, including by rezoning as necessary.	Review the sites inventory annually and as sites are developed to ensure sufficient capacity	The City reviewed the sites inventory and determined that there was one site (L-30) developed with a use other than high-density residential, and three projects were approved that would result in a loss of capacity: Poppy Grove Apartments (L-3, loss of 3 units, affordable complex with three unrestricted manager's units), Bruceville Meadows (L-12, loss of 176 units, market-rate complex), and Wellington Crossing (L-21, loss of 187 units, market-rate townhomes). The City continues to have adequate capacity to meet its RHNA, but plans to add new high-density residential sites to its inventory in 2023.

<p>2.2 Rezone Housing Sites</p>	<p>The City has a lower-income regional housing need of 4,265 units. To meet the lower-income regional housing need, the City will, concurrently with adoption, identify and rezone some or all of the sites identified in Table 34 of Chapter 12.4 (Technical Appendix). These sites will require a minimum of 20.1 units per acre and will allow up to 30 units per acre. The rezone will result in a minimum of 4,265 units to accommodate the lower income RHNA. The City will encourage integration of low income units throughout the sites identified.</p> <p>The City has, since 2003, required Design Review for all multifamily development. Design Review would be required for multifamily projects on these sites. Projects under 151 units are reviewed at the "staff-level" through consideration by the Zoning Administrator, while larger projects are reviewed by the Planning Commission.</p> <p>(For full program text, see Housing Element.)</p>	<p>Concurrent with adoption of the Housing Element, or within the first 3 years of the planning period. Encourage integration as projects are processed through the Planning Division. Monitor affordability and location of rezoned sites. As part of additional rezoning for purposes of maintaining adequate sites (e.g., no net loss law), the City will continue to identify and rezone sites at appropriate densities throughout the City to promote more inclusive communities.</p>	<p>The City rezoned adequate sites to meet the lower-income regional housing need concurrent with the Housing Element's initial adoption in May 2021. At that time the City had sites zoned to accommodate 4,831 units of high-density housing, in areas throughout the City, exceeding the required capacity by about 13%.</p> <p>City staff created a monitoring mechanism for the rezoned sites. The tracking provides an early warning if an application is received for a project on any of the high-density residential sites, giving the City time to evaluate whether one or more replacement sites will be needed.</p> <p>In 2022, the City lost one site to nonresidential development, and approved two market-rate projects and one affordable project that resulted in a combined loss of 408 units. The City also approved one affordable project that resulted in a net gain of 63 units. As of the end of 2022, the City had a remaining inventory of 4,487 units, more than the 4,265 required for the lower-income RHNA.</p> <p>In 2022, the City also received three applications that would result in a further loss of capacity for lower-income RHNA (one market-rate project and two affordable projects that are proposed with fewer units than noted in the Housing Element). These applications are currently pending. The City plans to add new high-density residential sites to its inventory in 2023 to adjust for these losses.</p>
<p>2.3 Unit Replacement</p>	<p>Require new housing developments to replace all affordable housing units lost due to new development.</p> <p>(For full program text, see Housing Element.)</p>	<p>The replacement requirement will be implemented immediately and applied as applications on identified sites are received and processed.</p>	<p>The City did not receive any applications in 2022 that would involve demolishing existing affordable housing units.</p>

<p>2.4 Lot Configuration and Large Lot Development</p>	<p>To facilitate the development of affordable housing and provide for development phases of 50 to 150 units, the City will routinely coordinate with property owners and give high priority to processing subdivision maps that include affordable housing units. Additionally, the City will adopt incentives for development of high-density residential sites such as reducing minimum front and side yard setbacks to enhance design flexibility and create a more pedestrian-oriented environment and modifying parking standards.</p>	<p>As projects are processed through the Development Services Department throughout the planning period and incentives will be adopted as part of Title 23 within one year of adoption of the Housing Element.</p>	<p>In 2022, City staff continued to work with the developers of the proposed Poppy Grove affordable housing project, and approved subdivision of a 15.5-acre site (L-3, APN 132-0050-161) into three sites, each of which will contain one phase of a three-phase affordable housing project with 387 total units. The City also approved a subdivision request for the Wellington Crossings projects, a condominium project. The map allows for one parcel with condo airspace parcels.</p> <p>Reduced setbacks were adopted as part of Municipal Code amendments in 2021.</p>
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<p>2.5 Lot Consolidation</p>	<p>To ensure that there is a sufficient supply of multifamily zoned land to meet the City's RHNA, the City will help facilitate lot consolidations to combine small residential lots into larger developable lots by providing information on development opportunities and incentives for lot consolidation to accommodate affordable housing units available on the City's website and discussing with interested developers. As developers/owners approach the City interested in lot consolidation for the development of affordable housing, the City will offer the following incentives on a project-by-project basis: Allow affordable projects to exceed the maximum height limits, Lessen set-backs, and/or Reduce parking requirements. The City will also consider offsetting fees (when financially feasible) and concurrent/fast tracking of project application reviews to developers who provide affordable housing.</p>	<p>Ongoing, as projects are processed through the Development Services Department. Annually meet with local developers to discuss development opportunities and incentives for lot consolidation.</p>	<p>The City made information on lot consolidation available on its website. City staff offer free pre-application meetings to developers, which provides an opportunity to discuss ways the City could support lot consolidation to encourage housing development.</p> <p>In 2022, the City approved two applications for lot consolidation for the purposes of multifamily housing: The Lyla (294 units, assembling 6 parcels) and Bow Stockton Apartments (143 units, assembling 2 parcels). Both projects will include affordable units, and benefited from a waiver of the Affordable Housing Fee.</p>
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<p>2.6 Zoning for Missing Middle Housing Types</p>	<p>The City shall review and amend the Zoning Code and applicable design guidelines to encourage and promote a mix of dwelling types and sizes, specifically missing middle-density housing types (e.g. duplexes, triplexes, fourplexes, courtyard buildings) to create housing for middle- and moderate-income households and increase the availability of affordable housing in a range of sizes to reduce displacement risk for residents living in overcrowded units or overpaying for housing.</p>	<p>Within three years from adoption of the Housing Element</p>	<p>This is being reviewed and will partially be implemented with the Kammerer Road Urban Design Study and the implementation of Senate Bill 9.</p>
<p>2.7 Development Streamlining</p>	<p>The City will establish a written policy or procedure and other guidance, as appropriate, to specify the Senate Bill (SB) 35 streamlining approval process and standards for eligible projects, as set forth under California Government Code, Section 65913.4.</p>	<p>Establish a policy or procedure by June 2021. Ongoing, as projects are processed through the Development Services Department</p>	<p>The City has a written policy on SB35 processing, including an application specific to projects seeking SB35 streamlining. Additional provisions are being incorporated into the Municipal Code Chapter 23.17 (Affordable Housing Streamlined Approval) as part of the implementation of SB9.</p>



2.8 Financial Assistance	Support affordable housing development through provision of direct assistance from the Affordable Housing Fund and/or other City-controlled housing funding sources and, as needed, facilitate developers' applications for State and Federal affordable housing funding. City assistance could be provided in the form of land, in line with the City's strategic land acquisition program, or in the form of loans or grants for specific projects.	Ongoing, as funding allows. Consider updating the Affordable Housing Fee by December 2022.	<p>In 2021, the City made loan commitments of the Affordable Housing Fund to three projects:  Villages at Bilby - 126 units - \$4,000,000 over two phases  The Lyla - 294 units - \$6,000,000  Cornerstone Village - 84 units - \$3,436,000</p> <p>The Lyla successfully obtained 4% tax credit financing, closing in December 2022 and going to construction in early 2023. Villages at Bilby was not successful in obtaining 9% tax credits in 2022, and the status of the project is unclear. Cornerstone Village applied for MHP and HOME funding in 2022, has an existing commitment of project-based vouchers, and plans to continue applying for a variety of funding sources in 2023.</p> <p>In 2022, the City owned two sites it purchased with the intention of developing as affordable housing, and was in the process of acquiring two additional sites, both of which should be transferred to the City in early 2023. The City worked with a consultant in 2022 to do some preliminary planning for these sites, and expects to release an RFQ/RFP to solicit developer partners for two of the sites in March 2023.</p>
2.9 Fee Waivers	When feasible, continue to provide deferrals or exemptions from select fees to all affordable housing projects and participate in the Sacramento Regional County Sanitation District's fee waiver and deferral program to reduce impact fees for affordable housing development.	Ongoing, as projects are processed through the Development Services Department	<p>The City continued to provide a waiver of the Affordable Housing Fee and a fee deferral program for other fees for qualifying projects. In 2022, a fee waiver was processed for Bow Stockton Apartments, Poppy Grove, The Lyla, and Cornerstone Village. Poppy Grove and The Lyla also received fee deferrals. Staff anticipates that other project developers will take advantage of the fee waivers and deferrals in 2023.</p> <p>The City also promoted Sacramento County Water Agency and Sacramento Regional County Sanitation District fee waiver and deferral programs to affordable housing developers. The Lyla and Poppy Grove projects received these waivers/deferrals.</p>

<p>2.10 Parking Study</p>	<p>Conduct a parking study to determine parking needs for senior housing and affordable housing projects. Based on results, continue to allow flexibility in development standards, such as parking reductions for senior projects, and by allowing development incorporating universal design measures.</p> <p>The City will also review parking requirements for emergency shelters to ensure that parking standards are sufficient to accommodate all staff, provided standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone.</p>	<p>Complete parking study by December 2021, allow flexibility as projects are processed through the Development Services Department. Review parking standards for emergency shelters and amend, if necessary, by December 2021.</p>	<p>The parking study report was presented to the Planning Commission on April 21, 2022 and to City Council on May 11, 2022. The City Council approved a reduction in parking requirements for multifamily housing. Projects may apply for further concessions through density bonus. No changes were made to parking requirements for one- and two-unit homes or emergency shelters.</p>
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<p>2.11 Homeless Needs Assessment</p>	<p>Continue to contribute funding to Elk Grove Homeless Assistance Resource Team (HART), Sacramento Self Help Housing, and other local and regional entities and work closely with these groups to assess the needs of people experiencing homelessness and develop plans to address homelessness at a regional level. The City will annually meet with local service providers and regional agencies (as applicable) to assess the needs regarding homelessness in the City and region.</p> <p>To City will also review and amend provisions and standards for emergency shelters to ensure they are objective and in compliance with Government Code Section 65583(a)(4).</p>	<p>Ongoing, review and amend standards for emergency shelters by December 2021.</p>	<p>In 2022, the City allocated more than \$450,000 in funding to address the needs of people experiencing homelessness. This amount includes street outreach and navigation services (non-PD), transitional housing operating costs, direct support to nonprofits providing transitional housing, trash clean-up incentive program costs, direct financial assistance to households to pay for moving-related costs, and motel vouchers. The City funded emergency/transitional housing for families with minor children, victims of intimate partner violence, and transition-age youth through Sacramento Self Help Housing, My Sister's House, and Waking the Village. Additionally, the City created and implemented a landlord incentive program aimed improving housing access for people experiencing homelessness; in 2022, this program helped 31 households who were homeless or at risk of homelessness to obtain housing.</p> <p>City staff continued to be involved in local and regional efforts to address homelessness. The City's Housing and Public Services Manager served on the Continuum of Care (CoC) Board, chaired the CoC's Project Review Committee, participated in the Funder's Collaborative, and assisted with regional efforts to improve access to shelter and housing. City staff maintained close relationships with entities providing direct homelessness services, including holding a bi-weekly call with PD, HART, and SSHH staff, and a monthly call with the Cosumnes Community Services District (parks and fire) and PD. The purpose of both calls was to identify people in need of services and/or housing and attempt to connect them with available resources.</p> <p>Emergency shelter provisions were updated in the Municipal Code in fall 2021.</p>
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<p>2.12 Developmental Disability Services</p>	<p>Work with the Alta California Regional Center to implement an outreach program that informs families within the City about housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, including in-formation on services on the City's website, and/or providing housing-related training for individuals/families through workshops.</p>	<p>Development of an outreach program within one year of adopting the Housing Element, and annually coordinate with regional offices and developers to pursue opportunities.</p>	<p>In 2022, the City supported the Cornerstone Village developer in their attempt to secure other funding for their project. (The project received a City loan commitment in 2021.) The Cornerstone Village affordable housing project, which includes 21 units set aside for adults with intellectual or developmental disabilities. The Cornerstone Village developer anticipates working with Alta Regional to identify qualified candidates for those units.</p> <p>For 2023, the City plans to work with its nonprofit provider of tenant/landlord services (SSHH/Renters Helpline) to provide information and trainings to Alta Regional clients and their families/caregivers on topics such as locating suitable housing and making reasonable accomodations requests. The City annually receives feedback that reasonable accomodations questions are a top reason people call the Renters Helpline.</p>
<p>2.13 Low-Barrier Navigation Centers</p>	<p>Amend the City's zoning regulations to add low-barrier entry practices to the City's Navigation Housing use and permit them by right in areas zoned for mixed use and nonresidential zones per-mitting multifamily uses, if the center meets certain statutory requirements. See Government Code section 65662.</p> <p>(For full program text, see Housing Element.)</p>	<p>Within one year from adoption of the Housing Element</p>	<p>The Municipal Code was updated in fall 2021 to implement this program.</p>

<p>2.14 Transitional and Supportive Housing</p>	<p>Amend the Zoning Code to comply with Government Code Section 65583(c)(3), which deals with transitional and supportive housing. The City will amend the Zoning Ordinance to allow transitional and supportive housing in the mobile home subdivision (RM-1) and Mobile Home Park Combining District (MHP) zones as a residential use subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. The City will also amend the Zoning Ordinance to allow supportive housing in the Light Industrial (LI) zone, as a residential use subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.</p>	<p>Within one year from adoption of the Housing Element</p>	<p>The Municipal Code was updated in fall 2021 to implement this program.</p>
<p>2.15 Affordable Housing Database</p>	<p>Continue to update the affordable housing unit database and to provide information regarding affordable housing opportunities, through direct response to inquiries, making information available on the City's website and targeted marketing to affirmatively further fair housing as new city-funding projects are developed. The City will make multi-lingual information available as requested.</p>	<p>Ongoing, at least annual targeting</p>	<p>The City maintains a database of affordable housing projects located within Elk Grove on its website and answers an average of 8-10 calls and emails per week from persons inquiring about affordable housing resources. The City's website may be translated into more than 50 languages.</p> <p>In 2022, the City did extensive marketing coordinated with the leasing of the Gardens at Quail Run II affordable apartment complex (anticipated completion February 2023). Through print, broadcast, and social media outreach, the City publicized the availability of units. More than 5,800 unique entries were received for a lottery for 107 available affordable housing units, with most entries coming from Sacramento (55%) and Elk Grove (20%) residents. The City will do similar outreach for future City-funded affordable housing projects.</p>

<p>2.16 Development Incentives for Low-Income Households and Special Needs Groups</p>	<p>Continue to provide regulatory incentives for the development of units affordable to extremely low-, very low-, and low-income households, including second dwelling units, senior housing, infill projects, mixed-use and multifamily units, and housing for special-needs groups, including agricultural employees, persons with disabilities (including developmental disabilities), and individuals and families in need of emergency/transitional housing. The City will take subsequent action, as appropriate, to make the development of such units more financially feasible including providing financial incentives, such as reducing, waiving, and/or deferring fees, where feasible, offering fast track/priority processing, density bonuses, and flexibility in development standards.</p> <p>Additionally, the City will amend the Zoning Code to comply with State Density Bonus Law.</p>	<p>Ongoing, as projects are processed through the Development Services Department, amend the Zoning Code to comply with State Density Bonus Law within one year from adoption of the Housing Element. Following this, review the Zoning Code and revise as needed annually. Annually outreach to developers, review and prioritize local funding at least twice in the planning period, and support expediting applications on an ongoing basis.</p>	<p>The City continued to provide regulatory incentives for development of affordable housing, including density bonuses (where requested) and flexibility in development standards. In 2022, the City approved requests for density bonus for Cornerstone Village (80% density increase), reduced parking standards for the Poppy Grove, Lyla, and Cornerstone Village projects, and approved a development standards modification for The Lyla. The City also continued to waive the Affordable Housing Fee for all affordable units and to defer other impact fees during construction for most multifamily residential projects.</p> <p>Revisions to Density Bonus law were incorporated into the City's Municipal Code in 2021 and 2022. Additional revisions from the 2022 Legislative Session are planned for adoption in mid-2023.</p>
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<p>2.17 Rehabilitation Programs</p>	<p>Continue to operate housing repair and/or rehabilitation programs that assist lower-income households occupying housing in need of repair, including the Minor Home Repair Program, which offers forgivable loans to low-income homeowners whose homes have one or more health and safety hazards. Identify areas of concentrated rehabilitation need, beginning with areas with a higher concentration of lower-income households as identified in the Assessment of Fair Housing, to assist in repairs and potential mitigation of costs, displacement, and relocation impacts on residents. Provide information on available housing repair programs to homeowners by having flyers in multiple languages (English, Hmong, Chinese, Vietnamese, Spanish) available on the City’s website and at City Hall, and through mailings of the City newsletter.</p> <p>The City will also assist homeowners to identify and apply for rehabilitation funding and will develop a code enforcement process in which code enforcement staff will follow up with landlords to ensure repairs are made so that the unit can be occupied.</p>	<p>Ongoing, as homeowners approach the City. Identify neighborhoods every two years. Create flyers in multiple language within by June 2022 and at least annual mailings.</p>	<p>In 2022, the City continued to offer its Minor Home Repair Program, which offers forgivable loans of up to \$15,000 to homeowners needing to make health and safety improvements. In early 2022, the City raised the loan limit from \$10,000 to \$15,000 in light of rising construction costs. The Program was advertised on the City's website and via flyers available online and at City Hall and other community locations.</p> <p>The City highlighted the revamped program (with higher loan limit) in the City's newsletter, which is distributed by mail to all Elk Grove addresses. The program currently has a waiting list of more than 30 households, which will likely take 3-7 years to address. The City continues to add new households to the waiting list upon request.</p> <p>City Code Enforcement staff enforce habitability standards for rental housing and mandate repairs when necessary.</p>
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<p>2.18 Utility Assistance</p>	<p>Continue to refer individuals interested in utility assistance to the appropriate local energy provider, including the Sacramento Municipal Utility District (SMUD) and Pacific Gas and Electric (PG&amp;E), both of which offer programs to assist with utility costs, and to nonprofit organizations that may offer utility assistance.</p> <p>The City will also provide assistance with paying past-due utility bills (electric, gas, and water) to low-income households that are at risk of experiencing utility shutoff due to non-payment. Temporarily increase the level of funding available to serve households experiencing a COVID-related loss of income.</p>	<p>Ongoing, at least annual marketing</p>	<p>Staff continued to refer people to SMUD and PG&amp;E utility assistance programs, and to nonprofits that assist with utility costs for households at risk of utility shutoff. The City provided funding to the Elk Grove Food Bank, St Vincent de Paul Society, and Travelers Aid in 2022 to provide direct assistance to utility customers with past-due utility bills.</p> <p>Staff also continued conversations with SMUD and PG&amp;E representatives to explore assisting households negatively impacted by COVID with addressing unpaid utility debts; funding from the State directly to utility companies subsequently met some of this need, but staff continues to explore ways to provide COVID relief from utility costs.</p>
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<p>2.19 Affirmatively Further Fair Housing</p>	<p>Implement the regional Analysis of Impediments to Fair Housing Choice (AI), prepared in 2019, to address disparities in housing needs and in access to opportunity for all persons regardless race, color, religion, sex, national origin, familial status, disability gender, gender identify, gender expression, sexual orientation, marital status, ancestry, veteran or military status, source of income, and genetic information as protected categories by the California Fair Employment and Housing Act (Part 2.8 [commencing with Section 12900] of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law.</p> <p>(For full program text, see Housing Element.)</p>	<p>Ongoing. Refer to each strategy in the AFFH program for specific timeframes</p>	<p>In 2021, the City continued to provide fair-share funding for the regional Renters Helpline, staffed by Sacramento Self Help Housing (intake and tenants' rights) and Project Sentinel (fair housing). Renters Helpline staff speak multiple languages and distribute fair housing materials upon request, as well as maintain a website and social media presence to share information about housing rights. The Renters Helpline provides quarterly reports identifying fair housing complaints and trends. In cases of alleged discrimination, Project Sentinel can conduct testing to determine if a complaint has merit. In 2023, the Renters Helpline will conduct more outreach, including to specific populations, and conduct testing of properties suspected of violating fair housing law.</p> <p>The City encouraged the development of affordable rental housing in high-resource areas and near high-performing schools by working with developers proposing projects in these areas on project processing. As of the end of 2022, a 108-unit project in a high resource area is nearing completion (Gardens at Quail Run II), a 387-unit project (Poppy Grove) is under construction, and a 294-unit project (The Lyla) has closed its financing. All noted projects are affordable. The majority of sites remaining in the lower-income RHNA inventory are in high and highest resource areas.</p> <p>The City also encourages infill development through development incentives, such as density bonuses. In 2022, the City worked with a consultant to do design work for approximately two acres of infill land along Elk Grove Blvd that will be used as affordable housing. The City also entered into contract to purchase about four acres of infill land at Calvine and Elk Grove Florin. The Lyla (on land between a shopping center and single-family home subdivision) closed its financing in December 2022 and will go to construction in early 2023.</p> <p>The City continued to meet state and federal law regarding construction of accessible</p>
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<p>2.20 Monitor At-Risk Units</p>	<p>Maintain and update the City's affordable housing database as a mechanism to monitor and identify units at risk of losing their affordability subsidies or requirements. For complexes at risk of converting to market rate, the City may:</p> <p>Contact property owners of units at risk of converting to market-rate housing within one year of affordability expiration to discuss the City's desire to preserve complexes as affordable housing.</p> <p>Reach out to owners to see their intent on renewing affordability restrictions. In addition, the City will coordinate with owners of expiring subsidies to ensure the required notices to tenants are sent out at 3 years, 12 months, and 6 months.</p> <p>Reach out to agencies interested in purchasing and/or managing at-risk units.</p> <p>Work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law.</p>	<p>Annually monitor and apply for funding as Notices of Funding Availability are released</p>	<p>The City kept its affordable housing database up to date. No rental units were at risk of losing their affordability requirements in 2022.</p>
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<p>2.21 Innovative Housing Options</p>	<p>Explore innovative and alternative housing options that provide greater flexibility and affordability in the housing stock. This may include consideration for further reduction in regulatory barriers for ADUs and junior ADUs, tiny houses, inclusionary housing, microhomes and other alternative housing types as well as explore a variety of densities and housing types in all zoning districts.</p> <p>To promote and incentivize the development of ADUs, the City will provide pre-approved building plans by December 2021 and consider eliminating impact fees for ADUs (e.g., roadway, facilities).</p> <p>The City will use the findings of this program to target development of a variety of housing types in areas of concentrated overpayment to reduce displacement risk as well as promote inclusion and support integration of housing types based on income to facilitate mobility opportunities in high resource areas and areas of high median income.</p>	<p>Explore innovative and alternative housing options to help further housing production by 2022, amend the zoning ordinance as needed.</p> <p>Amend the Zoning Ordinance to comply with Government Code Section 65852.2 pertaining to ADUs by July 2021 and provide preapproved plans and consider eliminating impact fees by December 2021.</p>	<p>The City's ADU provisions were updated in 2020 and were further updated in 2022 to conform with State law changes. A pre-approved ADU program has been developed and implemented by the Building Division.</p>
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<p>2.22 Housing Choice Voucher Acceptance</p>	<p>Evaluate the rate of usage of tenant-based Housing Choice Vouchers (Section 8) in affordable housing properties in which the City has a financial investment, in order to ensure that voucher holders are fairly represented. Provide education to property owners and managers at properties where voucher usage is lower than expected, ensuring properties throughout the city accept tenant-based Housing Choice Vouchers to facilitate mobility and provide choices for lower-income households throughout the City.</p>	<p>Biennially (every two years)</p>	<p>The City evaluated Housing Choice Voucher acceptance in affordable housing properties in which the City has a financial or regulatory interest in 2022, and found vouchers in use at all affordable complexes. Most of the properties have waitlists of 3+ years, meaning that the availability of a unit and the availability of a voucher may not coincide for many households.</p>
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2.23 Housing Choice Voucher Education	<p>Implement a Housing Choice Voucher (Section 8) education program to share information about the program and available incentives with rental property owners and managers as well as training on avoiding discriminatory practices based on income or other protected classes. Distribute this information to property owners and managers across the City, increasing marketing as needed in areas with a lower proportional number of voucher holders, to improve access to affordable housing in all areas of the City. When the waitlist for tenant-based vouchers is open, publicize the opportunity through the City's social media and/or other public information channels. The City will target education and outreach in areas of the city with a disproportionately low rate of voucher holders compared to the City overall in an effort to increase availability of voucher-accepting units in these areas and facilitate mobility opportunities for lower-income households throughout the City.</p>	Annually for rental property owners/ managers; when waitlist is open for general public	<p>The City's Code Enforcement Division held an annual training for rental property owners, which covers fair housing topics. SHRA, the entity implementing the Housing Choice Voucher program, has regularly attended and spoken at the training.</p> <p>In 2022, the City continued its partnership with CivicWell, which provided a CivicSpark fellow to assist with matters related to housing equity. In coordination with CivicSpark, the City created a Landlord Incentive Program providing cash bonuses to property owners renting to Housing Choice Vouchers holders and/or people experiencing homelessness. The program began in early 2022, and included extensive outreach to landlords, property managers, and real estate agents. Staff worked with SHRA to circulate information about the program to voucher holders actively seeking housing, in particular those where the payment standards align with publicized rents (primarily 3-5BD units). In 2022, the City paid \$300,326 to landlords and property managers to incentivize renting to 31 households that were homeless and/or had a Housing Choice Voucher. SHRA reported that the City's program improved landlord willingness to rent to voucher holders.</p> <p>The Housing Choice Voucher program waitlist was not open in 2022.</p>



Jurisdiction	Elk Grove	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2029

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field  
Cells in grey contain auto-calculation formulas

**Table F**

**Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)**

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA <sup>+</sup> Listed for Informational Purposes Only				Units that Count Towards RHNA <sup>+</sup> Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 <sup>+</sup> . For detailed reporting requirements, see the checklist here: <a href="https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf">https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf</a>
	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	
Rehabilitation Activity									
Preservation of Units At-Risk	<b>No applicable units in 2022</b>								
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									





Jurisdiction	Elk Grove	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2029

**NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.**

Note: "+" indicates an optional field  
Cells in grey contain auto-calculation formulas

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Table G						
Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of						
Project Identifier						
1			2	3	4	
APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	Realistic Capacity Identified in the Housing Element	Entity to whom the site transferred	Intended Use for Site
Summary Row: Start Data Entry Below						
<b>No applicable sites in 2022</b>						

<b>Jurisdiction</b>	Elk Grove	
<b>Reporting Period</b>	2022	(Jan. 1 - Dec. 31)

**NOTE: This table is meant to contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns**

Note: "+" indicates an optional field  
Cells in grey contain auto-calculation formulas

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For Sacramento County jurisdictions, please format the APN's as follows:999-9999-999-9999

<b>Table H</b>						
<b>Locally Owned Surplus Sites</b>						
<b>Parcel Identifier</b>				<b>Designation</b>	<b>Size</b>	<b>Notes</b>
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>
<b>APN</b>	<b>Street Address/Intersection</b>	<b>Existing Use</b>	<b>Number of Units</b>	<b>Surplus Designation</b>	<b>Parcel Size (in acres)</b>	<b>Notes</b>
Summary Row: Start Data Entry Below						
127-0120-096-0000	Bond Rd	Vacant	0	Surplus Land	0.49	
115-0162-023-0000	E Stockton Blvd	Vacant	20	Surplus Land	0.78	
115-0162-036-0000	E Stockton Blvd	Vacant	45	Surplus Land	1.81	
116-0030-097-0000	8340 Sheldon Rd	Vacant	0	Surplus Land	1.04	
134-0190-038-0000	10251 Grant Line Rd	Vacant	0	Surplus Land	52.47	A portion was sold for an industrial project in fall 2021; this is the remaining portion.
132-2110-004-0000	9697 Johnston Rd	Vacant	0	Surplus Land	20.45	
132-0320-001, 002, 010	8675 Kammerer Road	Vacant	0	Surplus Land	100	





<b>Jurisdiction</b>	Elk Grove	
<b>Reporting Year</b>	2022	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	6th Cycle	05/15/2021 - 05/15/2029

<b>Building Permits Issued by Affordability Summary</b>		
<b>Income Level</b>		<b>Current Year</b>
Very Low	Deed Restricted	80
	Non-Deed Restricted	0
Low	Deed Restricted	304
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		605
<b>Total Units</b>		<b>989</b>

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

<b>Units by Structure Type</b>	<b>Entitled</b>	<b>Permitted</b>	<b>Completed</b>
SFA	198	0	0
SFD	381	572	529
2 to 4	0	0	16
5+	1130	387	142
ADU	0	29	8
MH	0	1	0
<b>Total</b>	<b>1709</b>	<b>989</b>	<b>695</b>

<b>Housing Applications Summary</b>	
Total Housing Applications Submitted:	29
Number of Proposed Units in All Applications Received:	2,988
Total Housing Units Approved:	1,895
Total Housing Units Disapproved:	67

<b>Use of SB 35 Streamlining Provisions</b>	
Number of Applications for Streamlining	1
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

<b>Units Constructed - SB 35 Streamlining Permits</b>			
<b>Income</b>	<b>Rental</b>	<b>Ownership</b>	<b>Total</b>
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas



Above Moderate		809
<b>Total Units</b>		<b>1709</b>

<b>Building Permits Issued by Affordability Summary</b>		
<b>Income Level</b>		<b>Current Year</b>
Very Low	Deed Restricted	80
	Non-Deed Restricted	0
Low	Deed Restricted	304
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		605
<b>Total Units</b>		<b>989</b>

<b>Certificate of Occupancy Issued by Affordability Summary</b>		
<b>Income Level</b>		<b>Current Year</b>
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		695
<b>Total Units</b>		<b>695</b>