### **Please Start Here**

	General Information
Jurisidiction Name	Elk Grove
Reporting Calendar Year	2023
	Contact Information
First Name	Sarah
Last Name	Bontrager
Title	Housing and Public Services Manager
Email	sbontrager@elkgrovecity.org
Phone	9166273209
	Mailing Address
Street Address	8401 Laguna Palms Way
City	Elk Grove
Zipcode	95758

**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

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

 Jurisdiction
 Elk Grove

 Reporting Year
 2923
 (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** 

	Housing Development Applications Submitted																						
		Project Identifie	ır			Date Unit Types Application Proposed Units - Affordability by Household Incomes Submitted								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bo Applica	nus Law tions	Application Status	Project Type	Notes		
Prior APN*	Current APN	1 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	Restricted	E.O.I.E	Total PROPOSED Units by Project	Units by project	Total  DISAPPROVED Units by Project	Please select streamlining provision/s the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions reqested pursuant to Government Code section 65915 approved	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	13 Notes*
Summary Row: \$	Start Data Entry Be	8690 Bradshaw Road	Sheldon Meadows Map and Rezone	PLNG23-003	SFD	0	1/30/2023	0	0	387	0	0	0	<b>2271</b>	2658	583	0	NONE	No	No	Annroyad	Discretionary	
	127-0150-011	East side of Waterman Road between	Summer Flats	PLNG23-003 PLNG23-006	SFD	0	1/30/2023	-		-		-		124	124			NONE	No No	No.	Pending	Discretionary	
	132-0050-175.	10149 Bruceville Road	Poppy Grove Apartments Amendment	PLNG23-010	SFD	R	2/27/2023			387					387			NONE	Yes	Yes	Pending	Discretionary	
	132-0050-057.		Poppy Meadows MHP	PLNG23-012	MH	0	7/16/2023							192	192	192		NONE	No	No	Approved	Discretionary	-
	125-0350-010 &	8869 & 8873 Mohamed Circle	8869 & 8873 Mohamed Circle Map	PLNG23-024	SFD	R	7/21/2023							3	3			NONE	No	No	Approved	Discretionary	
	132-0320-034		Souza Dairy Village Center Rezone Heritage Hill Drive Urban Lot Split	PLNG23-030 PLNG23-032	5+ SFD	R	8/28/2023							966	966 2			NONE NONE	No No	No No		Discretionary	
-			Sheldon Farms North MHP Amendment		MH	0	10/5/2023 1/4/2023							391	391			NONE	No No	No		Discretionary Discretionary	
	122-0010-077	9350 Sheldon Road	Summer Villas at Sheldon	PLNG23-007	SFD	0	1/13/2023	0	0	0	0	0	0	501	501	001		NONE	No	No	Pending	Discretionary	
	132-0300-047	South Side of Bilby Road, west of Anglsey	Madeira Greens	PLNG23-028	MH	0	8/21/2023							85	85			NONE	No	No	Approved	Discretionary	
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Jurisdiction	Elk Grove	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cvcle	05/15/2021 - 05/15/2029

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

							le B							
						<b>Housing Nee</b>								
					Permi	tted Units Iss	ued by Afford	lability						
		1						2					3	4
ln	Income Level RHNA Allocation by Income Level 9   Projection Period - 06/30/2021- 05/14/2021   2022   2023   2024   2025   2026   2027   2028   2029													Total Remaining RHNA by Income Level
	Deed Restricted 2.661 - 22 80 94													2,465
Very Low	Non-Deed Restricted	2,001	-	-	-	-	-	-	-	-	-	-	196	2,403
	Deed Restricted	1.604	-	85	304	292	-	-	-	-	-	-	681	923
Low	Non-Deed Restricted	,	-	-	-	-	-	-	-	-	-	-		
	Deed Restricted	1,186	-	-	-	-	-	-	-	-	-	-	4	1,182
Moderate Above Moderate	Non-Deed Restricted		-	4	-	-	-	-	-	-	-	-		
		2,812		344	605	826	-	-	-	-	-	-	1,775	1,037
Total RHNA		8,263				1 2 1 2								
Total Units			•	455	989	1,212	-	-	-	•	-	-	2,656	5,607
			ı	rogress toward ex	tremely low-incom	ne housing need, a	s determined purs	uant to Governme	nt Code 65583(a)(1	).				
		5											6	7
													Total Units to Date	Total Units Remaining
Extremely Low-Inco	ome Units*	1,331		11	40	64	-	-	-	-	-	-	115	1,216

<sup>\*</sup>Extremely low-income houising 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.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

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.

Jurisdiction	Elk Grove	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Dianning Poriod	6th Cycle	0514510004 0514510000

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Marie   Mari	Figuring Period	Table C Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law																
APN Street Address Project Name* Local Jurisdiction Tracking ID*  Summary Row: Start Data Entry Below  134-0072-013014 - 0220 - 9244 Eik Grove O15, and -016 Bixd O		Project Id	entifier		Date of Rezone	RHN					, 11000 0110 110			s	ites Description			
Summary Row: Start Data Entry Below  134-0072-013,-014, -19220 - 9244 Elk Grove 015, and -016 Blvd 015, and		1			2			3		4	5	6	7		8	9	10	11
134-0072-013- 014, 1920- 9244 Elk Grove O15, and -016 BNd O15, and			Project Name <sup>+</sup>		Date of Rezone	Very Low-Income	Low-Income	Moderate-Income		Rezone Type			Zoning			Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
39 units. The City cowns the site and solicited a developer partner who plans Solicited and developer partner who plans Solicited and solicite	134-0072-013,- 014, -	9220 - 9244 Elk Grove	Old Town Elk Grove				88		1	No Net Loss	2	. HDR	RD-30	25	30	89	Vacant	Note: This site is included
in the City's existing HE at 133 units. The City of was the city of the city o																		39 units. The City owns the site and solicited a developer partner who plans 89 units on the site. Therefore the dwelling unit potential increases by 60 units.
	116-0012-070	8851 Bruceville Road	Sheldon Farms North				238		2	No Net Loss		HDR.	RD-30	25	30	240	Vacant	in the City's existing HE at 133 units. The City owns the site and solicited a developer partner who plans 240 units on the site. Therefore the dwelling unit potential increases by 107
			<u> </u>															
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Jurisdiction	Elk Grove	
Reporting Year	2023	(Jan. 1 - Dec. 31)

### Table D

### **Program Implementation Status pursuant to GC Section 65583**

### **Housing Programs Progress Report**

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.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
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 thatsince the Housing Element was adopted, there was one site developed with a use other than high-density residential (L-30, loss of 42 units), and four 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), Wellington Crossing (L-21, loss of 187 units, market-rate townhomes), and Guardian Madera (L-13, loss of 278 units, market-rate apartments). One affordable project, The Lyla (L-20), developed at a density greater than projected, resulting in a net credit of 63 low-income units.  Given these shortfalls, the City has adequate capacity for 4,209 lower-income units, insufficient to accomodate the RHNA allocation of 4,265. However, the City solicited developer partners for two City-owned sites that are already included in the Housing Element, and the developers plan to build more units than the dwelling unit potential noted in the Housing Element. The Old Town site developer plans 89 units (50 more than the 33 in the HE) and the Sheldon Farms North developer plans 240 units (107 more than in the HE). This adds 157 units of capacity, covering the shortfall so no additional zoning changes are required.

2.2 Rezone Housing Sites			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%.  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.  Since the Housing Element was adopted, the City lost one site to nonresidential development, and approved three market-rate projects and one affordable project that resulted in a combined loss of 686 units. The City also approved one affordable project that resulted in a net gain of 63 units. As of the end of 2023, the City had a remaining inventory of 4,209 units, less than the 4,265 required for the lower-income RHNA.  In 2023, the City did not receive any additional applications that would result in a further loss of capacity for lower-income RHNA. However, in line with the State no net loss law, the City plans to add new high-density residential capacity by increasing the dwelling unit potential on two City-owned sites. The City released an RFP in 2023 that resulted in the selection of higher-density projects, adding 157 units to the City's capacity (as described in 2.1).
2.3 Unit Replacement	Require new housing developments to replace all affordable housing units lost due to new development.  (For full program text, see Housing Element.)	The replacement requirement will be implemented immediately and applied as applications on identified sites are received and processed.	The City did not receive any applications in 2023 that would involve demolishing existing affordable housing units.

2.4 Lot Configuartion and Large Lot Development	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.	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.	In 2023, City staff continued to work with the developers of the proposed Elk Grove Apartments affordable housing project, which proposes to develop a 2.9-acre site (L-15, APN 119-1920-017 and 018) with 75 total units. The City also approved the 215-unit Pardes apartments on an 8.6-acre undeveloped site (L-6, APN 132-0290-044 which included a density bonus for reduced private open space.  Reduced setbacks were adopted as part of Municipal Code amendments in 2021.
2.5 Lot Consolidation	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.	Ongoing, as projects are processed through the Development Services Department. Annually meet with local developers to	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.  In 2023, the City did not receive any applications for lot consolidation for the purposes of multifamily housing. However, the City did release an RFP for development partners on City-owned land, including a set of four parcels that will likely be consolidated as a part of an affordable housing development.

2.6 Zoning for Missing Middle Housing Types	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 middledensity 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.		In December 2023, the City Council adopted the Livable Employment Area Community Plan, which established a minimum density of 10 units per acre, and increasing minimum densities of 12 units per acre and up, for over 200 acres in the southern portion of the City, as well as portions of future annexation areas. These densiteis and the subsequent zoning regulations promote the types of unit sizes and typologies provided for in this policy.
2.7 Development Streamlining	appropriate, to specify the Senate Bill (SB) 35 streamlining approval process and	Establish a policy or procedure by June 2021. Ongoing, as projects are processed through the Development Services Department	Provisions are incorporated into the Municipal Code Chapter 23.17 (Affordable Housing Streamlined Approval) as part of the implementation of SB9.

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.	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  The Lyla successfully obtained 4% tax credit financing and is under construction.  Villages at Bilby was not successful in obtaining 9% tax creditsand is not moving forward. Cornerstone Village applied for funding in 2022 and 2023, and the City increased its loan commitment to \$5,436,000 in June 2023.  The City also supported the developers of the Poppy Grove and Pardes affordable housing projects. As of the end of 2023, construction was underway on Poppy Grove (384 affordable units) and Phase I of Pardes (95 affordable units).  In 2023, the City owned four sites it purchased with the intention of developing as affordable housing. The City released an RFP to solicit developer partners for two of the sites in 2023, and expects to enter in Letters of Intent on the two sites in early 2024. In both cases, the City subsidy will include land value and loan funding to support the projects (a minimum of \$9 million combined).
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	The City continued to provide a waiver of the Affordable Housing Fee and a fee deferral program for other fees for qualifying projects. In 2023, a fee waiver was processed for The Pardes. Phase I of the Pardes also received fee deferrals. Staff anticipates that other project developers will take advantage of the fee waivers and deferrals in 2024.  The City also promoted Sacramento County Water Agency and Sacramento Regional County Sanitation District fee waiver and deferral programs to affordable housing developers. The Pardes project received these waivers/deferrals.

2.10 Parking Study	universal design measures.  The City will also review parking requirements for emergency shelters to ensure that parking standards are sufficient	Department. Review parking standards for emergency shelters and amend, if necessary, by December 2021.	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 rquirements for one- and two unit homes or emergency shelters.
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2.11 Homeless Needs Assessment	re city will annually meet with local	Ongoing, review and amend standards for emergency shelters by December 2021.	In 2023, the City significantly expanded its homeless services. It added two internal homeless service navigator positions (2.0 FTE) to expand outreach capacity. It also sited, coordinated, and funded the Enhanced Winter Sanctuary, the first-ever 24/7 emergency shelter in the City, serving up to 30 people per night during the coldest winter months (November-March). The City also continued to supportshelter and transitional housing, including through a motel voucher program and by reclaiming properties after Sacramento Self Help Housing filed for bankruptcy. Through the City's long-standing partnership with Elk Grove HART, the City provided funding fordirect financial assistance to households for eviction prevention and to pay for moving-related costs. The City also funded emergency/transitional housing for victims of intimate partner violence and transition-age youth through My Sister's House and Waking the Village. Additionally, the City ran a landlord incentive program aimed improving housing access for people experiencing homelessness; from January to July 2023 (when it ended), this program provided more than \$340,000 to help 50 households who were homeless or at risk of homelessness to obtain housing.  City staff continued to be involved in local and regional efforts to address homelessness. City staff served on the Continuum of Care (CoC) Board, chaired the CoC's Project Review Committee, and assisted with regional efforts to improve access to shelter and housing, including through the Local Homelessness Action Plan and development of the Regionally Coordinated Homelessness Action Plan. 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.
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2.12 Developmental Disability Services	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 information on services on the City's website, and/or providing housing-related training for individuals/families through workshops.	Development of an outreach program within one year of adopting the Housing Element, and annually coordinate with regional offices and developers to pursue opportunities.	In 2023, 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 and an increase in 2023.) The Cornerstone Village affordable housing project 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.  For 2024, the City plans to work with its nonprofit provider of tenant/landlord services (211/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.
2.13 Low-Barrier Navigation Centers	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.  (For full program text, see Housing Element.)		The Municipal Code was updated in fall 2021 to implement this program.

2.14 Transitional and Supportive Housing	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.	Within one year from adoption of the Housing Element	The Municipal Code was updated in fall 2021 to implement this program.
2.15 Affordable Housing Database	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.	Ongoing, at least annual targeting	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.  In 2022, the City did extensive marketing coordinated with the leasing of the Gardens at Quail Run II affordable apartment complex (completed in 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; both Poppy Grove and The Lyla are projected to open in late 2024.

Continue to provide regulatory incentives for the development of units affordable to extremely low-, very low-, and low-income Ongoing, as projects are households, including second dwelling processed through the units, senior housing, infill projects, mixed-Development Services use and multifamily units, and housing for Department, amend the special-needs groups, including agricultural The City continued to provide regulatory incentives for development of affordable Zoning Code to comply with employees, persons with disabilities State Density Bonus Law housing, including density bonuses (where requested) and flexibility in development (including developmental disabilities), and within one year from standards. In 2023, the City approved requests for density bonus for The Pardes individuals and families in need of project and approved a development standards modification for Poppy Grove. The City adoption of the Housing 2.16 Development Incentives emergency/transitional housing. The City Element. Following this, also continued to waive the Affordable Housing Fee for all affordable units and to defer will take subsequent action, as appropriate, for Low-Income Households review the Zoning Code and other impact fees during construction for most multifamily residential projects. and Special Needs Groups to make the development of such units revise as needed annually. more financially feasible including providing Annually outreach to Revisions to Density Bonus law were incorporated into the City's Municipal Code in financial incentives, such as reducing, 2021 and 2022. Additional revisions from the 2022 and 2023 Legislative Sessions are developers, review and waiving, and/or deferring fees, where prioritize local funding at planned for adoption in mid-2024. feasible, offering fast track/priority least twice in the planning processing, density bonuses, and flexibility period, and support in development standards. expediting applications on an ongoing basis. Additionally, the City will amend the Zoning Code to comply with State Density Bonus Law.

Continue to operate housing repair and/or rehabilitation programs that assist lowerincome 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 In 2023, the City continued to offer its Minor Home Repair Program, which offers households as identified in the Assessment forgiveable loans of up to \$15,000 to homeowners needing to make health and safety of Fair Housing, to assist in repairs and Ongoing, as homeowners improvements. The Program was advertised on the City's website and via flyers potential mitigation of costs, displacement, approach the City. Identify available online and at City Hall and other community locations. and relocation impacts on residents. neighborhoods every two 2.17 Rehabilitation Programs Provide information on available housing years. Create flyers in The program currently has a waiting list of more than 40 households, which will likely multiple language within by take 3-4 years to address. The City continues to add new households to the waiting list repair programs to homeowners by having flyers in multiple languages (English, June 2022 and at least upon request. Hmong, Chinese, Vietnamese, Spanish) annual mailings. available on the City's website and at City City Code Enforcement staff enforce habiltability standards for rental housing and Hall, and through mailings of the City mandate repairs when necessary. newsletter. 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.

2.18 Utility Assistance		Ongoing, at least annual marketing	Staff continued to refer people to SMUD and PG&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 in 2023 to provide direct assistance to utility customers with past-due utility bills.  The level of funding was increased in 2021 and 2022 to serve households with a COVID-related loss of income, but the City phased out this requirement in 2023.
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n zoz i, the City continued to provide fair-share funding for the regional Kente Helpline, staffed by 211 (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. Implement the regional Analysis of The City encouraged the development of affordable rental housing in high-resource Impediments to Fair Housing Choice (AI), areas and near high-performing schools by working with developers proposing projects prepared in 2019, to address disparities in in these areas on project processing. As of the end of 2023, a 387-unit project (Poppy housing needs and in access to opportunity Grove) and a 294-unit project (The Lyla) are under construction, and a 96-unit project for all persons regardless race, color, (Pardes I) has closed its financing. All noted projects are affordable and in highreligion, sex, national origin, familial status, resource areas. The majority of sites remaining in the lower-income RHNA inventory disability gender, gender identify, gender are in high and highest resource areas. expression, sexual orientation, marital Ongoing. Refer to each status, ancestry, veteran or military status, 2.19 Affirmatively Further strategy in the AFFH The City also encourages infill development through development incentives, such as source of income, and genetic information program for specific density bonuses. In 2023, the City continued working with a consultant to do design Fair Housing as protected categories by the California timeframes work for approximately two acres of infill land along Elk Grove Blvd that will be used as Fair Employment and Housing Act (Part 2.8 affordable housing. The City also purchased about four acres of infill land at Calvine [commencing with Section 12900] of and Elk Grove Florin. Two other sites the City owns will be designated as high resource Division 3 of Title 2), Section 65008, and in the 2024 mapping. any other state and federal fair housing and planning law. The City continued to meet state and federal law regarding construction of accessible units in multifamily housing, which specifies a 10% minimum. (For full program text, see Housing Element.) The City continued in 2023 to provide support to a variety of organizations focused on serving lower-income households, including the Elk Grove Food Bank, Elk Grove HART, Sacramento Self Help Housing, and Uplift Elk Grove. Annually, the City runs an open competition for nonprofit agencies seeking funds and prioritizes activities serving lower-income households. The City also funded two internal homeless services navigator positions (2.0 FTE) focused on connecting people experiencing homelessness with resources they need to be housed.

2.20 Monitor At-Risk Units	complexes as affordable housing. Reach out to owners to see their intent on	released	The City kept its affordable housing database up to date. No rental units were at risk of losing their affordability requirements in 2023.
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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, Explore innovative and microhomes and other alternative housing alternative housing options types as well as explore a variety of to help further housing densities and housing types in all zoning production by 2022, amend districts. the zoning ordinance as needed. To promote and incentivize the The City's ADU provisions were updated in 2020 and were further updated in 2022 to 2.21 Innovative Housing development of ADUs, the City will provide Amend the Zoning conform with State law changes. A pre-approved ADU program has been developed **Options** pre-approved building plans by December Ordinance to comply with and implemented by the Building Division. 2021 and consider eliminating impact fees Government Code Section for ADUs (e.g., roadway, facilities). 65852.2 pertaining to ADUs by July 2021 and provide The City will use the findings of this preapproved plans and program to target development of a variety consider eliminating impact of housing types in areas of concentrated fees by December 2021. 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.

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 wallfills for tenant-based vouchers is open, publicize the opportunity through the Citys 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.	2.22 Housing Choice Voucher Acceptance	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.	Biennially (every two years)	The City evaluated Housing Choice Voucher acceptance in affordable housing properties in which the City has a financial or regulatory interest in 2023, 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.
		(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 voucheraccepting units in these areas and facilitate mobility opportunities for lower-income	Annually for rental property owners/ managers; when waitlist is open for general public	owners, which covers fair housing topics. SHRA, the entity implementing the Housing Choice Voucher program, has regularly attended and spoken at the training.  In 2023, 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 ran a Landlord Incentive Program providing cash bonuses to property owners renting to Housing Choice Vouchers holders and/or people experiencing homelessness, which ended in mid-2023. The program 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 more than \$343,000 to landlords and property managers to incentivize renting to 50 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.  The Housing Choice Voucher tenant-based program waitlist was only available to

 Jurisdiction
 Elk Grove

 Reporting Period
 2023
 (Jan. 1 - Dec. 31)

 Planning Period
 6th Cycle
 08/18/2021 - 08/18/2029

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

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

6th Cycle 0s/15/2021 - 0s/15/2029 (CCR Title :

	Table E Commercial Development Bonus Approved pursuant to GC Section 65915.7									
	Project	dentifier	Com	merciai bevelop		cted as Part of Agree		Description of Commercial Development Bonus	Commercial Development Bon Date Approved	
APN	Street Address	Project Name <sup>†</sup>	Local Jurisdiction Tracking ID*	Very Low Income	Low Income	Moderate Income	Above Moderate Income	3  Description of Commercial Development Bonus	4 Commercial Development Boning Date Approved	
ummary Row: Star	t Data Entry Below									
No applicable site:	in 2023									
'										
'										
						-				
		1								

Annual Progress Report

January 2024

Jurisdiction	Elk Grove	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2029

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 Co Listed for Informatio	Note - Because the counted, please con	statutory require tact HCD at apr@		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 chcklist here:			
	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>		https://www.hcd.ca.gov/community- development/docs/adequate-sites-checklist.pdf
Rehabilitation Activity	No applicable	sites in 2023							
Preservation of Units At-Risk									F
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income						_			

Jurisdiction	Elk Grove	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2029

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F2	

For up to 25 percent of a jurisdiction's moderate-income regional housing need allocation, the planning agency may include the number of units in an existing multifamily building that were converted to deed-restricted rental housing for moderate-income households by the imposition of affordability covenants and restrictions for the unit. Before adding information to this table, please ensure housing developments meet the requirements described in Government Code 65400.2(b).

		Project Identifier			Unit 1	ypes		Affordability by Household Incomes After Conversion					Units credited toward Income RHN	Notes		
		1			2	3				4				5		6
Prior APN <sup>+</sup>	Current APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID	Unit Category (2 to 4,5+)	Tenure R=Renter	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 Moderate Income Units Converted from Above Moderate	Date Converted	<u>Notes</u>
lummary Row: St	art Data Entry Belo	w					0	0	0	(	0	0	0	0		
No applicable site:	in 2023															
	1				1	l	ĺ	i			1	ı	ĺ	1	1	

Jurisdiction	Elk Grove	
Reporting Period	2023	(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

Note: "+" indicates an optional field 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.

Cells in grey contain auto-calculation formulas

### ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

				Table G		
	Locally Owned Lan	ds Included in the I	Housing Element Sit	es Inventory that ha	ve been sold, leased, or other	wise disposed of
	Project Identifier					
	1	1		2	3	4
APN	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: Star	t Data Entry Below					
No applicable sit	es in 2023					

Jurisdiction	Elk Grove	,
Reporting Period	2023	(Jan. 1 - Dec.

NOTE: This table must contain an invenory of ALL surplus/excess lands the reporting jurisdiction owns

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

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

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

	Table H											
	Locally Owned Surplus Sites											
	Parcel Identifier			Designation	Size	Notes						
1	2	3	4	5	6	7						
APN	Street Address/Intersection	Notes										
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							
		<u> </u>										

Jurisdiction	Elk Grove	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2029

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code65915(b)(1)(F)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

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

	Table J													
	Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915													
	Project I	dentifier		Project Type	Date	Units (Beds/Student Capacity) Approved				Units (Beds/Student Capacity) Granted Density Bonus	Notes			
	•			2	3				4				5	6
APN	Street Address	Project Name⁺	Local Jurisdiction Tracking ID <sup>+</sup>	Unit Category (SH - Student Housing)	Date	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 Additional Beds Created Due to Density Bonus	Notes
Summary Row: Star	rt Data Entry Below													
No applicable sites	in 2023													
-														

Jurisdiction	Elk Grove	
Reporting Year	2023	(Jan. 1 - Dec. 31)

## ANNUAL ELEMENT PROGRESS REPORT Local Early Action Planning (LEAP) Reporting

(CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount \$ 500,000.00 Total award amount is auto-populated based on amounts entered in rows 15-26.

Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Housing Element preparation	\$185,000.00	\$130,802.84	Completed	REAP	Completed; Housing Element adopted and certified
Circulation Element update and implementation	\$265,000.00	\$291,263.13	Completed	None	
Multifamily parking study	\$50,000.00	\$35,441.75	Completed	None	

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary					
Income Level	Current Year				
Very Low	Deed Restricted	114			
Very Low	Non-Deed Restricted	0			
Low	Deed Restricted	365			
Low	Non-Deed Restricted	0			
Moderate	Deed Restricted	0			
Moderate	Non-Deed Restricted	0			
Above Moderate		1349			
Total Units		1828			

Building Permits Issued by Affordability Summary					
Income Leve	Current Year				
Mamillani.	Deed Restricted	94			
Very Low	Non-Deed Restricted	0			
Laur	Deed Restricted	292			
Low	Non-Deed Restricted	0			
Moderate	Deed Restricted	0			
Moderate	Non-Deed Restricted	0			
Above Moderate		826			
Total Units		1212			

Certificate of Occupancy Issued by Affordability Summary				
Income Level Current Year				
VoryLow	Deed Restricted	22		
Very Low	Non-Deed Restricted	0		
1	Deed Restricted	75		
Low	Non-Deed Restricted	0		

Moderate	Deed Restricted	0
Woderate	Non-Deed Restricted	0
Above Moderate		144
Total Units		241