



2020-2025 CONSOLIDATED PLAN  
2020-2021 ACTION PLAN  
CITY OF ELK GROVE, CALIFORNIA  
ADOPTED, June 24, 2020



## Executive Summary

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

#### 1. Introduction

The Consolidated Plan is required by the U.S. Department of Housing and Urban Development (HUD) in order for local jurisdictions to receive federal housing and community development funds under the Community Development Block Grant (CDBG). The overall goal of the CDBG program is to develop viable urban communities by providing decent housing, providing a suitable living environment, and expanding economic opportunities.

The Consolidated Plan serves the following functions:

1. A planning document for the City of Elk Grove, which builds on a participatory process;
2. An application for federal funds under HUD's CDBG formula grants programs; and
3. A strategy to be followed in carrying out HUD's programs; and
4. An allocation of funds to specific projects for the first fiscal year of the Consolidated Plan.

#### ***Consolidated Plan Timeframe***

The 2020-2025 Consolidated Plan covers the timeframe from July 1, 2020 to June 30, 2025, a period of five fiscal years. During this timeframe, the City anticipates receiving only CDBG funding from HUD.

#### ***Consolidated Plan Format***

In 2012, HUD released a new tool for grantees that allows the preparation of the Consolidated Plan and Action Plan in the Integrated Disbursement and Information System (IDIS), which is the system in which projects and funding are tracked. The goal of the new tool was to standardize the preparation of the Consolidated Plan and ensure that all jurisdictions met the statutory requirements for the documents.

The Consolidated Plan tool provides data from HUD-selected sources, primarily the American Community Survey (ACS) 2011-2015 data set. In addition, the Plan tool offers a question-and-answer format. Limited opportunities for customization are available. In some cases, the questions are targeted toward grantees receiving other HUD funding sources, such as HOME, Emergency Shelter Grant (ESG), and Housing Opportunities for People with AIDS (HOPWA).

#### ***Income Definitions***

The primary focus of the CDBG program is on assisting low-income households. Throughout this document, there are several references to various income levels:

- Extremely low-income households are those earning at or below 30 percent of the area median income.
- Very low-income households are those earning 31 to 50 percent of the area median income.

- Low-income households are those earning 51 to 80 percent of the area median income.
- Middle-income households are those earning between 81 and 100 percent of the area median income. Although middle-income households are noted in some of the tables and calculations, households earning at this level are not the focus of the CDBG program.

The maximum income for each category is defined by HUD on an annual basis, and is adjusted based on household size. The income limits for various household sizes are noted in Table 1 below.

**Table 1 - Income Limits, 2019**

Size of Household	One Person	Four Person	Six Person
Extremely low-income	\$17,600	\$25,100	\$29,150
Very low-income	\$29,300	\$41,800	\$48,500
Low-income	\$46,850	\$66,900	\$77,650

## **2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview**

The Needs Assessment identified several target populations:

- Lower income households;
- Homeless persons;
- Seniors;
- Youth, mainly ages 6-17;
- Persons with disabilities;
- Veterans,
- Persons with mental illness, and
- Foster youth.

The Needs Assessment also identified several types of projects that are needed in the community, including the following:

- Increase and rehabilitation of affordable housing, especially with units targeted to extremely low-income and very low-income households;
- Accessible units, both in affordable and market-rate housing;
- Affordable housing with on-site social services;
- Transitional housing and emergency shelters for individuals and for families with children;
- Rehabilitation of single-family homes, needing health and safety repairs, owned and occupied by seniors and/or low-income people;
- Homebuyer assistance programs;
- Public facilities (either new or upgrades/expansions), including youth facilities, food banks, and one-stop service centers;
- Public improvements, especially those focused on increasing accessibility, such as ADA curb ramps and sidewalk infill and improving public transportation services;

- Public services for a wide range of populations, including but not limited to seniors, veterans, persons with mental illness, foster youth, survivors of domestic violence/abuse, persons with disabilities, and persons experiencing homelessness (individuals, families, and youth).

Over the next five years, the City anticipates funding projects related to all of these needs, although available funding resources, nonprofit partnerships, and market conditions (e.g. price of land) may ultimately limit the City's ability to fund some project types. Given the City's relatively small CDBG allocation, funds for new affordable housing construction are expected to come from local impact fees generated by new market-rate development.

For specific information on objectives and outcomes, consult Table SP-7 (located in the Strategic Plan).

### **3. Evaluation of past performance**

The City evaluated its past performance as a part of setting the goals and strategies associated with this Consolidated Plan.

For example, much of the data in this section is from 2015 and does not reflect the economic gains of the past five years or the more recent challenges presented by coronavirus. In some cases, this means the priorities described by community outreach conducted in 2019 and 2020 does not align with the data. Where possible, some notes regarding current circumstances have been added.

The City has had a great deal of success creating new affordable housing. Since 2002, the City has invested nearly \$69 million in the creation of over 1,600 new rental units affordable to low-income and very low-income households. In addition, a project that will add 95 new affordable rental units (Gardens at Quail Run) received a loan commitment of \$5 million from the City's Affordable Housing Fund and is currently under construction. The goals in this Consolidated Plan include activities that continue to expand affordable housing resources, including consideration of new affordable rental units and acquisition of land to support affordable housing.

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

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

The City has typically devoted the full 15% allowed to public services, serving thousands of households with a range of services, from meals to youth programs to housing counseling. Many households have come to depend on these services, and new households are accessing them. The City plans to continue to devote the maximum allowable funding to public services, and also to supplement it with around \$370,000 a year in General Fund monies.

#### **4. Summary of citizen participation process and consultation process**

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

- A Resident Community Needs Survey was made available online and in hard copy format from December 20, 2019 thru February 23, 2020. The survey received 247 responses totaling over 12.4 hours of public comment. Two public meetings to solicit feedback on the needs were held on February 4, 2020. The meetings were noticed in the Elk Grove Citizen (a newspaper of general circulation), on the City's website, at two local libraries, and the senior center. Staff also sent emails to over 115 interested persons and organizations. The meetings were attended by 21 individuals.
- Staff sent surveys to more than 100 nonprofit organizations who had expressed interest in applying for grants from the City.
- Staff attended regularly scheduled meetings of the Disability Advisory Committee, Homeless Solutions Committee, and the Youth Commission to solicit feedback on needs and potential projects. All meetings were open to members of the public. Input was also collected from members of the Diversity and Inclusion Commission through online survey format.
- The City held an interdepartmental meeting to discuss needs and potential projects.
- Staff conducted interviews with Food Bank clients, guests at the Elk Grove Winter Sanctuary (a temporary emergency shelter), at a free weekend meal program offered by the Elk Grove United Methodist Church (with no religious component to meal program), and with residents at Elk Grove affordable senior housing complexes.
- The City also offered an opportunity for comment during a public hearing at its May 13, 2020 City Council meeting, when priority needs and the 2020-21 funding allocations were discussed.
- This draft Consolidated Plan will be made available for public review during a public comment period from May 22 to June 24, 2020. A public notice announcing its availability was published in the Elk Grove Citizen on April 29, 2020.
- A second public hearing on the Consolidated Plan will be held in front of the Elk Grove City Council on June 24, 2020 and noticed in the Elk Grove Citizen on June 12, 2020.

## **5. Summary of public comments**

Feedback received through outreach efforts, such as meetings with committees, nonprofits, or client interviews, is incorporated in the process and needs assessment sections, and to a lesser degree, the housing market analysis.

Comments received during the City Council public hearing on May 13, 2020 have been included in the Plan. Any comments received during the public comment period from May 25, 2020 to June 24, 2020, or those received during the City Council public hearing on June 24, 2020 will also be included in the Plan, including any reasoning for not accepting certain comments, if applicable.

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

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

Any comments received during the public comment period from May 22, 2020 to June 24, 2020 or those received during the City Council public hearing on June 24, 2020 will be included in the Plan, including any reasoning for not accepting certain comments, if applicable.

## **7. Summary**

Based on the needs assessment, housing market analysis, and public outreach, the City selected three key priorities for the Consolidated Plan:

- Build healthy and inclusive communities;
- Preserve and expand housing opportunities; and
- Prepare for and respond to emergency community needs.

These priorities align closely with the City Council’s mission to “Provide exceptional services that enhance quality of life for our residents and promote a thriving economy in an efficient and cost-effective manner.”

Within those priorities, the City identified five main goals:

- Foster affordable housing;
- Expand homeless housing and services;
- Provide a variety of social services;
- Improve accessibility; and
- Construct or upgrade public facilities.

To address these goals, the City plans to fund the construction of new affordable housing and transitional housing, provide forgivable loans to homeowners needing health and safety repairs, fund a rent and utility assistance program, support nonprofits offering a wide range of social services, and assist with accessibility and new facility projects. Other types of projects may be considered as needed throughout the Consolidated Plan timeframe.

## The Process

### PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

**1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source**

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

**Table 1 – Responsible Agencies**

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
Lead Agency	Elk Grove	Development Services
CDBG Administrator	Elk Grove	Development Services

### Narrative

The Development Services Department – Housing and Public Services Division is responsible for overseeing the administration of the City's CDBG funding, including the preparation of the Consolidated Plan and Action Plan. Within the Development Services Department, the Housing and Public Services Manager and the Housing and Grant Specialist oversee the day-to-day administration of the CDBG program. The Housing and Public Services Division also includes an Administrative Assistant (shared with Development Services management).

### Consolidated Plan Public Contact Information

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## **PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)**

### **1. Introduction**

In preparing the Consolidated Plan, the City consulted with a variety of agencies, including local and regional nonprofits, affordable housing developers, the Sacramento Housing Alliance, Sacramento Steps Forward, and many others. The City also attended several meetings of specialized City committees, conducted outreach to residents, and spoke with clients of the Food Bank, emergency shelter, and weekend meal program.

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

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

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

At the local level, all of the City's affordable housing complexes provide on-site social services, which provide referral to a variety of social services. Generally, on-site services at the complexes are available 8-10 hours per week, but some complexes have more robust offerings. The Elk Grove Food Bank and Sacramento Self Help Housing provide case management services, including referrals to private and governmental health, mental health, and service agencies. The Food Bank holds several health-related events each year. The Food Bank serves many clients of affordable housing. Sacramento Self Help Housing provides services from the Elk Grove United Methodist Church one day per week, and on-site services at the City's two transitional houses and one permanent shared housing project. Sacramento Self Help Housing is also a partner on the City's family navigation hub.

While not limited to persons living in public housing or affordable housing, the City has an ongoing partnership with the County to offer a Mobile Crisis Support Team (MCST). The team consists of one police officer and one licensed mental health clinician, and responds to emergency mental health-related calls throughout the City. The MCST can make emergency referrals to health organizations as necessary.

City staff, primarily in the Police Department, also refers persons in need of urgent mental health care to the County-run Urgent Mental Health Care Clinic.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

The City is an active participant in the Continuum of Care, which is currently administered by Sacramento Steps Forward. In 2017, the City's Housing and Public Services Manager began a two-year term on the Sacramento Steps Forward Advisory Board; in 2019, her term was renewed and she was elected as Chair of the Advisory Board. The Housing and Public Services Manager also serves on the Project Review Committee, Executive Committee, and the Governance Committee.

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

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

- Formation of the Homeless Solutions Committee, a group of social service providers and faith-based organizations that meets monthly to discuss homeless issues and meaningful ways to address them. In 2017, the Homeless Solutions Committee merged with Elk Grove Homeless Assistance Resource Team's (HART) regular public meeting to improve coordination in provision of services to the homeless.
- Acquisition and rehabilitation of three temporary or transitional housing properties in the last eight years.
- Acquisition and rehabilitation of an eight-bedroom property to be used as permanent shared housing for those exiting homelessness and/or transitional housing.
- Funding Sacramento Self-Help Housing, which provides housing counseling to homeless persons or those at risk of homelessness.
- Funding Elk Grove HART, which provides mentoring and other services to the homeless, including EG WINS, a winter sanctuary program for homeless offered in Elk Grove during the coldest winter months. EG WINS served 61 people in the 2019-20 season.
- Funding two nonprofits with the mission of preventing homelessness and providing stabilizing resources to the lowest income individuals and families.

The City is committed to increasing the supply of permanent affordable housing available to homeless and those exiting transitional housing. To that end, the City negotiated with the Bow Street Apartments (opened in Spring 2019) to set aside two units for households exiting transitional housing and to move homeless households (as verified by the City) to the top of its waitlist. A similar agreement has been made with the Quail Run Apartments (opening in 2021) to move homeless households (as verified by the City) to the top of the waitlist. The City also participated in discussions around No Place Like Home, a new funding source that would expand housing options for homeless persons with mental health issues, and plans to continue participating in a regional Funders Collaborative organized around homeless issues from a local government perspective.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS.**

Sacramento Steps Forward, the lead agency for the Sacramento County Continuum of Care, receives funding through SHRA. Elk Grove does not have sufficient population to receive Emergency Shelter Grant (ESG) funds directly. Sacramento Steps Forward is the HMIS administrator.

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

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities.**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	City of Elk Grove Disability Advisory Committee
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Public Services

	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Staff attended a meeting of the Disability Advisory Committee to collect feedback on housing and public facility/improvements opportunities needed by persons with disabilities.</p> <p>The Disability Advisory Committee identified priorities for sidewalks, curb ramps, increased or larger ADA parking spaces, increased benches in public parks/spaces, more affordable services and public facilities including a day center and indoor pool for those with disabilities or in rehabilitation, increased affordability and access to mental health services, and employment opportunities and training support services. They also discussed a need for increased transit services near affordable housing options and additional signage on routes and transit schedules. For housing they expressed the need for more lower level accessible apartment units and/or affordable complexes with elevator access to accessible units in addition to more inclusive housing options with services on site. Finally, they expressed a need for a robust directory of services available in Elk Grove.</p>
2	<p><b>Agency/Group/Organization</b></p> <p><b>Agency/Group/Organization Type</b></p> <p><b>What section of the Plan was addressed by Consultation?</b></p> <p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>City of Elk Grove Youth Commission</p> <p>Services-Children Other government - Local</p> <p>Homelessness Needs – Families with Children Public Services</p> <p>Staff attended a meeting of the Youth Commission to collect feedback on community needs. Members noted the need for increased services in the areas of mental health, public transportation, and services provided to homeless and low-income families. They also discussed the need for additional afterschool activities and/or places for youth to go such as drop-in centers.</p>
3	<p><b>Agency/Group/Organization</b></p> <p><b>Agency/Group/Organization Type</b></p> <p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Elk Grove Homeless Assistance Resource Team (HART)/Homeless Solutions Committee</p> <p>Services - Housing Services - Homeless</p> <p>Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth</p>

	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Staff attends every meeting of the HART/Homeless Solutions Committee. Committee members noted the high level of need of chronically homeless, homeless families, and the increase of seniors experiencing homelessness. They noted that many homeless have mental health and/or substance abuse issues, and that finding housing in Elk Grove is particularly difficult due to an exceptionally strong housing/rental market and long waitlists for affordable housing complexes. Future homeless needs include extending winter sanctuary, increased services for seniors including prevention efforts, employment training, supportive services (such as mentoring and potential day center), and most importantly transitional and permanent housing. Staff will continue to work with the HART/Homeless Solutions Committee in identifying projects for potential funding with CDBG.</p>
4	<p><b>Agency/Group/Organization</b></p>	<p>Elk Grove Food Bank Services</p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Housing                  Services-Elderly Persons                  Services-Persons with Disabilities                  Services-Persons with HIV/AIDS                  Services-homeless                  Services-Education                  Services-Employment</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment                  Homeless Needs - Chronically homeless                  Homeless Needs - Families with children                  Homeless Needs - Veterans                  Homelessness Strategy                  Non-Homeless Special Needs                  Anti-poverty Strategy</p>
	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Consulted with staff during several meetings and phone calls. Noted high and increasing level of need for their services and for affordable housing, especially for seniors, veterans, and the homeless. Increase in services for veteran experiencing or at risk of homelessness, prevention services to keep senior from becoming homeless including budget education and planning,</p>

5	<b>Agency/Group/Organization</b>	Sacramento Self Help Housing
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless  Services – Fair Housing Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Responded to the Service Provider Community Needs Survey as well as participate in ongoing meetings and discussions with staff. Noted lack of housing options in Elk Grove for homeless and extremely low-income as well as an increase in families experiencing homelessness. Expressed need for permanent and transitional housing options as well as overnight shelters, day centers and navigation support. Also discussed need for rental assistance programs, increase in number and availability of affordable housing units, public subsidy programs for low-income disabled households, increase in public transportation options, behavioral health services, and additional services for persons with disabilities. Lack of short-term housing options means clients enrolled in programs remain homeless even while searching for housing. High rental rates and significant competition for units leads to few very low-income clients being able to find housing locally.
6	<b>Agency/Group/Organization</b>	Development Services - City of Elk Grove
	<b>Agency/Group/Organization Type</b>	Other government - Local Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs  Non-Homeless Special Needs  Public Services

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Met with Department representatives. Noted continued need for affordable housing, especially permanent housing, accessibility improvements, home repair programs, and public utility assistance. Also noted the need for streetlight improvements, public facilities such as a new library, neighborhood clean-up programs, and financial assistance programs for low-income residents needing public services.
7	<b>Agency/Group/Organization</b>	Economic Development - City of Elk Grove
	<b>Agency/Group/Organization Type</b>	Other government - Local Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Talked with Department representatives. Noted other funding sources are a better fit for accomplishing objectives of job creation and business development.
8	<b>Agency/Group/Organization</b>	Public Works – City of Elk Grove
	<b>Agency/Group/Organization Type</b>	Other government – Local Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Met with Department representatives. Noted continued need for accessibility improvements to sidewalks and curb ramps.
9	<b>Agency/Group/Organization</b>	Senior Center of Elk Grove
	<b>Agency/Group/Organization Type</b>	Services – Elderly Persons Services - Education
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Public Services
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff serves on the Senior Center Board and regularly attends meetings. Noted an increase in senior population in Elk Grove and the continued need for fitness, educational, and health programming. Based on COVID-19 considerations, the Senior Center’s model of doing business will likely need to shift from solely center-based to center-based and virtual options.

10	<b>Agency/Group/Organization</b>	Teen Center USA
	<b>Agency/Group/Organization Type</b>	Services-Children Public Services
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Talked with nonprofit Director and received grant application request for 2020-21 program year. Noted increasing need to provide safe and welcoming places where teens have access to a computer lab and tutoring for homework, receive life skills training, and have access to recreational activities. Also expressed need for programs that provide opportunities for teens to serve our local community
11	<b>Agency/Group/Organization</b>	Elk Grove United Methodist Church, Weekend Meal Program
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs – Veterans
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff met with volunteers during the Weekend Meal Program and have spoken with program organizers. Noted continued need to provide public services (such as meal service and shower ministry) to low-income and homeless individuals/families within Elk Grove.
12	<b>Agency/Group/Organization</b>	Meals on Wheels by ACC
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Meals on Wheels attended one of the scheduled public meetings and have spoken to staff. Note increase in demand for home-delivered meals to Elk Grove seniors including a growing waitlist for program participation. Also noted was the need for services and programs to help older adults remain in their home and receive safety net services. For the congregate meal program expressed need for transportation services, additional café locations as well as funding to support existing café locations.
13	<b>Agency/Group/Organization</b>	Affordable Housing Developers



	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff consulted several affordable housing developers who have built projects in Elk Grove or are interested in doing so. Most developers noted the funding challenges of new projects, including the need for multiple funding sources and City gap financing.
14	<b>Agency/Group/Organization</b>	WEAVE, Inc.
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Responded to the Service Provider Community Needs Survey. Noted there is currently insufficient housing for victims of domestic violence, sexual assault, and sex trafficking who need it. Housing needs include emergency, overnight, transitional, and permanent housing. Current underserved populations include African American, other communities of color, recent immigrants, LGBTQ, homeless youth and those living in poverty. Most needed services needed are family services, services for persons with disabilities, and employment and workforce training. Also identified transportation, broadband/high-speed internet, and accessibility improvements as high need.
15	<b>Agency/Group/Organization</b>	Elk Grove Adult Community Training
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Responded to the Service Provider Community Needs Survey. Noted underserved populations include low-income and adults with disabilities. Expressed need for additional services for persons with disabilities, employment and workforce training, and nonprofit sustainability. In the area of housing identified increase availability of affordable housing, rental assistance programs, and construction of new affordable housing units as highest priority. Also noted need for broadband/high-speed internet, accessibility for persons with disabilities, microenterprise programs, and job creation. Greatest need was identified as accessibility to housing for low-income adults with disabilities.
16	<b>Agency/Group/Organization</b>	Elk Grove Chamber of Commerce
	<b>Agency/Group/Organization Type</b>	Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Responded to the Service Provider Community Needs Survey. In the area of Economic development, they noted direct economic development assistance to for-profit entities, small business lending and training programs, and one-on-one business counseling as top priorities. Public services identified as those most needed include nonprofit sustainability improvements, employment and workforce development/training, and youth mentoring/education/arts programs. Also expressed need for homebuyer assistance programs, increase availability of housing, construction on new affordable housing units, better transportation infrastructure, increases availability to broadband/high-speed internet access, and sidewalk and streetlight improvements. For persons experiencing homelessness Identified supportive services, overnight shelters, and day centers/navigation support as high needs.
17	<b>Agency/Group/Organization</b>	Other Nonprofit Agencies
	<b>Agency/Group/Organization Type</b>	Services – Children Services – Education Other: Nonprofit public service agencies
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs

<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>An additional eighteen nonprofit organizations service Elk Grove residents responded to the Service Provider Community Needs Survey. Needs identified include an increase of senior and veteran clients served, more homeless families including more living in their cars, an increase in undocumented clients, and an increase in victims of human trafficking. Respondents felt the most underserved populations in Elk Grove include the homeless, low-income households, persons with disabilities, those needing mental health services, and people of color. They ranked family services, employment and workforce development, youth programs, and food nutrition programs as the most needed services. They identified increasing the availability of affordable housing units as the highest housing need and felt community facilities, broadband/high speed internet, and public transportation were most needed in the area of public facilities and infrastructure. For the homeless population overnight shelters, permanent long-term, and transitional housing were identified as the most needed services. Specific challenges faced by nonprofit organizations include access to affordable facility space and funding for operational support.</p>
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**Identify any Agency Types not consulted and provide rationale for not consulting**

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

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

**Table 3 – Other local / regional / federal planning efforts**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Sacramento Valley Fair Housing Collaborative Analysis of Impediments to Fair Housing Choice	Sacramento Housing and Redevelopment Agency (SHRA)	The plan helped to inform the needs and goals around housing and provided resident perspectives through community engagement.
2019 Point-in-Time Count	Sacramento Steps Forward	Both include the goal of addressing homelessness.
County of Sacramento Homeless Plan	Sacramento County	Both include the goal of addressing homelessness.
Housing Element	City of Elk Grove	Both include the goal of fostering affordable housing.

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))**

The City participates in regional planning efforts, including the Sacramento Area Council of Governments. The City coordinated with SHRA, Sacramento County, City of Citrus Heights, City of Rancho Cordova, and a number of other local agencies on a regional Analysis of Impediments to Fair Housing Choice. In addition, the City also works with Citrus Heights, Rancho Cordova, SHRA, and Sacramento County on matters of mutual interest related to CDBG and housing, including homelessness response and conducting joint monitoring of shared subrecipients.

## **PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

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

There will be an additional public hearing in front of the City Council on June 24, 2020.

The comments received through the citizen participation process were essential to outlining priorities over the Consolidated Plan timeframe and incorporated into the analysis on projects to fund in the 2020-21 year. The majority of the needs identified throughout the Consolidated Plan process are incorporated in the Needs Assessment and covered in the Strategic Plan priorities and goals.

## Citizen Participation Outreach

**Table 4 – Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Survey	Non-targeted/broad community	<p>Staff developed a Resident Community Needs Survey (Attachment E) to gather public input on the Consolidated Plan process. The survey was noticed in the January-February 2020 City of Elk Grove Newsletter with print copies mailed throughout Elk Grove with over 58,000 in circulation. The newsletter is also posted online with print copies made available at City Hall. The survey was also noticed in the Elk Grove Citizen Newspaper on January 17, 2020. In addition, the resident survey was promoted through the City’s social media on at least two occasions which allowed for other local groups and forums to share the link on their social media accounts as well.</p> <p>Hard copies of the survey were made available at the City’s public counter and mailed out to several residents who called in requesting them. Surveys were mailed with a self-addressed prepaid return envelope. Hard copies of the surveys were also made available at related Consolidated Plan consultation and public meetings during the same time period. One (1) survey was returned in hard copy format and was entered in the online survey by staff.</p> <p>The online survey had 305 visitors and 247 responses. Of those who responded 97% were Elk Grove residents and 73% reported being homeowners. The majority were either employed full time (48%) or retired (30%). Eighty percent of</p>	<p>Residents who responded to the survey stated that Economic Development, Community Development, and Public Services projects were of the greatest interest to them. They identified the population groups needing the most assistance in Elk Grove to include seniors, veterans, persons with mental illness, youth exiting the foster system, and survivors of domestic violence/abuse. For affordable housing projects they expressed homebuyer assistance programs, rehabilitation of single-family homes owned and occupied by seniors and/or low-income people, and rehabilitation of existing affordable housing as those most needed in the community. Resident opinions varied greatly on providing services for those experiencing homelessness. As a majority the top three recommended programs needed for those experiencing homeless included health and safety services, substance abuse services and supportive services. Many residents also commented on the need for improved/increased public transportation services.</p>	<p>Some comments such as lobbying requests, traffic control and street development , law enforcement and crime rates, taxes, and entertainment options were not well aligned with the goals of the Consolidated Plan, which focuses on the needs of low-income populations.</p>	

			those who provided their annual income level stated it was greater than \$80,000.			
2	Survey	Nonprofits	<p>Staff reached out to more than 100 nonprofit organizations requesting input through an online service provider survey. Organizations were chosen based on known services provided to Elk Grove residents and/or those who have expresses interest in applying for grants from the City.</p> <p>The online survey received 23 responses.</p>	<p>Nonprofit respondents identified over the last several years an increase of senior and veteran clients served, more homeless families including more living in their cars, an increase in undocumented clients, and an increase in victims of human trafficking. They felt the most underserved populations in Elk Grove include the homeless, low-income households, persons with disabilities, those needing mental health services, and people of color. They ranked family services, employment and workforce development, youth programs, and food nutrition programs as the most needed services. They identified increasing the availability of affordable housing units as the highest housing need and felt community facilities, broadband/high speed internet, and public transportation were most needed in the area of public facilities and infrastructure. For the homeless population overnight shelters, permanent long-term, and transitional housing were identified as the most needed services. Specific challenges faced by nonprofit organizations include access to affordable facility space and funding for operational support.</p>	All comments were accepted.	
3	Other	Homeless	On January 12, 2020 Staff the Elk Grove Winter Sanctuary (EG WINS), a temporary emergency	Respondents experiencing homelessness expressed lack of housing	All comments were	



			<p>shelter for homeless people in Elk Grove.</p> <p>There were 7 quests in attendance that evening and 5 agreed to share information on their needs through conversation and via a survey.</p>	<p>availability, long waitlists and high rental costs as barriers to finding housing. They noted a need for longer term shelter options, a daily drop-in center, transitional housing, affordable and easily accessible medical services, and increased public transportation services.</p>	<p>accepted although some responses were incoherent and unrelated to the goals of the Consolidated Plan.</p>	
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4	Other	Food Bank Clients	<p>Staff interviewed clients at the Food Bank during regular food distribution. Seventeen clients agreed to share information on their needs by completing a survey.</p>	<p>Survey respondents expressed a need for more affordable housing options in Elk Grove and cited long waitlists for what is currently available. For those looking for housing they expressed credit and criminal background checks as well as high deposits and landlord verifications as challenges. Respondents also noted a continued need for food services such as those provided by the Food Bank, additional public transportation services, affordable medical/health services, and programs and services including shelters for those experiencing homelessness.</p>	All comments were accepted.	
5	Other	Seniors	<p>Staff attended the Elk Grove Food Bank Services mobile program at Vintage at Laguna Senior Apartments, affordable senior housing complex, on February 12, 2020. More than 25 residents spoke with staff and 14 completed surveys.</p> <p>Staff hosted a resident open house at Seasons at Laguna Ridge, affordable senior housing complex, on March 5, 2020. Over 20 residents attended the open house and 17 completed surveys.</p>	<p>Many of the participants of the Food Bank’s mobile program expressed public transportation services as one of the highest needs for the senior population. They felt the current options do not provide access to where they need to go nor provide enough services on the weekends. They also noted the difficulty in finding/understanding what services were available to them within the City limits. Regarding housing they were interested in more affordable options as well as an increase in availability of affordable rental units for senior residents at 80% area median income level. The majority have trouble paying rent each month and often must choose between purchasing other important</p>	All comments were accepted.	

				expenses such as utilities, medical care, food, and other household items. They expressed a need for easily accessible and affordable medical/health services, a continued need for food and senior activity programs,		
6	Other	Weekend Meal Program	Staff attended a free weekend meal program at the Elk Grove United Methodist Church on February 8, 2020. The meal program is attended by many low-income and homeless residents. Many of those served spoke with staff and eight agreed to complete the community needs survey. (There is no religious component to the meal program.)	Meal participants expressed that they face challenges in finding affordable housing due to high housing and rental costs. They noted the need for transitional and group housing options, low-income permanent housing, down-payment assistance programs, and affordable housing for seniors and students. Many expressed the need for increased and improved public transportation services including increasing services on weekends. Requests for other support services included health and human services offices in Elk Grove, affordable health care options, emergency assistance funding, and minor home repair programs for seniors and low-income residents.	All comments were accepted.	
7	Newspaper Ad	Non-targeted/broad community	The City published newspaper ads to publicize public meetings held on February 4, 2020 and May 13, 2020. The February 4 <sup>th</sup> meetings had 21 in attendance, but it is unclear which attendees found out about the meetings through the newspaper ads.	Summarized under public meetings.	Summarized under public meetings.	
8	Internet	Non-targeted/broad	The City published notices on the City website to	Summarized under public meetings.	Summarized	

	Outreach	community	publicize public meetings held on February 4, 2020 and May 13, 2020. The February 4 <sup>th</sup> meeting was attended by 21 people, but it is unclear which attendees found out about the meetings through the website. Due to the COVID-19 pandemic and consistent with Executive Order N-35-20 issued on March 21, 2020, by the Governor of the State of California, the May 13, 2020 City Council meeting was conducted by teleconference only. Therefore, we do not have an accurate estimate of how many people were in attendance.		under public meetings.	
9	Public Meeting	Non-targeted/broad community	<p>Staff held two (2) public meeting and technical assistance workshops on February 4, 2020. Twenty-one (21) people attended the meetings with the majority representing a nonprofit organization. In addition to meeting participants, a reporter from the Elk Grove Citizen newspaper was in attendance and wrote a follow-up article on the meeting which was published on February 14, 2020.</p> <p>The meeting was noticed in a newspaper ad, on the website, as part of the grant application release, and with emails to over 115 organizations interested in applying for City grants.</p>	Meeting participants noted an increase in homelessness and the working poor population in Elk Grove over the past 5 years with one contributing factor being higher housing costs. Underserved populations include homeless, low-income families at risk for homelessness, persons with disabilities, and minorities and elderly experiencing health disparities, Participants also noted more affordable housing options outside of large/single family homes were needed, as well as rehabilitation of existing affordable housing, home buyer assistance programs, housing availability and programs (including group homes) for mentally disabled adults under the age of 55. They felt services for the homeless should include temporary parking and storage	All comments were accepted.	

				facilities, emergency housing and shelter options, transitional housing, mental health services, and day centers. Economic Development programs should include workforce development programs for homeless and low-income residents, small business assistance, and historic preservation and revitalization, Additionally participants felt funds should be spent on public transportation improvements, summer and afterschool educational programming for youth, increase in availability of healthcare clinics, additional library facilities, and utility/rent assistance programs to prevent homelessness.		
10	Public Meeting	Persons with disabilities	The Disability Advisory Committee provided feedback on needs and potential activities at its February 19, 2020 meeting. The meeting was formally noticed and is open to the public however, only the Committee members were in attendance.	See description in Consultations section.	All comments were accepted.	
11	Public Meeting	Youth	The City of Elk Grove Youth Commission provided feedback on needs and potential activities at its February 11, 2020 meeting. The meeting was formally noticed and is open to the public. The Committee members and 4 members of the public were in attendance.	See description in Consultations section.	All comments were accepted.	
12	Public Meeting	Service Providers - Homeless	Elk Grove Homeless Assistance Resource Team	See description in Consultations section.	All comments were	

			(HART)/Homeless Solutions Committee  Staff attends every meeting of the HART/Homeless Solutions Committee. Specifically, on February 13, 2020 staff gathered feedback on priorities and needs of those serving the Elk Grove homeless population. Twenty-four participants were in attendance representing eleven different service providers.		accepted.	
13	Public Hearing	Non-targeted/broad community	Twenty-three individuals provided public comment regarding the public hearing item related to the Consolidated Plan. Due to the COVID-19 pandemic and consistent with Executive Order N-35-20 issued on March 21, 2020, by the Governor of the State of California, the May 13, 2020 City Council meeting was conducted by teleconference only. Therefore, we do not have an accurate estimate of how many people were in attendance.	The City received eighteen written and five audio recorded public comments during the City Council meeting on May 13 <sup>th</sup> . Most of the comments were in support of various organizations, only some of which were eligible for CDBG funding. Topics included appreciation and gratitude for funding provided to services for the homeless population, youth, arts, and cultural education/diversity programs. Additional needs identified in the comments included requests for increased funding and service provided to seniors, persons with disabilities, food service programs, minor home repair program assistance, ADA accessibility improvements, and affordable accessible housing. Many also commented on the challenges and adaptations service providers have had to make due to the COVID-19 pandemic	All relevant comments were accepted.	<a href="https://elk-grove.granicus.com/MediaPlayer.php?view_id=14&amp;clip_id=1901">https://elk-grove.granicus.com/MediaPlayer.php?view_id=14&amp;clip_id=1901</a>

				specifically the loss of revenue and cancelation of fundraising events.		
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## Needs Assessment

### NA-05 Overview

#### Needs Assessment Overview

The City of Elk Grove has about 161,800 residents and 49,300 households, according to recent American Community Survey (ACS) data provided by HUD. (Although more recent population estimates from the California Department of Finance indicate the City had about 176,000 residents in January 2020, ACS data is the primary source for the Consolidated Plan because of the greater level of detail.) The City's median household income is about \$79,000.

About 30% of the City's households qualify as low-income. Statistically, households with one or more members aged 75 or older (48%) are more likely to be low-income and households with a young senior (62-74 years) are slightly more likely than average to be low-income (31%). Small family households (25%), large family households (28%), and households with small children (29%) are less likely to be low-income.

Note: Because of the detailed data sets required to be created to analyze many of the factors included in this Needs Assessment, the data runs behind, sometimes significantly, and may not be an accurate reflection of current community status. For example, much of the data in this section is from 2015 and does not reflect the economic gains of the past five years or the more recent challenges presented by coronavirus. In some cases, this means the priorities described by community outreach conducted in 2019 and 2020 does not align with the data. Where possible, some notes regarding current circumstances have been added.

#### ***Housing Problems***

The most common housing problem faced by low-income households in Elk Grove is cost burden. About 70% of low-income households face a cost burden (paying more than 30% of income for housing) and 46% of low-income households face a severe cost burden (paying more than 50% of income for housing). For cost burden in general, the percentage of households affected is the same for extremely low-income and very low-income categories, with the low-income category being slightly lower. However, severe cost burden is most likely to affect extremely low-income households (67%) and less likely to affect very low-income (50%) and low-income households (29%). Large related and elderly households are slightly more likely than small related households to suffer from cost burden issues.

There is relatively little difference between racial and ethnic groups in terms of their incidence of housing problems and housing cost burden. Only Pacific Islanders, for which the sample size is small, consistently displayed a disproportionately greater incidence of housing problems, severe housing problems, and housing cost burden. While data indicated that some other racial groups (Black/African Americans, Asians, and Hispanics) may experience more need, the findings were generally limited to one income level and one variable. At the extremely low-income level, all racial and ethnic groups suffered housing problems at a roughly equal rate.



### **Housing Needs**

The City's primary housing issue continues to be providing housing that is affordable to the lowest-income segments of the population. Demand for affordable housing, especially for extremely low-income and very low-income units, continues to outpace production. With a strong housing/rental market, vacancy rates at affordable housing complexes are near 0% and the current wait time for affordable units is often several years, leaving those in need of housing few to no options. Limited funding resources, the high cost of subsidy, and restrictions on funding sources provide challenges in addressing existing and projected affordable housing needs.

Through outreach and consultation, the following general housing needs were identified:

- New construction of extremely low- and very low-income units.
- Rehabilitation of existing lower-income units.
- Increased number of accessible units and range of accessibility features.
- Transitional housing options for individuals and families with children.
- Emergency housing options, whether a permanent or temporary shelter, or motel vouchers.
- Affordable permanent housing options for individuals and families exiting homelessness and/or transitional housing.
- Social services to be provided on-site at affordable housing.
- Rehabilitation of single-family homes owned by lower-income households (especially seniors), with a focus on health and safety items, including accessibility improvements.
- Homebuyer assistance programs.
- Support services and programs for low-income individuals and families at risk of becoming homeless.

### **Public Housing**

While there is relatively little public housing in Elk Grove, the tenant-based Housing Choice Voucher program allows many Elk Grove residents to receive a rental subsidy. The needs of these populations are similar to many of the tenants of the City's affordable housing complexes, including social services to promote self-sufficiency. These services include job training, after-school programs, and health services.

### **Special Needs Populations**

Elk Grove has several special needs populations, including the elderly, homeless, female-headed households, victims of domestic violence, and persons with disabilities. These populations have a range of housing and supportive service needs.

### **Priority Needs**

In addition to housing needs, the City identified several needs related to public facilities, public improvements, and public services:

- Public facilities
  - Youth facilities
  - Food Bank facility
  - Transitional housing
  - Emergency shelter
  - Public service centers
  - Other nonprofit facilities

- Public improvements
  - ADA-accessible curb ramps
  - Sidewalk infill
  - Streetlight improvements
  - Increased transportation services
- Public services
  - Senior services
  - Youth services
  - Housing assistance
  - Food and emergency financial assistance
  - Job training/education
  - General assistance

## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

The most common problem facing Elk Grove residents is housing cost burden. Demographic data and outreach efforts to nonprofits and individuals indicate that many residents struggle to find affordable housing, in some cases deciding between paying their rent/mortgage or purchasing food or medicines. Affordable housing, especially for seniors and lower-income households was commonly mentioned as a high-priority need.

**Table 1 - Housing Needs Assessment Demographics**

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	153,015	161,085	5%
Households	40,036	49,315	23%
Median Income	\$81,097.00	\$79,487.00	-2%

**Data Source:** 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

### Number of Households Table

**Table 2 - Total Households Table**

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80- 100% HAMFI	>100% HAMFI
Total Households	4,515	3,725	6,440	5,185	29,440
Small Family Households	1,805	1,455	3,250	2,645	16,980
Large Family Households	575	505	1,265	1,135	4,770
Household contains at least one person 62-74 years of age	820	920	1,135	1,175	5,180
Household contains at least one person age 75 or older	539	755	880	455	1,920
Households with one or more children 6 years old or younger	945	710	1,395	1,159	6,180

**Data Source:** 2011-2015 CHAS

**Note:** HAMFI stands for HUD Area Median Family Income.

**Housing Needs Summary Tables**

1. Housing Problems (Households with one of the listed needs)

**Table 3 – Housing Problems Table**

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	110	20	105	20	255	10	0	4	0	14
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	100	55	35	190	0	4	4	35	43
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	270	110	205	25	610	0	14	165	50	229
Housing cost burden greater than 50% of income (and none of the above problems)	1,860	700	615	0	3,175	1,170	1,185	1,230	345	3,930

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	95	585	1,060	825	2,565	260	340	1,200	1,415	3,215
Zero/negative Income (and none of the above problems)	190	0	0	0	190	280	0	0	0	280

Data Source: 2011-2015 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

**Table 4 – Housing Problems 2**

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	2,235	935	975	80	4,225	1,180	1,205	1,405	430	4,220
Having none of four housing problems	245	775	1,585	1,540	4,145	395	810	2,480	3,140	6,825
Household has negative income, but none of the other housing problems	190	0	0	0	190	280	0	0	0	280

Data Source: 2011-2015 CHAS

3. Cost Burden > 30%

**Table 5 – Cost Burden > 30%**

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	820	650	1,055	2,525	645	595	1,255	2,495
Large Related	460	265	300	1,025	19	170	550	739
Elderly	415	445	215	1,075	584	510	425	1,519
Other	560	165	285	1,010	173	265	295	733
Total need by income	2,255	1,525	1,855	5,635	1,421	1,540	2,525	5,486

Data Source: 2011-2015 CHAS

4. Cost Burden > 50%

**Table 6 – Cost Burden > 50%**

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	745	420	495	1,660	470	470	650	1,590
Large Related	460	115	15	590	15	145	210	370
Elderly	390	195	75	660	525	320	230	1,075
Other	550	35	60	645	165	250	145	560
Total need by income	2,145	765	645	3,555	1,175	1,185	1,235	3,595

Data Source: 2011-2015 CHAS

5. Crowding (More than one person per room)

**Table 7 – Crowding Information – 1/2**

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	300	195	240	39	774	0	18	129	35	182
Multiple, unrelated family households	10	19	15	20	64	0	0	45	50	95

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	310	214	255	59	838	0	18	174	85	277

Data Source: 2011-2015 CHAS

**Table 8 – Crowding Information – 2/2**

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present								

**Describe the number and type of single person households in need of housing assistance.**

According to the 2017 ACS, there were 9,922 single-person households in Elk Grove. About 35 percent were renters, while the rest were homeowners. About 42 percent were 65 years or older. Only about 3 percent were living below the poverty level. The median household income of people living alone was \$43,393 (2016 ACS five-year estimates).

**Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

**Households with disabilities.** About 9 percent of Elk Grove households have one or more disabilities. Of seniors aged 65 years or older, 34 percent have some type of disability. Comprehensive Housing Affordability Strategy (CHAS) data indicate that about 51 percent of all residents with a disability have one or more housing problems (e.g. cost burden, overcrowding, substandard housing). More than 13 percent live below the poverty level, but overall persons with disabilities have median income of \$43,535.

Residents with disabilities and stakeholders that participated in focus groups detailed the difficulty in finding accessible and affordable housing:

- “Incredibly difficult to find an accessible place to live.”
- “There is a real need for housing that is affordable to people with disabilities on SSI who are not elderly; there is basically no housing they can afford. Really need 0-30%.”
- “Waitlists for accessible units have increased dramatically in recent years; now lists are three to four years, and lists are longer for studio and one-bedroom units.”

According to the resident survey, one in three (35%) households that include a member with a disability live in a home that does not meet the needs of the resident with a disability. Among these households, the improvements or modifications needed include grab bars and walk/roll in showers in bathrooms, service or emotional support animals allowed in the home, reserved accessible parking, ramps, wider doorways, and accessible safety alarms.

Residents whose household includes a member with a disability experience other barriers to living in housing in the most integrated, independent setting possible, and include:

- Lower rates of homeownership than households that do not include a member with a disability.
- Being more likely to be denied housing to rent because the “landlord didn’t accept the type of income I earn (23% v. 7% of households that do not include a member with a disability).
- Being more likely to be denied due to having a housing voucher (15% v. 5%)
- Being more likely to consider their home to be in poor condition (24% v. 12%).

**Victims of domestic violence.** National incidence rates indicate that 37 percent of women and 34 percent of men aged 18 or older have experienced contact sexual violence, physical violence, or stalking by an intimate partner in their lifetime. Annual incidence rates—meaning the proportion of people who have experienced contact sexual violence, physical violence, or stalking by an intimate partner in the previous year—are 5.5 percent for women and 5.2 percent for men.

Applying these rates to the Elk Grove population of women and men over 18 indicates that 7,033 residents are likely to have experienced some type of domestic violence, dating violence, sexual assault and/or stalking by an intimate partner in the previous year. National statistics show that 3.6 percent of women and one percent of men experiencing intimate partner violence are in need of housing services. In Elk Grove, these statistics suggest that 167 victims of domestic violence may require housing services each year. Although the supportive and housing services needed by intimate partner violence (IPV) victims vary, generally, all need health care and counseling immediately following the event and continued mental health support to assist with the traumatic stress disorder related to the event. Victims may also require assistance with substance abuse and mental health services, both of which are common among IPV victims. Affordable housing is also critical: The National Alliance to End Homelessness argues that a “strong investment in housing is crucial [to victims of domestic violence] ...so that the family or woman is able to leave the shelter system as quickly as possible without returning to the abuse.” The Alliance also reports that studies on homelessness have shown a correlation between domestic violence and homelessness.

### **What are the most common housing problems?**

The most common housing problem faced by households in Elk Grove is cost burden. About 70% of low-income households pay more than they can afford for housing. The problem is relatively equal among owners and renters. A significant portion, 46% of low-income households, face a severe housing cost burden, where they pay more than 50% of their gross income toward housing costs. In addition to the quantitative data on this problem, social service providers also reported a high percentage of people seeking assistance had housing issues. In some cases, even at some of the City's affordable housing complexes, the fact that the majority of the households' income was going to housing costs was a determining factor in their decision to seek assistance.



Housing problems other than cost burden, such as overcrowding or substandard kitchen/bath facilities, are relatively uncommon in Elk Grove. The City's newer housing stock and code enforcement efforts ensure that there are few instances of substandard housing. While overcrowding remains rare and affects less than 8% of all low-income residents, single-family households that rent seem to be affected by it the most.

Overall, 30 percent of renters who participated in the Sacramento Valley Regional AI Survey struggle to pay the rent, and half worry that their rent will increase to an amount they cannot afford to pay. Community engagement also revealed that one in four low income households consider their housing to be in poor condition. A lack of affordable housing and condition issues are also common housing problems for special needs populations, including elderly and single person households. For residents with disabilities a lack of affordable housing is compounded by a lack of affordable, accessible housing.

### **Are any populations/household types more affected than others by these problems?**

Severe cost burden is most common among extremely low-income households, where 67% experience the problem. The rate of severe cost burden drops to 51% for very low-income households and to 29% for low-income households. Extremely low-income renters and owners were the most likely (76%) to report at least one housing problem (cost burden, substandard facilities, or overcrowding).

As income rose, the incidence of housing problems decreased. However, low-income households still report facing housing cost burden in significant numbers. About 50% of renters in the extremely low-income household category reported one or more housing problems with extremely low-income owners only reporting at 26%. At the City's affordable apartment complexes, units affordable to households earning less than 60% of the area median income have waiting lists of a year or more; the wait time for a unit at lower affordability levels is longer.

Large related family households are more likely to report cost-burden (paying more than 30% of income for housing) than small related and elderly households. However, throughout the consultation process, the City heard many concerns from residents and service providers regarding senior housing needs. As the fastest growing age group in California, the number of households containing at least one person 62 years of age or older has increased 10% since the last planning period. Many feel that the City's and region's senior housing does not meet the growing need and fear seniors living on their own will quickly be forced out of their homes due to increasing costs to meet basic needs and the lack of ability to afford minor home repair and health and safety modifications. At the lowest levels, Social Security or Supplemental Security Income (SSI) pay around \$900 a month, and housing in Elk Grove affordable to these seniors remains severely limited.

Overall, extremely low-income households, including seniors and persons with disabilities, face the biggest hurdles in securing affordable housing. Although the City has assisted the development of nearly 1,700 affordable housing units since it incorporated in 2000, relatively few of the units are targeted to extremely low-income households. Sacramento Self-Help Housing, the City's housing counselor for homeless and at-risk homeless households, noted that this population is the hardest to locate housing for because so few resources exist.

Housing subsidy resources for extremely low-income households, such as the Housing Choice Voucher Program run by the Sacramento Housing and Redevelopment Agency, are very competitive—when the waiting list was last opened, there was a lottery for spots on the waitlist, and only about 10 percent of applicants secured a spot on the waitlist. Once on the waitlist, a household could wait up to seven years for their name to be reached. Despite a new State law preventing discrimination against them, Housing Choice Voucher recipients still face significant hurdles in finding housing that meets the quality standards and maximum rents of the program, and many landlords continue to refuse to participate in the Housing Choice Voucher program.

**Describe the characteristics and needs of low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance.**

There are 4,515 extremely low-income households in Elk Grove, of which 945 have children age 6 or younger. The high incidence of cost burden among extremely low-income households puts these households at special risk for homelessness. The City’s social service providers reported that often one unfortunate circumstance, such as job loss or an unexpected car repair, will cause these households to miss rent or mortgage payments, increasing the likelihood of homelessness.

In order to achieve financial stability, including stable permanent housing, these households need a range of resources. Some households simply need some temporary assistance paying housing costs, while other households need transitional housing, job training, assistance securing government benefits, and other social service resources.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

Elk Grove does not have specific estimates of the at-risk population beyond those available through Census, American Community Survey, and other publicly available data sets.

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness.**

For Elk Grove residents, the primary housing characteristic that is linked to instability and an increased risk of homelessness is severe cost burden (paying more than 50% of gross income toward housing costs). Paying a large percentage of income toward housing, especially for lower-income households, leaves insufficient resources to meet other basic needs, such as food and clothing, and provides little ability to amass savings. Unemployment, underemployment, or an unexpected medical bill or car repair force these households to make difficult choices. South County Services, the Elk Grove Food Bank, and

St. Vincent de Paul provide assistance to households who are facing eviction, but the funding is not sufficient to assist all Elk Grove households.

Sacramento Self Help Housing, a provider of housing counseling to households at risk of homelessness, also reported that family and roommate tensions are a source of housing instability. Low-income persons living with family members out of necessity may become homeless as a result of disagreements with the relative who is the property owner or leaseholder, or may exit a roommate situation due to prolonged disagreements or untenable relationships. Many people slip into homelessness after a period of housing instability marked by short stays with friends or family (“couch surfing”) or in motels.

## **Discussion**

The City's primary housing issue continues to be providing housing that is affordable to the lowest-income segments of the population, including those with special needs. While the City has made significant strides in increasing its affordable housing overall, including adding nearly 1,700 affordable units since 2003, the demand for affordable housing continues to outpace production. Of the approximately 3,500 lower-income units projected to be needed during the 2013-2021 Housing Element period, fewer than 300 will be built. A shortage of resources at the federal and state levels, rising land and construction costs, and community opposition have created challenges for the City in producing housing affordable to extremely low-income households, and, to a slightly lesser extent, low-income households. Absent significant structural changes in the housing market or overall economy, it is unlikely that affordable housing construction will ever meet or outpace need.

The populations with the highest needs over the next five years are extremely low-income households, very low-income households, elderly households, and households where one or more member has a disability. The level of need between renters and owners is similar, although the needs of owners are often harder to address from a structural perspective.

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

A household is considered to have a housing problem when their home lacks complete kitchen or plumbing facilities, when there is more than one person per room, or when a cost burden (30% or more of income toward housing) exists.

For the purposes of this Consolidated Plan, disproportionately greater need is assumed to exist when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in the category as a whole.

For example, 78% of the low-income households in Elk Grove experience one or more housing problem. Therefore, if more than 88% of a particular racial or ethnic group experienced a housing problem, a disproportionately greater need would be presumed to exist.

### 0%-30% of Area Median Income

**Table 9 - Disproportionally Greater Need 0 - 30% AMI**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,775	280	470
White	1,445	54	105
Black / African American	725	55	105
Asian	750	55	185
American Indian, Alaska Native	4	30	0
Pacific Islander	10	0	0
Hispanic	670	80	30

Data Source: 2011-2015 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

**30%-50% of Area Median Income**

**Table 10 - Disproportionally Greater Need 30 - 50% AMI**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,070	655	0
White	1,150	250	0
Black / African American	340	14	0
Asian	745	300	0
American Indian, Alaska Native	35	0	0
Pacific Islander	130	0	0
Hispanic	415	70	0

Data Source: 2011-2015 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**50%-80% of Area Median Income**

**Table 11 - Disproportionally Greater Need 50 - 80% AMI**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,640	1,805	0
White	1,555	800	0
Black / African American	570	70	0
Asian	1,165	615	0
American Indian, Alaska Native	15	0	0
Pacific Islander	54	20	0
Hispanic	1,015	270	0

Data Source: 2011-2015 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**80%-100% of Area Median Income**

**Table 12 - Disproportionally Greater Need 80 - 100% AMI**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,755	2,430	0
White	1,090	1,050	0
Black / African American	335	160	0
Asian	680	590	0
American Indian, Alaska Native	10	4	0
Pacific Islander	15	10	0
Hispanic	410	505	0

Data Source: 2011-2015 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

**Discussion**

Overall, 78% of all low-income households in Elk Grove experience at least one housing problem. The only group with disproportionately greater need is Pacific Islanders (91%). Black/African Americans are the next group closest to representing a disproportionately greater need at 87% for all low-income categories combined.

At the extremely low-income level, whites (90%) and Pacific Islanders (100%) represent the highest disproportionate needs. However, Pacific Islanders have a sample size of only 10 households. The disproportionate need for Black/African Americans appears at both the very low-income (96%) and low-income levels (89%). Despite small sample sizes, Pacific Islanders and American Indian/Alaskan Natives also represent a disproportionate need at the very low-income levels, with American Indian/Alaskan Native also representing a disparity at the low-income level.

Among those groups with statistically significant samples, Asians tend to experience housing problems at a rate less than the average for any given income category. Whites experience housing problems at a rate less than average in the low-income category only.

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

A household is considered to have a severe housing problem when their home lacks complete kitchen or plumbing facilities, when there is more than 1.5 persons per room, or when a severe cost burden (50% or more of income toward housing) exists.

As in the previous section, disproportionately greater need is assumed to exist when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in the category as a whole.

### 0%-30% of Area Median Income

**Table 13 – Severe Housing Problems 0 - 30% AMI**

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,415	640	470
White	1,285	214	105
Black / African American	685	90	105
Asian	625	180	185
American Indian, Alaska Native	4	30	0
Pacific Islander	10	0	0
Hispanic	640	110	30

Data Source: 2011-2015 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

**30%-50% of Area Median Income**

**Table 14 – Severe Housing Problems 30 - 50% AMI**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	2,140	1,585	0
White	755	645	0
Black / African American	235	130	0
Asian	530	510	0
American Indian, Alaska Native	15	20	0
Pacific Islander	130	0	0
Hispanic	280	205	0

Data Source: 2011-2015 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

**50%-80% of Area Median Income**

**Table 15 – Severe Housing Problems 50 - 80% AMI**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	2,380	4,065	0
White	765	1,590	0
Black / African American	315	325	0
Asian	610	1,165	0
American Indian, Alaska Native	15	0	0
Pacific Islander	30	49	0
Hispanic	540	750	0

Data Source: 2011-2015 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%



**80%-100% of Area Median Income**

**Table 16 – Severe Housing Problems 80 - 100% AMI**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	510	4,680	0
White	85	2,050	0
Black / African American	35	470	0
Asian	285	980	0
American Indian, Alaska Native	0	14	0
Pacific Islander	0	25	0
Hispanic	100	820	0

Data Source: 2011-2015 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

**Discussion**

Overall, 54% of low-income households in Elk Grove experience at least one severe housing problem. The two groups with disproportionately greater need are Black/African American (66%) and Pacific Islanders (78%).

At the extremely low-income level, there is little racial and ethnic variation for those groups with large sample sizes, except for Asians having a 63% lower chance than the general population to experience at least one severe housing problem and Hispanics having a 7% higher chance than the general population. At the very low-income level, the only group experiencing disproportionate need is Pacific Islander (100%), with a small sample size of 130. At the low-income level, Black/African Americans and American Indian/Alaska Natives have a disproportionate need.

Among those groups with statistically significant samples, Asians tend to experience housing problems at a rate slightly less than the average for any given income category.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction:

A person is considered to have a housing cost burden when their household spends more than 30% of its gross income on housing expenses. Unlike the previous sections on disproportionate need, this table measures individuals as opposed to households.

As in the previous section, disproportionately greater need is assumed to exist when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in the category as a whole.

For purposes of comparison, the City’s racial/ethnic breakdown per 2015 ACS 5-Year Estimates was:

- White – 36.5%
- Asian – 27.8%
- Hispanic - 18%
- Black/African American – 10.3%
- Other or multiracial – 6%
- American Indian/Alaskan Native – 0.3%
- Hawaiian/Pacific Islander – 1.1%

### Housing Cost Burden

**Table 17 – Greater Need: Housing Cost Burdens AMI**

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	31,570	9,425	7,840	475
White	15,430	3,820	2,760	110
Black / African American	2,950	1,225	1,235	105
Asian	7,655	2,145	1,940	185
American Indian, Alaska Native	110	59	19	0
Pacific Islander	170	120	145	0
Hispanic	4,225	1,505	1,285	30

Data Source: 2011-2015 CHAS

### Discussion:

Overall, 35% of Elk Grove residents live in a household that experiences a housing cost burden. The two racial/ethnic groups that experience a disproportionate need are Black/African Americans, of which 45% have a housing cost burden problem, and Pacific Islanders who experience a housing cost burden at 61%. Whites and Asians experience the lowest incidence of housing cost burden.

### **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

#### **Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

A few groups experience disproportionate need, but it varies by income level and type of measurement. The only group that consistently displayed a disproportionately greater need was Pacific Islanders, who had a higher incidence of housing problems, severe housing problems, and housing cost burden.

Whites in the extremely low-income category and Black/African Americans, Asians, and Hispanics in the very low-income and low-income levels had a disproportionately greater need when housing problems were measured.

No group except Pacific Islanders in the very low-income category had a disproportionately greater need when only housing cost burden was considered.

#### **If they have needs not identified above, what are those needs?**

During consultation process and the public meeting, no agency or resident mentioned any needs specific to one ethnic or racial group. The City's policy has been to advertise programs widely and to encourage nonprofit partners to provide services in a variety of languages.

The special needs groups that were most frequently identified in the consultation process were seniors, disabled persons, persons with mental illness, foster youth, youth, survivors of domestic violence/abuse and low-income households.

#### **Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

Elk Grove is a racially and ethnically diverse community. Based on mapping queries in the Consolidated Plan mapping tool, the populations experiencing disproportionate need do not consistently live in any particular areas of the City.

## NA-35 Public Housing – 91.205(b)

### Introduction

Public housing programs within Sacramento County are managed by the Sacramento Housing and Redevelopment Authority (SHRA), which is the County’s housing authority. SHRA operates independently of the City of Elk Grove, and the City retains no control over their programs or housing units.

SHRA owns 46 public housing units within the City of Elk Grove and also offers the Housing Choice Voucher Program (formerly known as Section 8) to Elk Grove residents. Tenant-based Housing Choice Vouchers provide a monthly subsidy to low-income tenants renting market-rate units. Housing Choice Vouchers require an SHRA inspection of the unit prior to move-in to ensure health and safety standards are met.

The numbers included in the table below are the number of public housing units and housing vouchers in Sacramento County, which is the lowest level at which SHRA reports data to HUD.

The tables below are pre-populated by HUD based on data submitted by public housing authorities in annual reports. The pre-populated data in the tables was outdated and, as such, is not included here. Updated tables may be found in SHRA’s Consolidated Plan.

### Totals in Use

**Table 18 - Public Housing by Program Type**

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	983	11,698	538	10,929	131	63	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

**Characteristics of Residents**

**Table 19 – Characteristics of Public Housing Residents by Program Type**

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	11,330	14,058	12,251	14,162	10,523	11,411
Average length of stay	0	0	6	7	1	8	0	9
Average Household size	0	0	2	2	2	2	1	3
# Homeless at admission	0	0	1	2	0	0	2	0
# of Elderly Program Participants (>62)	0	0	138	2,542	119	2,400	16	3
# of Disabled Families	0	0	266	4,330	191	4,022	83	21
# of Families requesting accessibility features	0	0	983	11,698	538	10,929	131	63
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Data Source: PIC (PIH Information Center)

**Race of Residents**

**Table 20 – Race of Public Housing Residents by Program Type**

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	357	4,391	182	4,090	67	32	0
Black/African American	0	0	531	5,312	187	5,034	60	24	0
Asian	0	0	66	1,689	148	1,527	2	2	0
American Indian/Alaska Native	0	0	17	244	12	226	1	5	0
Pacific Islander	0	0	12	62	9	52	1	0	0
Other	0	0	0	0	0	0	0	0	0

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

**Ethnicity of Residents**

**Table 21 – Ethnicity of Public Housing Residents by Program Type**

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	131	1,285	73	1,188	8	11	0

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Not Hispanic	0	0	852	10,413	465	9,741	123	52	0
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

Data Source: PIC (PIH Information Center)

## **Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

According to the SHRA draft 2020-24 Consolidated Plan, the Housing Authority fully complies with HUD Notice PIH 2002-01 (HA) [Accessibility Notice: Section 504 of the Rehabilitation Act of 1973, the Americans with Disabilities Act of 1990; the Architectural Barriers Act of 1968 and the Fair Housing Act of 1988] when requests are made for a reasonable accommodation due to a disability. An applicant or participant must qualify under the following American with Disabilities Act (ADA) definition of disability:

- A physical or mental impairment that limits an individual's ability to participate in major life activities;
- A record of such impairment; or
- Being-regarded as having such impairment.

The needs of public housing tenants and applicants for accessible units varies greatly by the type of disability a person lives with. Some tenants and applicants with disabilities require physical accommodations to units, reasonable accommodation for the application process or for ongoing housing needs, or two-bedroom units to accommodate a live-in caretaker—all of which SHRA will accommodate. SHRA also provides a section of their website where landlords can list properties and identify if the unit is accessible.

### **Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

SHRA conducted focus groups with households living in publicly supported housing identified their top needs as: 1) Concerns about maintaining the quality of public housing; 2) Challenges with accessibility, mostly related to buildings with older elevators that can be unreliable; 3) Confusion navigating the system for applying and obtaining affordable housing. In general, residents who live in publicly supported housing face maintenance and management issues are similar to residents living in privately-provided housing. For Housing Choice voucher holders, the greatest needs include securing a unit with a voucher. Finding a quality unit that is within the voucher amount is very challenging, particularly in a tight rental market where landlords can easily find residents without vouchers. An additional challenge is the “benefits cliff” in the program—voucher holders are worried that if they earn too much, they will lose their housing subsidies, which disincentivizes work.

### **How do these needs compare to the housing needs of the population at large**

Availability of affordable housing is a prevalent issue in Elk Grove for all low-income residents, including those in public housing and Housing Choice Voucher holders. Housing Choice Voucher holders, who may have opportunities to rent market-rate units using their voucher as subsidy, still face substantial difficulties due to higher market-rate rents than those allowed by the program and low rates of landlord acceptance of vouchers.



## Discussion

Overall, Elk Grove's lower-income households would benefit from additional affordable housing resources and access to social service programs. Through the consultation and public meeting process, the following general housing needs were identified:

- More extremely low-income and very low-income units.
- Increased number of accessible units and range of accessibility features.
- Transitional housing options for individuals and families with children.
- Emergency housing options, whether a permanent or temporary shelter, or motel vouchers.
- Social services to be provided on-site at affordable housing.

One major difference between the applicants on the public housing and Housing Choice Voucher list is that Elk Grove's low-income population does include many homeowners, whose needs are somewhat different than renters. While both may benefit from social services, such as after-school programs and job training, homeowners have a more difficult time moving to housing more suited for their needs. Homeowners need access to resources that assist them with paying their mortgages and utilities, and also resources that help them to stay in their homes, such as accessibility modifications and home repair programs.

## **NA-40 Homeless Needs Assessment – 91.205(c)**

### **Introduction:**

At the time of the last homeless Point-in-Time (PIT) count, in January 2019, 5,570 people were experiencing homelessness in Sacramento County. More than half of those counted, or 3,900 individuals, were unsheltered (i.e. slept outside or in a location not suitable for human habitation). This is the largest report of nightly homelessness on record for Sacramento County, which signals a troubling trend first noted in the 2017 Sacramento Homeless Count. Most Sacramento County residents facing homelessness today are unsheltered, even during presumably one of the coldest nights of the year.

While the PIT count estimated only 7 homeless individuals in Elk Grove, this is widely assumed to be an undercount and may have been affected by data quality issues of the teams performing the count in Elk Grove. Recent estimates by the City's Police Department and nonprofit partner Elk Grove HART put the total number of unsheltered homeless at about 70-100 individuals. In our jurisdiction, unsheltered homeless may be sleeping outside but also commonly sleep in vehicles.

Homelessness has been a significant issue for many years but, until recently, housing market conditions and local efforts to fight homelessness appear to have mitigated the most significant growth in the homeless population. The 2019 PIT Count indicates that homelessness is expanding substantially and requires a new and intensified response. The Sacramento region bases its priorities for ending homelessness on the recognition that homelessness results from more than just a lack of affordable housing.

During the Sacramento Valley Analysis of Impediments process, the need for shelter and services for people experiencing homelessness was a concern voiced by participants in focus and pop-up groups, including some who had experienced being homeless (currently and in the past). Participants identified challenges that included gaps in shelter or service offerings, long wait lists for housing, and the importance of advocates who could help those currently experiencing homelessness navigate the system.

The City of Elk Grove, along with cities, other local governmental agencies, health care providers, nonprofit organizations, business and faith community partners, and other stakeholders, is committed to ending homelessness in Sacramento County. Despite the significant growth in the homeless population, this group of partners has taken important steps in recent years to expand housing opportunities and improve the quality and coordination of services for people experiencing homelessness.

In the last two years, the State has committed new resources for fighting homelessness, including the No Place Like Home (NPLH) program, which is dedicated to creating permanent supportive housing for individuals with serious mental illness experiencing homelessness and chronic homelessness, as well as people at-risk of chronic homelessness who are living with serious mental illness.

State funding is available to counties who commit to provide ongoing services to individuals and families living in NPLH housing and who have adopted a homeless plan. The State is also providing new one-time resources in the form of the California Emergency Solutions and Housing (CESH) Program and the Homeless Emergency Aid Program (HEAP), both of which can support a diverse array of programs and

interventions for homeless and at-risk populations. CESH and HEAP are available to local Continuum of Care (CoC) organizations, which in turn spend funding on programs that may be accessed by Elk Grove residents.

**Homeless Needs Assessment.** While the City has limited data on the individuals experiencing homelessness within the City limits, some information on homelessness in the region is instructive. Homelessness is a regional problem. The following table is the most accurate and up-to-date estimate of people experiencing homelessness in the region, based on data from the HMIS provided by SSF.

**Table 22 – Homeless Needs Assessment**

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	572	567	5,505	2,278	3,610	119
Persons in Households with Only Children	14	14	45	18	34	27
Persons in Households with Only Adults	1,084	3,119	7,575	2,465	4,196	120
Chronically Homeless Individuals	439	1,253	3,030	273	N/A	N/A
Chronically Homeless Families	51	51	1,982	29	N/A	N/A
Veterans	179	488	1,039	360	671	N/A
Unaccompanied Child	14	14	45	18	34	27
Persons with HIV	30	67	236	86	141	N/A

Data Source: Homelessness in Sacramento County, Results from the 2019 Point-in-Time Count

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

A common misconception of the Point-in-Time (PIT) Homeless Count is that it provides a total yearly estimate of all of the individuals experiencing homelessness within the community--for example, approximating the total number of individuals who fall into homelessness or access shelters across the span of the year. As the name implies, however, the Point-in-Time count provides only a snapshot of one night of homelessness in a community.

- During the course of an entire year different individuals enter, exit, and return to a state of homelessness in our community. In other words, the homeless population is in constant flux as different individuals enter and exit homelessness each week. For example, as shown in the table, an estimated 3,610 families with children exist homeless in the region, annually, yet another 2,278 become homeless.
- Taking into consideration this dynamic of homelessness, researchers can use the results of the PIT Count to approximate the total number of individuals who will likely experience homelessness or access shelters at least once during the course of the year. These annualized estimates are typically calculated as two to three times the nightly estimate of nightly homelessness.
- The 2019 Homeless Count suggests that approximately 10,000 to 11,000 residents in Sacramento County will experience homelessness during the next year.
- The estimates in the above table, produced by SSF, are larger, approaching 20,000 people who could experience homelessness. It is not clear, however, how many individuals encountered during the Homeless Count overlap with individuals interacting with broader system of homeless services, which the HMIS data capture.

**Chronic Homelessness:** A high proportion (59%) of unsheltered individuals have been experiencing long-term and continuous periods of being unsheltered of over a year. This suggests that unsheltered people in Sacramento County are having more prolonged experiences with homelessness than before, which may indicate greater barriers to housing. This finding, coupled with the high rate of unsheltered homelessness overall, would suggest that a growing proportion of individuals would also be meeting HUD's criteria for chronic homelessness (which is based on both length of homelessness and presence of a disabling condition). The estimate for chronic homelessness, however, has remained stagnant even though individuals are spending more time homeless.

- Even though Sacramento County is observing an increase in unsheltered homelessness, the overall chronic homeless proportion for 2019 is almost identical to 2017 (31% in 2017 compared to 30% in 2019), and substantially lower within the unsheltered population (31% chronically homeless in 2019 vs. 39% in 2017).
- A closer examination of the survey data suggests that while a fair number of unsheltered individuals report significant challenges a smaller percentage appears to report disabling conditions.
- Though it is beyond the limits of the 2019 Homeless Count to explore this decline conclusively, it is apparent that the rate of chronic homelessness has at least remained stagnant, and for some groups even indicated some modest declines, particularly for older adults and veterans.

- This pattern could reflect better efforts to engage disabled individuals experiencing chronic homelessness in the county; even with substantial increases in unsheltered homelessness it is likely that some groups have benefited from targeted efforts to transition them into housing and services.

**Families with Children:** On a single night in January, approximately 372 families with children were experiencing homelessness in Sacramento County.

- These 372 households consisted of 451 adults and 688 children under age 18 (1,139 in total), representing approximately 20 percent of all persons experiencing homelessness in the county.
- About half of family households with children experiencing homelessness (52% or 195 households) were unsheltered.
- There were 567 persons within 195 unsheltered families with children, which represent approximately 15 percent of the unsheltered homeless population in Sacramento County (567 individuals in families out of 3,900 total persons who were unsheltered). This rate is much higher than national averages, where 90 to 95 percent of families are found in shelters.
- There were 542 persons within the 174 sheltered families, which represent 34 percent of the sheltered homeless population (542 out of the 1,670 total persons who were sheltered).

**Veterans:** On a single night in January, 667 veterans were experiencing either sheltered or unsheltered homelessness in Sacramento County.

- Veterans represent approximately 12 percent of all persons experiencing homelessness in the county.
- The majority (73%) of these veterans were unsheltered, a similar unsheltered proportion as in the overall homeless population in Sacramento County (70%).
- Of those who were sheltered, half were in emergency shelters and half were in transitional housing programs.

**Youth:** During the night of the 2019 Count, approximately 415 transitional age youth were experiencing homelessness in Sacramento County. An additional 28 unaccompanied minors (14 unsheltered and 14 sheltered) were experiencing homelessness.

- Transitional age youth (TAY) represent approximately eight percent of the total homeless population.
- Similar to other groups, the majority of TAY were experiencing unsheltered homelessness on the night of the count (59%).
- In contrast, 41 percent of youth were experiencing sheltered homelessness, most of whom were staying in a transitional housing program.

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
<b>White</b>	<b>840</b>	<b>1,768</b>
<b>Black or African American</b>	<b>661</b>	<b>1,214</b>
<b>Asian</b>	<b>17</b>	<b>32</b>
<b>American Indian or Alaska Native</b>	<b>41</b>	<b>380</b>
<b>Native Hawaiian or Other Pacific Islander</b>	<b>11</b>	<b>112</b>
<b>Multiple Races</b>	<b>100</b>	<b>394</b>
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
<b>Non-Hispanic/Non-Latino</b>	<b>1,348</b>	<b>3,237</b>
<b>Hispanic/Latino</b>	<b>322</b>	<b>663</b>

Data Source: Homelessness in Sacramento County, Results from the 2019 Point-in-Time Count

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

On a single night in January 2019, approximately 372 families with children were experiencing homelessness in Sacramento County.

- These 372 households consisted of 451 adults and 688 children under age 18 (1,139 in total), representing approximately 20 percent of all persons experiencing homelessness in the county.
- About half of family households with children experiencing homelessness (52% or 195 households) were unsheltered.
- There were 567 persons within 195 unsheltered families with children, which represent approximately 15 percent of the unsheltered homeless population in Sacramento County (567 individuals in families out of 3,900 total persons who were unsheltered). This rate is much higher than national averages, where 90 to 95 percent of families are found in shelters.
- There were 542 persons within the 174 sheltered families, which represent 34 percent of the sheltered homeless population (542 out of the 1,670 total persons who were sheltered). Surveys conducted with unsheltered families with children revealed that the most common sleeping location was outdoors, including under a highway underpass, on the street, in a park or an outdoor encampment (44%). One third (33%) reported sleeping in a vehicle such as a car, RV or truck. The remaining 20 percent of families reported staying temporarily in a motel/hotel because of an emergency voucher from a program or the county, or at a bus station. While these individuals in motels/hotels paid for by a program were not previously included in Point-in-Time Homeless Counts, HUD now defines these families as homeless.

Families with children that were experiencing homelessness reported many service and support needs. These included permanent and temporary housing supports, as well as employment, mental health services, transportation, and food banks. Specifically, half of unsheltered parents believed that the Sacramento region should address the gap in affordable housing. Many (30%) also mentioned a need for more beds at emergency shelters and 17 percent indicated a need for storage space for belongings. Other recommendations listed in the open-ended section included a charging station for cell phones; a place to throw away trash; public showers and bathrooms; family therapy; having a place to stay without police harassment; more family-specific shelters/housing; show more sympathy/empathy; and self-referral to shelters/needs instead of the Sacramento County Department of Human Services (DHA) list.

Over the course of a year, Elk Grove and its nonprofit partners will have contact with 30-40 households with minor children. A portion are able to be served through the City's transitional housing for families, but many others are referred to social service agencies, including the Elk Grove Food Bank and Sacramento County.

### **Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

Aside from the residents of City-supported transitional housing, the City has limited data on the race and ethnicity of people experiencing homelessness in Elk Grove, although efforts are underway to collect this data for future use. County-level data is presented in this section instead, and staff's assessment is that it is reasonably in line with demographics in Elk Grove.

Approximately 18 percent of people experiencing homelessness identified their ethnicity as Hispanic, while the majority identified as non-Hispanic (82%). With respect to racial identity, the majority of individuals identified as either White (47%) or Black/African American (34%). A substantial proportion of individuals also identified as American Indian or Alaska Native (8%), while nine percent (9%) identified themselves with multiple races or considered themselves Multiracial. Relatively few individuals identified as either Hawaiian-Pacific Islander (2%) or Asian (1%).

When the racial composition of people experiencing homelessness is compared to the total racial composition of all residents of Sacramento County, it reveals:

- White individuals comprise the largest racial group of people experiencing homelessness in Sacramento County (47%), they are nonetheless underrepresented given that 64 percent of Sacramento County residents identify as White.
- In contrast, Black/African American individuals are disproportionately represented in the county's homeless population (34% vs 13% of Sacramento County).
- American Indian/Alaska Native individuals are also overrepresented in the homeless population in Sacramento County (8% vs. 2% of Sacramento County), which mirrors national trends.
- In contrast, individuals who identify as Asian are substantially underrepresented in the homeless population (1% vs 18% of Sacramento County).

The overrepresentation of racial minorities in the homeless population is largely consistent with trends reported across California, as well as the United States more broadly.

## **Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

On a single night in January 2019 an estimated 5,570 individuals were experiencing homelessness in Sacramento County.

- This is the largest report of nightly homelessness on record for Sacramento County.
- The estimate of 5,570 includes the 1,670 sheltered individuals who accessed emergency shelters or transitional housing the night of the count, and the 3,900 unsheltered individuals who slept outside or in a location not suitable for human habitation (e.g., on the street, in a vehicle, or in a tent).
- This suggests that over 70 percent of individuals experiencing homelessness in the county are unsheltered as opposed to sheltered on any given night (i.e., not accessing shelters or transitional housing). The high number of people experiencing unsheltered homelessness in our region signals a troubling trend first noted in the 2017 Sacramento Homeless Count, that the vast majority of county residents facing homelessness today are unsheltered, even during presumably one of the coldest nights of the year.
- The 2017 Homeless Count was the first year that Sacramento County reported more people experiencing unsheltered than sheltered homelessness (56% vs. 44%).
- Though this trend has continued to worsen, it follows a larger pattern of growing unsheltered homelessness reported across communities in California.
- According to HUD, California reports the highest proportion of unsheltered homelessness in the country, currently averaging 69 percent (HUD, 2018). This proportion of unsheltered homelessness has grown over the last four years, consistent with the growth observed in the Sacramento region. Given Sacramento County's population of approximately 1.5 million residents, the estimate of 5,570 people experiencing homelessness each night suggests that approximately 36 in every 10,000 residents in the county experience homelessness each night.
- This per capita rate of nightly homelessness is about ten percent higher than the 2018 state average of 33 per 10,000 Californians experiencing homelessness each night.
- While 2019 data for the state will not be available until 2020, the PIT anticipates that the per capita homelessness rate for California will rise and Sacramento County will approximate the state average (i.e., the PIT anticipates that the state average will reach or exceed 36 out of 10,000).

### **Discussion:**

Elk Grove's per capita rate of homelessness is unquestionably lower than the County as a whole. However, homelessness has increased in Elk Grove in recent years, roughly in line with the increases seen in Sacramento County. The City estimates that at any given time there are 70-100 individuals experiencing homelessness in Elk Grove, and fewer than half would qualify as chronically homeless.

There is a growing public awareness of homelessness as a local problem, and numerous efforts have sprung up to provide food, clothing, and shelter. Multiple nonprofits and sometimes individuals provide food resources, and Elk Grove HART offers a nighttime winter shelter running for 12-14 weeks from December to March.

People experiencing homelessness have perhaps the most immediate housing need of any group. They also have one of the most difficult sets of housing needs to meet, due to both the diversity and complexity of the factors that lead to homelessness and to community opposition to the location of facilities that serve homeless clients.



Elk Grove has made strides in supporting transitional housing and permanent supportive housing, offering resources for both individuals and families. However, as with all types of affordable housing in the City, demand outpaces supply.

Ongoing needs for people experiencing homelessness include access to emergency shelter, transitional housing, and permanent housing, often with supportive services. Social services like case management, assistance securing government or other benefits, drug/alcohol treatment, and job and life skills training, are also needed to help households stabilize and maintain housing.

## **NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)**

### **Introduction:**

Certain groups may have more difficulty finding housing and may require specialized services or assistance. Due to their special circumstances, they are more likely to be low-income. These groups include the following:

- Elderly persons, including frail elderly;
- Persons with disabilities;
- Large households;
- Female-headed households;
- Homeless persons; and
- Victims of domestic violence.

While a few providers, such as the County Department of Human Assistance (DHA), have offices in Elk Grove, most are located in the City of Sacramento or in unincorporated areas of the County closer to the urban core of the County. A regional online and telephone referral service, called 211, offers a comprehensive listing of services in the County.

### **Describe the characteristics of special needs populations in your community:**

#### ***Elderly Households***

Senior households have special housing needs primarily resulting from physical disabilities and limitations, income, and healthcare costs. Additionally, senior households have other needs that help preserve their independence including protective services to maintain their health and safety, in-home support services to perform activities of daily living, conservators to assist with personal care and financial affairs, public administration assistance to manage and resolve estate issues, and networks of care to provide a wide variety of services and daily assistance. According to the 2013-2018 American Community Survey, there were 9,881 households in Elk Grove headed by a person 65 years or older. About 15% of these households had income of less than 150% of the poverty level. Of the senior households in Elk Grove, approximately 80% own homes and 20% are renters. Owners tend to have more affordable housing, with 37% considered cost-burdened (paying more than 30% of their income toward housing costs). Renters face far greater affordability challenges, with 73% being cost-burdened.

#### ***Disabled Persons***

Physical, mental, and/or developmental disabilities could prevent a person from working, restrict a person's mobility, or make caring for oneself difficult. A disability is defined as a mental, physical, or health condition that lasts over six months. The American Community Survey defines six types of disabilities including vision, hearing, cognitive, ambulatory, self-care, and independent living difficulties. According to the 2013-2018 American Community Survey, 17,494 people in Elk Grove had some type of disability. A person may have more than one disability. The greatest proportion are independent living disabilities, followed by ambulatory and cognitive disabilities. About 44% of persons with disabilities aged 18 to 64 are employed, compared to about 72% for the same aged population reporting no disabilities.

Persons with disabilities may have special housing needs related to accommodating potential limited earning capacity, the lack of accessible and affordable housing, and higher health costs associated with

disabilities. Additionally, people with disabilities require a wide range of different housing, depending on the type and severity of their disability. Housing needs can range from institutional care facilities to facilities that support partial or full independence (i.e., group care homes). Supportive services such as daily living skills and employment assistance need to be integrated in the housing situation. The disabled person with a mobility limitation requires housing that is physically accessible. Examples of accessibility in housing include widened doorways and hallways, ramps, bathroom modifications (e.g., lowered countertops, grab bars, adjustable shower heads) and special sensory devices including smoke alarms and flashing lights.

### ***Persons with Developmental Disabilities***

A developmental disability is defined as a disability that originates before an individual is 18 years old, continues or can be expected to continue indefinitely, and constitutes a substantial disability for the individual, including mental retardation, cerebral palsy, epilepsy, and autism. This includes disabling conditions closely related to mental retardation, or requiring treatment similar to that required for individuals with mental retardation, but does not include other handicapping conditions that are entirely physical in nature.

Many developmentally disabled persons can live and work independently in a conventional housing environment, although more severely disabled individuals may require a supervised group living environment. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are available. Because developmental disabilities appear during childhood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The City of Elk Grove is serviced by the Alta California Regional Center in Sacramento, which provides a point of entry to services for people with developmental disabilities. The center is a private nonprofit community agency that contracts with local businesses to offer a wide range of services. It is estimated that the Alta California Regional Center provides services to 1,400 individuals in Elk Grove on an annual basis.

There are a number of housing types appropriate for people living with a developmental disability, including rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Housing Choice Vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the considerations that are important in serving these individuals.

### ***Single-Parent and Female-Headed Households***

Single-parent households are households with children under the age of 18 at home and include both male- and female-headed households. These households generally have a higher ratio between their income and their living expenses (that is, living expenses take up a larger share of income than is generally the case in two-parent households). Therefore, finding affordable, decent, and safe housing is often more difficult for single-parent households. Additionally, single-parent households have special needs involving access to day care or childcare, healthcare, and other supportive services.

According to the 2011-2016 American Community Survey estimates, single-parent female-headed families comprised 19% of all families in Elk Grove with children present in the home, while single-parent male-headed households made up 7%. About 35% of female-headed single-parent households accessed Supplemental Security Income, CalFresh (food stamps), or cash public assistance income in the prior 12 months. The same was true for only 19% of male-headed single-parent households.

### ***Large Family Households***

Large family households are defined as households containing five or more persons. Large family households are considered a special needs group because there is limited supply of adequately sized housing to accommodate their needs. The more persons in a household, the more rooms are needed to accommodate that household. Specifically, a five-person household would require three or four bedrooms, a six-person household would require four bedrooms, and a seven-person household would require four to six bedrooms. According to the 2010 Census, approximately 19% of all households in Elk Grove include five or more people.

According to the 2013-2018 American Community Survey, 85% of all housing units in Elk Grove had at least three bedrooms, with 12% having five or more bedrooms. Approximately 57% of all owner-occupied units and 27% of all renter-occupied units had four or more bedrooms. Because the number of units with at least three or more bedrooms significantly exceeds the number of large households in the community, there does not appear to be a housing shortage for large households in Elk Grove. However, affordability of larger housing units for large lower-income families may still be an issue.

### ***Victims of Domestic Violence***

National statistics show that 3.6 percent of women and one percent of men experiencing intimate partner violence are in need of housing services. In Elk Grove, these statistics suggest that 167 victims of domestic violence may require housing services each year. Although the supportive and housing services needed by intimate partner violence (IPV) victims vary, generally, all need health care and counseling immediately following the event and continued mental health support to assist with the traumatic stress disorder related to the event. Victims may also require assistance with substance abuse and mental health services, both of which are common among IPV victims. Affordable housing is also critical: The National Alliance to End Homelessness argues that a “strong investment in housing is crucial [to victims of domestic violence] ...so that the family or woman is able to leave the shelter system as quickly as possible without returning to the abuse.” The Alliance also reports that studies on homelessness have shown a correlation between domestic violence and homelessness.

## **What are the housing and supportive service needs of these populations and how are these needs determined?**

Housing and supportive services needs for each special needs population are discussed in the previous section.

**Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

According to the California Department of Public Health Office of AIDS, there were 2,363 persons living with HIV and 2,088 persons living with AIDS in Sacramento County as of December 2018. The county level is the lowest level at which data was available. Since Elk Grove’s population is approximately 11% of the County’s total population, it is estimated that Elk Grove contains 260 persons with HIV and 230 persons with AIDS. This is likely an underestimate, since not all persons with HIV/AIDS are aware that they carry the disease.

Statewide, persons with HIV/AIDS tend to be overwhelmingly cisgender men (86.9%). Whites (38%) and Hispanics (37%) have the highest incidence. About 47% are adults between the ages of 20 and 49 and 51% are between the ages of 50 and 74.

**Discussion:**

Special needs groups with high priority housing and supportive services needs include elderly persons, persons with disabilities, female-headed households, victims of domestic violence, and the homeless. These populations would generally benefit from permanent housing with supportive services on-site.

Elk Grove does have a number of providers that serve special needs populations, including the Senior Center (seniors), Sacramento Self Help Housing (homeless and extremely low-income), Elk Grove HART (homeless), Chicks in Crisis (female-headed households), WEAVE (victims of domestic violence), Elk Grove Adult Community Training (adults with developmental disabilities), Meals on Wheels by ACC (seniors), Elk Grove United Methodist Church (homeless), and the Food Bank (all groups). The need for the services provided by these groups and many others is clearly high, and the City will need to continue to support their activities in order to best serve its special needs population.

## NA-50 Non-Housing Community Development Needs – 91.215 (f)

### Describe the jurisdiction's need for Public Facilities:

Elk Grove contains a large number of nonprofit organizations, most of which have facility needs. In the past five years, the City has devoted substantial funds to upgrading and improving several public facilities within the City, including building a new Senior Center facility leased to the nonprofit Senior Center of Elk Grove for \$1 per year. Needs identified over the next five years include the following:

- **Youth facilities.** The City has a large number of youth services organizations, many of which do not have permanent facilities. Youth services representatives noted that they need support in locating affordable facilities to rent or purchase as well as funds to cover operational costs.
- **Food Bank.** The Elk Grove Food Bank currently operates out of a leased warehouse space, with a secondary clothes sorting facility. They are in the process of searching for a larger facility that would accommodate their food and clothing distribution operations, as well as provide additional office space for social service programs. The Food Bank continues to expand its social services programs to include case management, job training, mentoring, GED/ESL classes, utility assistance, nutritional food preparation classes, CalFresh (food stamps) outreach, and other programs.
- **Transitional housing.** The City's has two transitional houses, one serving primarily single adults and the other serving families with minor children. A third transitional house will open in 2020, also serving families with minor children. There is still a need for additional transitional housing for residents experiencing homelessness.
- **Emergency shelter.** The City has a nonprofit-run nighttime winter shelter that provides overnight shelter to homeless residents during the coldest months of the year. The shelter operates for approximately 12-14 weeks per year and serves only adults. The next closest emergency shelter resource is located in Sacramento. Additional emergency shelter resources are needed locally, for individuals and families with children, although there may be other options besides a permanent facility.
- **Public service centers.** Many nonprofits and residents noted the need for better access to County offices and public services. While some nonprofits such as the Elk Grove Food Bank offer assistance in helping residents sign up for benefits such as CalFresh, many low-income residents face challenges getting to County offices within the limited hours of operation. Having satellite offices located in Elk Grove would provide residents better access to available services and benefits.
- **Other nonprofit facilities.** Many nonprofit facilities are aging and occasionally need rehabilitation in order to remedy health and safety hazards, meet accessibility standards, etc.

### How were these needs determined?

These needs were determined in consultation with the City's social service agencies, through nonprofit and resident surveys, and during public meetings.

### **Describe the jurisdiction's need for Public Improvements:**

The City has a continued need for accessibility-related public improvements, including the following:

- **ADA-accessible curb ramps.** Curb ramps allow disabled residents to have a safe path of travel on City sidewalks.
- **Sidewalk infill.** Sidewalk infill projects install sidewalk, curb, and gutter improvements in areas where there is currently no sidewalk. Generally, the sidewalk connects with existing sidewalk on both ends, or connects residents with a facility or other public improvement (e.g., trail).
- **Other ADA improvements.** Occasionally, other types of ADA improvements will be identified by the Disability Advisory Committee and through the City's ADA Self Evaluation and Transition Plan.

Additional public improvement needs identified include:

- **Transportation Services.** Increased service especially on weekends and improved signage for routes and schedules.
- **General improvements.** Other types of improvements may be identified by the City's Public Works Department, Development Services Department, and through resident input.

### **How were these needs determined?**

These needs were determined in coordination with the City's Disability Advisory Committee, City Manager's Office, Public Works Department, Development Services Department, and social service agencies serving primarily disabled residents.

### **Describe the jurisdiction's need for Public Services:**

Elk Grove is served by several local and regional nonprofits. Nonprofits provide services ranging from case management to after-school advice to landlord/tenant mediation. Needs identified over the next five years include the following:

- **Senior services.** Seniors need continued access to meals, both delivered for homebound seniors and at congregate meal sites, for more mobile seniors. Seniors also need access to transit that provides service close to their homes, medical facilities, shopping, and other services.
- **Homeless services.** Individuals and families experiencing homeless need access to permanent and transitional housing options as well as overnight shelters, day centers, and navigation support. Additional support services to aid in finding and maintaining housing include case management, mentoring, medical and mental health care, workforce development training, and transportation services.
- **Youth services.** Youth in general need access to after school and extracurricular programs that help them maintain education and provide safe spaces with structured activities. Sports, STEM (science, technology, engineering, and mathematics), environmentalism, visual and performing arts activities, mentorship programs, leadership, and workforce development were mentioned by several nonprofits. Elk Grove's sizable foster youth population needs assistance with transportation, job preparedness, life skills training, and general services aimed at ensuring they stay in school.

- **Housing assistance.** Many of Elk Grove’s lower-income households face housing instability and need services aimed at helping them find or maintain affordable housing. Case management programs and emergency financial assistance with rental and utility costs are programs identified as a public service needs for Elk Grove.
- **Food and emergency financial assistance.** The majority of low-income households face a cost burden (paying more than 30% of income for housing) and often struggle to afford other basic needs such as food, utilities, and medical expenses.
- **Job training/education.** Many low-income individuals need specialized job training and mentoring in order to fill the needs of Elk Grove’s employers.
- **General assistance.** Some households need comprehensive assistance to escape poverty. Services that provide case management, along with job training, educational classes, life skills training, and parenting classes, are most needed by these households.

### How were these needs determined?

These needs were determined in consultation with the City's social service agencies, through resident and nonprofit surveys, outreach to affordable housing complexes, and during public meetings.



## Housing Market Analysis

### MA-05 Overview

#### Housing Market Analysis Overview:

Elk Grove's housing stock is primarily single-family homes, with a high rate of homeownership (71%). Most single-family homes have at least three bedrooms, and there is an adequate number of housing units to accommodate most of the City's residents, as evidenced by the low rate of overcrowding. However, there is an affordability mismatch between the price of housing and the amount households can afford to pay; the affordability mismatch affects all lower-income households but is worst for extremely low- and very low-income households.

The City has made significant progress in providing affordable housing resources over the last two decades and now has more than 2,000 affordable rental units. These units are expected to remain affordable for at least the next five years. There remains a significant need for more affordable housing though, particularly for the lowest-income households. The biggest challenge to providing more affordable housing is funding. The market is not building affordable housing without substantial subsidy—recently built affordable housing projects have required both 9% tax credit financing and gap financing loans from the City in the amount of about \$50,000 per unit.

In addition to affordable housing, a key City goal is bringing high-quality jobs to Elk Grove. Currently, most of the City's residents commute outside Elk Grove to work, with about 8% commuting more than an hour each day. The City has a number of long-term economic development strategies, as best enumerated in the General Plan, and the region offers many educational and workforce development opportunities.

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

The majority of Elk Grove’s housing units are single-family homes, and they tend to be homes that are suitable for families, including large families. An overwhelming majority of ownership units feature three or more bedrooms, and about two-thirds of rental homes also have three or more bedrooms. About 29% of the occupied housing stock is rented, a significant increase from the last Consolidated Plan, when only 21% of housing stock was rented. Rental homes are available in a range of sizes, from one bedroom to three or more bedrooms. The City’s apartment complexes tend to be made up of one-, two-, and three-bedroom units. The supply of apartments for larger families is somewhat limited; a very small number of four-bedroom apartments is available.

### All residential properties by number of units

**Table 1 – Residential Properties by Unit Number**

Property Type	Number	%
1-unit detached structure	44,615	86%
1-unit, attached structure	1,220	2%
2-4 units	915	2%
5-19 units	2,725	5%
20 or more units	1,870	4%
Mobile Home, boat, RV, van, etc.	364	1%
<b>Total</b>	<b>51,709</b>	<b>100%</b>

Data Source: 2011-2015 ACS

### Unit Size by Tenure

**Table 2 – Unit Size by Tenure**

	Owners		Renters	
	Number	%	Number	%
No bedroom	140	0%	200	1%
1 bedroom	120	0%	1,325	9%
2 bedrooms	1,925	5%	3,605	25%
3 or more bedrooms	32,960	94%	9,045	64%
<b>Total</b>	<b>35,145</b>	<b>99%</b>	<b>14,175</b>	<b>99%</b>

Data Source: 2011-2015 ACS

**Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.**

The City has more than 2,200 units that have been assisted with federal, state, and local funds.

There are 17 affordable apartment complexes, with a total of 2,193 affordable units, within the City. All of the properties were funded using low-income housing tax credits. Most properties also received funding from the City, which offered loans from its Affordable Housing Fund and Very Low Income Housing Trust Fund as "gap" financing. One additional affordable apartment complex, with a total of 96 units, is currently under construction.

Rents at the properties are set at rates affordable to households earning 60 percent or less of the area median income. In the case of very low-income units, rents are set at rates affordable to households earning 50 percent or less of the area median income. Since 2013, all of the projects funded by the City have contained some extremely low-income units, but the total number of these units remains small and the level of demand for them is very high.

Of the 17 affordable complexes, four are reserved for seniors only and these properties contain a total of 595 affordable units. Seniors can also live in any of the family complexes.

Although the City's primary investment in affordable housing has been in the construction of new rental housing, there are several other smaller affordable housing resources:

- There are 46 public housing units within the City, in three complexes. All of these units are made available to extremely low-income households.
- The City provided 15 resale units through its Neighborhood Stabilization Program Acquisition/Rehab/Resale Program. These units have deed restrictions of varying length, but if sold while a deed restriction is active, must be resold to an income-qualified buyer.
- The City has 25 deed-restricted ownership units available to low- and moderate-income households. These units were originally sold from 2005 through 2007, but subsequent resales require units be resold to households of similar income.
- The City currently offers a homebuyer assistance program that provides up to \$60,000 to low-income first-time homebuyers.
- The City funded the purchase and rehabilitation of a single-family home to be used as permanent shared housing, providing seven bedrooms for individual rental to very low-income households, primarily those exiting homelessness.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

No units are expected to be lost from the affordable housing inventory during the five-year Consolidated Plan period. Most of the City's affordable housing complexes are relatively new and are restricted as affordable housing for periods of at least 40 years.

### **Does the availability of housing units meet the needs of the population?**

Without considering cost as a factor, the City's housing stock generally meets population needs in terms of size and layout. The City's low overcrowding rate indicates that, in general, the City's housing stock is well-suited for the types of households that reside in the City. The supply of single-family homes can accommodate large family households and the City has many one-story homes that could be modified for persons with disabilities.

The City has relatively few smaller units (two or fewer bedrooms) and nearly all are concentrated in apartment complexes. This presents a challenge for smaller households, including young adults and senior households looking to downsize from larger homes.

While housing of a variety of types is available in the City, affordability is a significant problem. Many low-income households, including seniors and families, are cost-burdened. The problem is worse for very low- and extremely low-income households.

### **Describe the need for specific types of housing:**

Through the consultation and public meeting process, the following housing needs were identified:

- Smaller housing units serving one- or two-person households, in particular young adults and seniors. Apartments, condominiums, and townhomes are housing types that may meet this need.
- Housing near transit, shopping, and services for those households without private vehicles and to encourage a reduction in vehicle miles traveled.
- Increased number of accessible units and range of accessibility features.
- Housing set up in a manner to facilitate semi-independent living by persons with disabilities.

### **Discussion**

Without considering affordability, the types and layouts of existing housing are adequate for most residents, and particularly suited to large families. In order to balance its supply of large single-family homes, the City needs more small homes, such as apartments, condominiums, and townhomes. In planning for new housing, consideration should be given to connection to transit and retail, as well as to incorporating accessible design.

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction:

The cost of housing in Elk Grove has increased steadily since 2012. Both home sales prices and rents rose significantly between 2012 and 2020, and have now reached the point where low-income households cannot afford to purchase a median-priced home or to rent a home at the median rental rate.

The data in this section, primarily derived from 2011-2015 ACS data, is a poor reflection of the current status of the housing market. More recent data indicates that the median home price was \$446,500 in January 2020. A low-income household could afford a purchase price of about \$234,000; no homes at this price point are currently available for sale. Median rent is currently about \$1,700 per month, a rate also unaffordable to low-income households, and many market-rate apartments and single-family homes available for rent are advertised at more than \$2,000 per month.

Although the data below do not indicate it, affordability is a serious problem in Elk Grove.

### Cost of Housing

**Table 3 - Cost of Housing**

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	404,300	288,400	(29%)
Median Contract Rent	1,251	1,290	3%

**Data Source:** 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

**Table 4 - Rent Paid**

Rent Paid	Number	%
Less than \$500	907	6.4%
\$500-999	2,885	20.4%
\$1,000-1,499	6,010	42.4%
\$1,500-1,999	3,845	27.1%
\$2,000 or more	534	3.8%
<b>Total</b>	<b>14,181</b>	<b>100.1%</b>

**Data Source:** 2011-2015 ACS

## Housing Affordability

**Table 5 - Housing Affordability**

<b>% Units affordable to Households earning</b>	<b>Renter</b>	<b>Owner</b>
30% HAMFI	255	No Data
50% HAMFI	960	490
80% HAMFI	5,050	3,470
100% HAMFI	No Data	7,415
<b>Total</b>	<b>6,265</b>	<b>11,375</b>

Data Source: 2011-2015 CHAS

## Monthly Rent

**Table 6 – Monthly Rent**

<b>Monthly Rent (\$)</b>	<b>Efficiency (no bedroom)</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3 Bedroom</b>	<b>4 Bedroom</b>
Fair Market Rent	\$953	\$1,015	\$1,342	\$1,935	\$2,357
High HOME Rent	\$953	\$1,015	\$1,264	\$1,452	\$1,600
Low HOME Rent	\$770	\$825	\$990	\$1,143	\$1,275

Data Source: HUD FMR and HOME Rents

### Is there sufficient housing for households at all income levels?

The current availability of housing units does not meet the needs of households at all income levels in Elk Grove. The problem is particularly acute for extremely low- and very low-income households. Despite efforts to invest in affordable housing, construction of new units affordable to lower-income households has never kept pace with demand.

Ownership housing is unattainable for all low-income households, even with substantial down payment assistance. Outside of subsidized affordable housing units, rental housing is also out of reach financially for low-income households.

### How is affordability of housing likely to change considering changes to home values and/or rents?

Without a sustained economic recession or depression, such as the one that reduced home prices to affordable levels around 2010, affordability of housing is unlikely to improve. Over the last several years, both sales prices and rents have continued to rise, though in the last year or so there has been some stabilizing of rents.

Continued unaffordability is likely to be driven by several factors:

- Strong demand for housing. Home sales remain steady and rental vacancy rates are low.
- Material and labor shortages. While home sales and rents indicate strong demand for new housing, developers are limited by a shortage of construction materials and a limited pool of construction labor. Many construction workers exited the field after the recession of the early 2010s and they did not return as construction picked up.
- High land costs and development fees. Land prices have increased in line with home sales prices, and development fees remain a significant portion of new construction costs. New development regulations, such as for solar on new homes, also raise the cost of building homes, and in turn the sales prices of those homes.
- Emphasis on large lot single-family homes. Developers tend to build homes with the largest profit margins. Given the limits placed on homebuilding by construction material and labor shortages, developers in Elk Grove have concentrated on larger single-family homes and other types of projects with high rates of return, such as assisted living projects. In the absence of other incentives, projects with lower rates of return, such as lower-end market-rate apartments and small single-family homes won't get built until the market for more profitable types of housing has been saturated.

### **How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

According to the most recent ACS data (2018 1-year estimates), median contract rent for Elk Grove is \$1,707. It is \$1,412 for two-bedroom units, \$1,743 for three-bedroom units, and \$2,176 for four-bedroom units. For three- and four-bedroom units, these rents are lower than fair market rents, but rents at all levels are higher than the high HOME rent. Additionally, this 2018 data is now two years old, and from 2018 to 2019 average rents rose, so the actual difference at this point is likely higher.

Rising rents in the City will put additional pressure on the housing market, which is currently focused primarily on creating new for-sale housing and little market-rate rental housing. The City will need to work to preserve existing affordable housing and to create new affordable housing as funding is available.

#### **Discussion:**

The cost of housing can be a serious challenge for lower-income households, which are sometimes forced to spend more than 30% of their gross income on housing costs due to market factors, including availability, average rents, mortgage costs, and property taxes and assessments. The challenges households face vary in severity by income level, but share common themes:

- Homeownership is firmly out of reach. Even with down payment assistance of \$60,000, lower-income households cannot afford to purchase homes in Elk Grove.
- Market-rate rental housing is increasingly unaffordable, and lower-income households face challenges paying deposits and competing with households with better credit and income history.
- Affordable housing has very low vacancy rates, little turnover, and extremely long waitlists. A lower-income household getting on the waitlist today faces potentially a two- to three-year wait for a unit to become available.

- Households with negative credit or rental history are unlikely to find quality housing. This is a significant barrier to many households experiencing homelessness.

The City must focus on creating new housing resources to support those households unlikely to be served by market-rate housing. Needs include the following:

- More extremely low-income and very low-income units. These units should have supportive services provided on-site.
- More housing for seniors, especially those with low incomes.
- More affordable housing for families, especially large families.
- Increased housing options for individuals and families exiting homelessness.



## MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

### Introduction

### Definitions

*Describe the jurisdiction's definition for "substandard condition" and "substandard condition but suitable for rehabilitation."*

A property in “substandard condition” means any dwelling unit that contains a circumstance that endangers the life, limb, health, property, safety, or welfare of the public or the occupants. The conditions that make a property a “substandard dwelling” are defined in detail in Chapter 16.20 of the Elk Grove Municipal Code.

For the purposes of the CDBG program, “substandard condition but suitable for rehabilitation” means that the cost of remedying all substandard conditions plus the current value of the property does not exceed the after-rehabilitation value of the property.

### Condition of Units

**Table 7 - Condition of Units**

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	10,900	31%	6,520	46%
With two selected Conditions	165	0%	735	5%
With three selected Conditions	19	0%	0	0%
With four selected Conditions	0	0%	40	0%
No selected Conditions	24,065	68%	6,870	48%
<b>Total</b>	<b>35,149</b>	<b>99%</b>	<b>14,165</b>	<b>99%</b>

Data Source: 2011-2015 ACS

### Year Unit Built

**Table 8 – Year Unit Built**

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	15,885	45%	6,805	48%
1980-1999	15,840	45%	5,970	42%
1950-1979	3,205	9%	1,235	9%
Before 1950	215	1%	160	1%
<b>Total</b>	<b>35,145</b>	<b>100%</b>	<b>14,170</b>	<b>100%</b>

Data Source: 2011-2015 ACS

## Risk of Lead-Based Paint Hazard

**Table 9 – Risk of Lead-Based Paint**

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	3,420	10%	1,395	10%
Housing Units build before 1980 with children present	9,755	28%	6,785	48%

**Data Source:** 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

**Note:** It is unclear why the data for the housing units built before 1980 with children present exceeds the number of total units built before 1980 by a wide margin. This data is assumed to be incorrect. Overall, the total number of households with children age 6 or under is 10,389, and assuming they live in older units in proportion to the rest of the population, there would be about 1,039 units built before 1980 with children present.

## Vacant Units

The City does not maintain data on the rehabilitation status of vacant units, abandoned properties, and/or REO.

**Table 10 - Vacant Units**

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units			
Abandoned Vacant Units			
REO Properties			
Abandoned REO Properties			

## Need for Owner and Rental Rehabilitation

*Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.*

The majority of Elk Grove's homes are fairly new. Only 4,815 were built prior to 1980, fewer than 400 (less than 1% of the City's housing stock) was built before 1950. High home prices and low interest rates in recent years resulted in many homeowners undertaking improvements using home equity lines of credit or other means. Until 2012, the City had a homeowner rehabilitation program, which, despite extensive marketing, generated little interest from qualifying homeowners.

The primary housing condition affecting units within Elk Grove is a cost burden greater than 30% (or, in some cases, greater than 50%), which is common among both owners and renters. This indicates that many low-income households will have little funding available for repairs after paying mortgages or rent. While major repairs are the landlord's responsibility in rental units, homeowners are solely responsible for their own repairs. Many homeowners have few resources to address a leaky roof, broken HVAC system, or non-operational hot water heater. With relatively small investments, the City can provide assistance to households that need to correct one or two health and safety hazards.

## **Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards**

*Estimate the number of housing units within the jurisdiction that are occupied by low- or moderate-income families that contain lead-based paint hazards.*

It is estimated that about 70% of homes built between 1950 and 1979 have lead-based paint, and that 85% of homes built prior to 1950 have lead-based paint. Given this, it is estimated that 2,427 owner-occupied and 1,001 rental homes have lead-based paint present. About 21% of owners and 48% of renters are considered low-income, so this would imply that 510 owner and 480 rental units have a lead-based paint hazard risk.

The actual risk of lead-based paint hazards is likely somewhat lower. Homes in Elk Grove are generally well-maintained, which reduces the risk of lead-based paint hazard through chipping or deteriorating paint. Additionally, high home values led many property owners to make improvements in the mid-2000s and mid to late 2010s, and these improvements would likely have encapsulated lead-based paint, if not removed it entirely.

### **Discussion**

Housing units in Elk Grove are generally in good condition. Much of the City's housing stock is newer, with about 90% of units built since 1980 and over 46% built since 2000. There is no significant difference in the age of ownership and rental housing stock. The high home prices, easy credit of the mid-2000s, and low interest rates of the 2010s led many property owners to make significant improvements.

The primary need for rehabilitation is in assisting homeowners in dealing with unforeseen and minor (up to \$10,000) repairs. Lead-based paint hazards can generally be addressed through small grants or loans.

## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction:

The City of Elk Grove does not own or operate any public housing. The Sacramento Housing and Redevelopment Agency (SHRA) owns and operates three complexes within Elk Grove, with a total of 46 units. The numbers in Table 11 include totals for SHRA, which serves all of Sacramento County.

Elk Grove has 2,193 affordable units that were assisted by federal, state, and/or local funds.

### Totals Number of Units

The table below is pre-populated by HUD based on data submitted by public housing authorities in annual reports. The pre-populated data in the table are outdated. For updated numbers, please refer to the Sacramento Housing and Redevelopment Agency Consolidated Plan, when released.

**Table 11 – Total Number of Units by Program Type**

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Total	Project -based	Tenant -based	Vouchers		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	1,047	11,657	489	11,168	581	0	706
# of accessible units									

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

**Describe the supply of public housing developments:**

SHRA owns and operates three public housing developments within Elk Grove, with a total of 46 units. No new public housing developments are planned in Elk Grove.

**Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:**

The three public housing complexes are:

- Ashley Apartments (9205 Elk Grove Boulevard, 16 units)
- Unnamed (9240 Bruceville Road, 20 units)
- Unnamed (9353 Elk Grove-Florin Road, 10 units)

City inspections of the exterior of the properties indicate they are in fair condition. Internal inspections were not performed by the City, but SHRA is required to inspect units regularly to ensure they meet housing quality standards.

**Public Housing Condition**

SHRA manages the three public housing developments and conducts regular inspections of the units and overall property. The City does not have access to their inspection scoring and does not have any control over the property conditions beyond enforcing the City Municipal Code, which generally consists of health and safety matters.

**Table 12 - Public Housing Condition**

<b>Public Housing Development</b>	<b>Average Inspection Score</b>
Ashley Apartments (9205 Elk Grove Boulevard)	Unknown
Unnamed (9240 Bruceville Road)	Unknown
Unnamed (9353 Elk Grove-Florin Road)	Unknown

**Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

Based on an exterior inspection of the units, the public housing units at all three complexes are reasonably well-maintained and not in need of major upgrades at this time. Repairs and rehabilitation are the responsibility of SHRA.

**Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

SHRA continues to provide quality housing and services to low-, very low-, and extremely low-income households. Strategies pursued by SHRA as outlined in their Five Year PHA Plan were successful and allowed the authority to meet their mission to continue to promote adequate and affordable housing, economic opportunity, and a suitable living environment free from discrimination. Goals and objectives that will enable SHRA to serve the needs of low-, very low-, and extremely low-income families:

- Maximize the current resources for housing programs
- Increase the inventory of affordable housing units
- Improve the Public Housing Assessment System Score to achieve a high performer score
- Improve the quality of assisted housing
- Provide an improved living environment
- Encourage self-sufficiency
- Increase assisted housing choices
- Promote self-sufficiency and asset development of assisted households
- Ensure equal opportunity and affirmatively further fair housing

For more information on the steps SHRA is taking to achieve each of those goals, please visit their Consolidated Plan and/or their Five Year PHA Plan.

**Discussion:**

Elk Grove contains few units of public housing, which is generally in fair condition. SHRA, which oversees the public housing, has policies in place to inspect units, perform regular maintenance, and offer support to households attempting to achieve self-sufficiency.

## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

Elk Grove has a limited number of facilities for homeless persons. The City has two transitional houses, one primarily serving individuals and a second one for families with minor children. Each house provides temporary housing for homeless individuals and families who, with assistance, are likely to be able to obtain permanent housing within a six- to nine-month timeframe. A third transitional home, reserved for families, is anticipated to open in 2020. Each transitional house employs one on-site manager.

In addition to transitional housing, Elk Grove works with nonprofit partners providing homeless navigation services, a nighttime winter sheltering program, and food and clothing resources.

### Facilities and Housing Targeted to Homeless Households

**Table 13 - Facilities and Housing Targeted to Homeless Households**

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	0	0	8	0	0
Households with Only Adults	0	20	5	7	5
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0



**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

Sacramento Self Help Housing (SSHH) provides housing counseling to households who are homeless or at risk of becoming homeless. SSHH also provides a homeless services navigator, who works full-time in Elk Grove to connect people experiencing homelessness with resources, including housing, medical benefits, ID services, food and clothing resources, free or low-cost phones, and a variety of other social services. The navigator provides transportation to services when necessary.

Elk Grove HART provides mentoring to residents of the City's two transitional houses, helping residents effectuate case management plans and access mainstream resources and benefits, including job training, employment assistance, childcare, and general welfare benefits.

The Elk Grove Food Bank also provides many services that benefit homeless households, including the following:

- Food and clothing resources;
- CalFresh (SNAP) enrollment;
- Connections to medical services;
- Case management;
- Life skills training;
- Job training and searching assistance; and
- GED courses.

Both the Food Bank and Sacramento Self Help Housing provide referrals to other services available in Sacramento County, including mental health, medical/dental health, substance abuse treatment, and benefits and financial assistance.

Beyond those services offered locally by the Food Bank, Elk Grove HART, and SSHH, most services that benefit homeless persons are located in Sacramento. Travel for persons without access to a personal vehicle can be difficult, as public transportation often involves multiple connections or is too costly for persons with minimal income.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

The City offers transitional housing for individuals and families, and Elk Grove HART has for the past eight years offered a 12- to 14-week nightly winter shelter between December and March. Transitional housing serves families with children and individuals, including those who are veterans and chronically homeless. The Elk Grove HART winter shelter serves individuals, many of whom are chronically homeless and/or veterans.

Many additional resources for persons experiencing homelessness exist in Sacramento County, with resources generally concentrated in the City of Sacramento. Through the City’s homeless services navigator, people experiencing homelessness are enrolled in the Sacramento County coordinated entry system (sometimes called the “community queue”), which is the access point for permanent supportive housing. The coordinated entry system prioritizes highly vulnerable populations, including the chronically homeless, and make connections to veteran-specific resources where possible. The homeless services navigator also works with Sacramento County Department of Human Assistance to enroll families in resources specific to their needs, including family shelters and motel voucher programs and CalWORKS.

There is a moderate level of need for additional homeless facilities, including for chronically homeless adults, households with children, and foster youth aging out of the system.

## **MA-35 Special Needs Facilities and Services – 91.210(d)**

### **Introduction**

Special needs populations often have an increased need for housing, services, and facilities. In Elk Grove, the special needs populations with the most significant numbers are the elderly (including frail elderly), persons with disabilities, and foster youth aging out of the system.

Special needs populations often benefit from supportive housing, which is a combination of housing and services intended to help people live more stable, productive lives. Supportive housing is widely believed to work well for those who face the most complex challenges, and is coupled with such social services as job training, life skills training, substance abuse programs, educational programs, and case management.

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

Supportive housing is needed by several populations:

- Elderly persons (including the frail elderly) and persons with physical or developmental disabilities need in-home supportive services, often with tasks related to daily living, such as cleaning and meal preparation.
- Foster youth aging out of the foster system need life skills training, job training, and educational programs.

**Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

Legislation at the state level in recent years has focused on care transitions for people exiting mental and physical health institutions. Hospitals and health facilities are no longer allowed to release patients to homelessness, and must ensure exiting patients have a safe place to go. In practice, this is not always implemented perfectly, since there continues to be a lack of adequate supportive housing. However, regionally many public and private partners have funded facilities for respite or interim care, and there are fewer incidences of patients being released to homelessness or dropped off at shelters that may or may not have available beds.

Sacramento Steps Forward, a regional nonprofit, oversees Sacramento County's Continuum of Care, which covers Elk Grove. The Continuum of Care includes many permanent supportive housing programs, some of which are designed for persons with mental or physical health issues. All permanent supportive housing includes case management.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

In the 2020-21 fiscal year, the City will continue to fund several nonprofits that provide a range of supportive services, including meals for homebound seniors, housing counseling to persons who are homeless or at risk of becoming homeless, homeless services navigation, and case management, among other services.

The City will also look to use its Affordable Housing Fund to support development of new housing, with emphasis on rental housing serving extremely low-income and very low-income households.

## **MA-40 Barriers to Affordable Housing – 91.210(e)**

### **Describe any negative effects of public policies on affordable housing and residential investment.**

The City identified public policy factors that are barriers to affordable housing in the process of drafting its 2013-2021 Housing Element update. Notable barriers include:

- Land use controls. Zoning designations affect the availability of land suitable for multi-family development.
- Residential development standards, which control the type, location, and density of residential development in Elk Grove. Parking requirements, building setbacks, height limits, and open space requirements are essential to ensuring that Elk Grove remains a safe and enjoyable place to live, but may constrain the density at which land is developed.
- Design guidelines, which control the appearance of new development. The requirements of design guidelines may slightly increase the cost of building new housing.
- Site improvement, development impact, and processing fees. These fees can add significant cost to developing new housing. Developers must often pay for new roadway, sewer, water, and park facilities, along with miscellaneous other fees. There are also costs associated with getting projects approved by the City and other agencies.
- Permit and approval process. In addition to the cost of fees on new projects, the amount of time required to process them varies by project, and the developer generally must pay holding costs, such as property taxes, during this time.

The City is currently in the process of developing its 2021-2029 Housing Element, and will include an update to barriers to affordable housing in future Action Plans.

At present, the most significant barrier to developing affordable housing is lack of funding. Affordable housing built in the City in the last several years has required substantial gap financing from the City, in the amount of about \$5 million per 100 units. Funded projects have also received 9% tax credit awards, which are highly competitive.

## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

Elk Grove’s economic development activities in recent years have focused on bringing high-quality jobs to the City. The majority of the City’s residents commute to work outside Elk Grove.

The City’s recently updated General Plan contains a chapter on Economy and the Region (Chapter 5) that sets forth long-term economic goals, including for:

- A diverse and balanced mix of land uses
- More residents employed locally
- Successful local businesses
- A new regional employment center
- Strong interagency coordination on economic development efforts
- Regional mobility and infrastructure to support the local economy

### Economic Development Market Analysis

The majority of Elk Grove residents work in Education and Health Care Services (22 percent of all workers), Retail Trade (13 percent), and Arts, Entertainment, and Accommodations (13 percent). Many workers in these and other sectors commute to places of employment outside Elk Grove. Local jobs are concentrated in Retail Trade (25 percent), Arts, Entertainment, and Accommodations (20 percent), and Education and Health Care services (20 percent).

More recent data for Sacramento County indicates an unemployment rate of under 4 percent in late 2019. Unemployment rose rapidly in March and April 2020, particularly in those sectors with a high percentage of local jobs, including Retail Trade and Arts, Entertainment, and Accommodations. As of the writing of this plan, it is unknown whether employment rates will quickly return to their pre-2020 levels.

### Business Activity

**Table 14 - Business Activity**

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	870	70	2	0	-2
Arts, Entertainment, Accommodations	6,225	5,284	13	20	7

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Construction	2,695	1,725	6	7	1
Education and Health Care Services	10,782	5,338	22	20	-2
Finance, Insurance, and Real Estate	3,060	999	6	4	-3
Information	1,147	312	2	1	-1
Manufacturing	3,064	1,479	6	6	-1
Other Services	1,889	1,132	4	4	0
Professional, Scientific, Management Services	4,823	1,474	10	6	-4
Public Administration	0	0	0	0	0
Retail Trade	6,319	6,419	13	25	12
Transportation and Warehousing	1,595	507	3	2	-1
Wholesale Trade	2,056	387	4	1	-3
Total	44,525	25,126	--	--	--

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

**Table 15 - Labor Force**

Total Population in the Civilian Labor Force	80,075
Civilian Employed Population 16 years and over	72,270
Unemployment Rate	9.76
Unemployment Rate for Ages 16-24	24.69
Unemployment Rate for Ages 25-65	6.06

Data Source: 2011-2015 ACS

**Table 16 - Occupations by Sector**

Occupations by Sector	Number of People
Management, business and financial	21,365
Farming, fisheries and forestry occupations	3,330
Service	6,760
Sales and office	17,640
Construction, extraction, maintenance and repair	3,850
Production, transportation and material moving	2,870

Data Source: 2011-2015 ACS

## Travel Time

**Table 17 - Travel Time**

Travel Time	Number	Percentage
< 30 Minutes	32,265	49%
30-59 Minutes	28,780	43%
60 or More Minutes	5,415	8%
<b>Total</b>	<b>66,460</b>	<b>100%</b>

## Education:

Educational Attainment by Employment Status (Population 16 and Older)

**Table 18 - Educational Attainment by Employment Status**

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	3,350	520	2,495
High school graduate (includes equivalency)	9,780	1,200	4,180



Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Some college or Associate's degree	22,795	2,335	6,055
Bachelor's degree or higher	27,120	1,080	3,880

Data Source: 2011-2015 ACS

## Educational Attainment by Age

**Table 19 - Educational Attainment by Age**

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	125	515	580	1,980	2,120
9th to 12th grade, no diploma	1,760	630	1,115	1,555	1,135
High school graduate, GED, or alternative	3,805	4,120	3,390	7,715	4,425
Some college, no degree	6,730	5,890	5,850	10,705	3,085
Associate's degree	710	1,995	2,330	4,425	1,700
Bachelor's degree	930	5,815	7,140	10,155	2,670
Graduate or professional degree	80	1,595	3,140	4,295	1,250

Data Source: 2011-2015 ACS

## Educational Attainment – Median Earnings in the Past 12 Months

**Table 20 – Median Earnings in the Past 12 Months**

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	43,669
High school graduate (includes equivalency)	66,026
Some college or Associate's degree	85,174
Bachelor's degree	122,996
Graduate or professional degree	149,915

Data Source: 2011-2015 ACS

### Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Elk Grove's economy is somewhat diverse, with no one sector dominating the share of workers or jobs. The top three industries with the highest proportions of workers and share of jobs in 2017 are Education and Health Care Services, Retail Trade, and Arts, Entertainment, and Accommodations (see Business Activity table above).

### **Describe the workforce and infrastructure needs of the business community:**

According to the City's 2016 Employment Dynamics Report, at the end of 2013 the City had 44,806 jobs at 8,710 business establishments. Between 2000 (the year the City incorporated) and 2013, the City added 6,603 businesses (net of known losses), an 8.7 percent average annual increase. Over the same period, the City added 29,601 jobs (net of known losses), an 11.5 percent average annual increase. Only 11 percent of job growth and 5 percent of business growth was due to annexation. At the end of 2013, Elk Grove's 25 largest employers employed 34.4 percent of the City's total employment base, 65 percent of businesses employed less than 150 people, and 37 percent of businesses and 11 percent of jobs were home-based.

Elk Grove was impacted by the national housing and banking crisis known as the Great Recession in the late 2000s, similar to other communities in California and throughout the country. From an employment standpoint, however, Elk Grove was impacted only modestly.

By the early 2010s, the local economy began to recover from the recession. Elk Grove added 11,499 jobs and 2,705 businesses between 2009 and 2013.<sup>1</sup> The largest employers are a mix of public and private entities, including educational institutions, healthcare institutions, major retailers, and technology companies.

Elk Grove's jobs/housing ratio was approximately 0.86:1 in 2013. A potential implication of this indicator is that a high proportion of residents commute elsewhere for work, based either on limited employment opportunities available in the City or a mismatch in the types of jobs or wages available and the skills of the workforce.

There has been a general upward trend in the jobs/housing ratio since the mid-2000s (i.e., a greater number of jobs relative to the number of housing units in the City). The increase in the jobs/housing ratio has been most significant in the years following the recession—rising from 0.71 to 0.86, an increase of 21 percent, between 2010 and 2013. This demonstrates that not only is the absolute number of jobs in Elk Grove growing, but also that the balance between jobs and housing is improving despite significant housing unit growth over the same time period. This potentially indicates that a greater number of residents have the option to work in Elk Grove as opposed to commuting elsewhere in the region.

### **Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

Elk Grove is an affordable and business-friendly location for companies to grow in or relocate to within an emerging major metropolitan region with excellent access and proximity to the Bay Area and to neighboring states. The City intends to build on and market these strengths, and implement strategies to grow, diversify, and balance the economy with increased employment, entertainment, recreation, and housing opportunities. Strategies to achieve the vision for economic vitality require a focus on the following objectives, as identified in the goals and policies included in the Economy and the Region chapter of the General Plan adopted in February 2019:

- Establishing land use policies, regulations, programs, and incentives that encourage desired development at appropriate locations.
- Attracting new businesses in targeted industries, in accessible employment centers throughout the City.
- Retaining and expanding existing businesses.
- Developing an entrepreneurial and startup culture and ecosystem in which small businesses can launch and thrive.
- Developing needed and enhanced lifestyle amenities (retail, restaurants, entertainment, recreation, and civic facilities).
- Developing increased hospitality and visitation assets to foster increased business and personal travel to the City.
- Attracting companies that more closely align with resident skills and work choices.
- Maintaining low resident unemployment by increasing available local jobs that align with resident skills, wages, and work choices; connecting resident workers with regional workforce services and local employers; and assisting Elk Grove companies with their hiring needs.
- Increasing the City's jobs/housing ratio while providing a greater diversity of housing options.
- Building critical public and private infrastructure and utilities to serve employment centers.
- Coordinating effectively with neighboring jurisdictions, regional agencies, and service providers on economic development matters.

Transportation infrastructure and transportation choices are a major determinant for regional and local economic success. The City will work to ensure that the transportation network and related infrastructure serve the economic needs of the local community and region. To this end, the City's General Plan contains the following strategies:

- Policy RC-3-1: Integrate economic development and land use planning in Elk Grove with planning for regional transportation systems.
- Policy RC-3-2: Ensure that decisions regarding transportation between regions result in benefits to the Elk Grove community, including decisions regarding regional roadways, airport, port, and passenger and freight rail services.
- Policy RC-3-3: Coordinate and participate with the City of Sacramento, Sacramento Area Council of Governments, Sacramento County, the Capital SouthEast Connector Joint Powers Authority, Caltrans, and other regional and local agencies on roadway improvements that are shared by the jurisdictions in order to improve operations, including joint transportation planning efforts, roadway construction, and funding.
- Policy RC-3-4: Advocate for fixed-route transit service in Elk Grove as part of a coordinated regional network designed and routed to serve Major Employment Centers, employment, residential, and shopping centers, and colleges and universities.
- Policy RC-3-5: Identify and advocate for future, as yet unknown or fully developed, transportation technologies that would be of benefit to Elk Grove and surrounding regions.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

Elk Grove starts from a position of strength—over 90 percent of the City’s residents had at least a high school education and 36 percent had a bachelor’s degree or higher. The supply of well-educated workers is in part due to the region’s universities: UC Davis, Sacramento State, and the University of the Pacific. The region is also requiring and rewarding more education and training in the labor market. Despite the existing supply of college-educated workers, earnings growth data suggests that the demand for employees with a college education exceeds supply.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

The Sacramento region offers a wide range of services for new and expanding businesses to recruit and train highly skilled employees. From customized vocational training to prestigious graduate-level university programs, the Sacramento region provides employers the workforce development tools and higher education resources they need to succeed.

**Universities, Colleges, and Trade Schools:**

- Sacramento State University. Sacramento State has nearly 30,000 students and a highly knowledgeable faculty, with 98 percent of full-time professors holding the highest degree in their fields. Each year, its seven colleges award 6,500 degrees to students who pick from 58 undergraduate majors and 41 master’s degrees, six post-baccalaureate certificates, and two doctoral degrees.
- University of California, Davis. UC Davis is one of the nation’s top public research universities. It offers 100 undergraduate majors and 90 graduate programs in four globally respected colleges: Agricultural and Environmental Sciences, Biological Sciences, Engineering, and Letters and Science. The 32,000- student, 5,300-acre main campus is a 20-minute drive from downtown Sacramento. In 2013, UC Davis was ranked the No. 1 university in the world for teaching and research in the area of agriculture and forestry. Los Rios Community College District.
- Los Rios Community College District is one of the nation’s most respected learning institutions and the second largest community college district in California. Los Rios serves the greater Sacramento region with four comprehensive campuses and several outreach centers. Their colleges offer AA/AS degrees, certificates, and transfer education opportunities in more than 70 career fields.

**Numerous Private Educational Institutions:**

- Embry-Riddle Aeronautical University
- Lincoln Law School
- University of the Pacific, McGeorge School of Law
- University of San Francisco – Sacramento Branch
- University of Southern California, Price School
- Nearly 30 more higher education and vocational schools throughout the region

**Workforce Development and Training:**

The Elk Grove Economic Development Department helps to make business expansion or relocation easy.

The Sacramento Employment and Training Agency (SETA) helps the County achieve their workforce development and training goals. SETA is an effective force in connecting people to jobs, business owners to quality employees, education and nutrition to children, assistance to refugees, and hope to many Sacramento area residents.

**Resources and Partners:**

- Sacramento Works. The Sacramento Works Job Center and Training Center System provides resources and services to employers and job seekers in Sacramento County. Services, resources, workforce development sector strategies, training programs, and services to employers are provided by the staff of Workforce Development Department of the Sacramento Employment and Training Agency, the Employment Development Department and over 40 community workforce development partners.
- California Employment Training Panel (ETP). Certain types of businesses that face out-of-state competition or are expanding in or relocating to the state are eligible for ERP funds to offset the cost of job skills training for current and new employees. ETP also has an agreement with the California Energy Commission to utilize American Recovery and Reinvestment Act funding to offer targeted training for jobs related to energy efficiency, water efficiency, and renewable energy.
- California Employment Development Department (EDD). Employers can enter job listings, browse resumes, and find qualified workers through EDD's CalJobs system and participate in work sharing programs that prorate unemployment insurance benefits to workers whose hours and wages are reduced. EDD also provides training subsidies and layoff transition assistance in partnership with OneStop Career Centers.
- Workforce Investment Boards (WIBs). Businesses can utilize the WIB-operated One-Stop Career Centers and business services for job posting and recruitment assistance, resources on operating a business and workplace laws, customized training programs, access to labor market data, downsizing/lay-off assistance, and information on various financial incentives. Many WIBs also provide special incentives for hiring youth (ages 16 to 21) such as tax credits, screening, and basic training.
- California Department of Industrial Relations (DIR). Employers can access trained and experienced workers in a specific set of occupations through the DIR Division of Apprenticeship Standards.
- UC Davis Extension. Employers can access resources through the UC Davis Extension to assist with educational needs assessment, instructional design, educational delivery (in person and online), custom training, facilitation, and program evaluation.
- California Small Business Development Centers (CBDC). Existing small businesses and new entrepreneurs can receive no-cost business consulting, management training, and technical assistance through the network of Northeastern California Small Business Development Centers. Service centers in the Sacramento Region are housed at the Los Rios Community College District, Sierra College, and the Yuba Community College District.
- Sacramento State Center for Small Business (CSB). Small Businesses and non-profits can request free technical management assistance from the Sacramento State CSB in areas such as marketing/sales, accounting, financial management, information systems, production and operating systems management, and business.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

The City does not currently participate in a CEDS.

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

N/A

**Discussion**

The City is actively engaging in efforts to increase local jobs, so that local residents have the option of working close to home. Certain skill sets are needed in order to staff new local jobs. There may be opportunities for new businesses to work with local service providers to encourage job training related to meeting their needs.

The City's General Plan and Economic Development Department have extensive information on the City's economic goals and objectives, and the strategies being implemented to achieve them.

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

The most common housing problem in the City is cost burden (paying more than 30% of gross income toward housing costs). This problem is largely a factor of high home prices and rents, which are consistent throughout the City.

Relatively few Elk Grove households suffer from other housing problems, such as lack of kitchen or bathroom facilities or overcrowding.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

Elk Grove is a diverse and integrated community in terms of racial/ethnic characteristics and household income. There are no racial/ethnic concentration and areas of poverty concentration (R/ECAPs) areas in Elk Grove.

For the purposes of this Consolidated Plan, "concentration" is defined as the following, consistent with HUD's guidelines for the definition in fair housing analyses:

- A "minority area" (also known as a racially/ethnically-impacted area) is any neighborhood or Census tract in which: 1) The percentage of households in a particular racial or ethnic minority group is at least 20 percentage points higher than the percentage of that minority group for the housing market areas; 2) The total percentage of minority persons is at least 20 percentage points higher than the total percentage of all minorities in the housing market areas as a whole; or 3) If a metropolitan area, the total percentage of minority persons exceeds 50 percent of its population.
- The "housing market area" is the region where it is likely that renters and purchasers would be drawn for a particular housing project. Generally, the housing market area is the county.
- A racially concentrated area of poverty is a Census tract that has family poverty rates exceeding 40 percent and a more than 50 percent minority concentration.

As discussed in the Regional AI, low-income households and residents belonging to a racial/ethnic minority are more affected by housing problems. The Regional AI used HUD-provided maps and data from the Affirmatively Furthering Fair Housing Tool to evaluate neighborhoods that are more affected by housing problems, concentrated poverty, and access to opportunity, along with an analysis of the populations living in such neighborhoods.

### **What are the characteristics of the market in these areas/neighborhoods?**

N/A

### **Are there any community assets in these areas/neighborhoods?**

N/A

**Are there other strategic opportunities in any of these areas?**

N/A



## **MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

### **Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

Based on available data from the Federal Communications Commission, 98% of Elk Grove residents have access to three or more broadband internet services providers in their area and 100% of residents have access to two or more providers. According to 2014-2018 ACS data, in Elk Grove 96.2% of Households had a computer and 92% had a broadband internet subscription. As part of the community engagement process conducted for the Consolidated Plan, the City asked residents who participated in an online resident community needs survey if they had broadband service installed in their home. While the majority of the respondents identified they did have broadband internet at home several identified barriers such as accessibility due to cost; poor service and slow connections; and limited provider options within parts of the City. During outreach conducted with homeless, seniors, and low-income residents a greater number reported having no access to the internet and cited affordability as the largest barrier.

Countywide, 82 percent of households have a desktop or laptop computer and 87 percent have a smartphone—higher than the US overall. Seventy-six percent of households have broadband access by cable, fiber, or DSL and 89 percent have some type of broadband access—10 percent only have internet through their cellular data plan. However, ACS data indicate that access is much lower for low- and moderate-income households. In Sacramento County, just 3 percent of households earning \$75,000 or more per year are without any internet subscription compared to 29 percent of households earning less than \$20,000 per year and 12 percent of households earning between \$20,000 and \$75,000 per year. As part of SHRA's community engagement process conducted for their Consolidated Plan, a focus group was held with stakeholders about broadband needs and digital inclusion. They held additional interviews were held with stakeholders who work in social services and improving broadband access. Those stakeholders represented the following organizations: Sacramento County Department of Technology, City of Sacramento, Valley Vision, Communication Workers of America, Sacramento County Office of Education, Sacramento's Social Venture Partners (SVP), and Sacramento Public Library.

### **Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

As the number of broadband services subscribers and users rises, there will subsequently be an increase in the number of service providers in the jurisdiction. With an increase in service providers, increased competition will more than likely be a direct result. The City will continue to support the community's access to broadband services and will do its best to facilitate a smooth integration of broadband service providers, while supporting a healthy level of competition among providers

## **MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**

### **Describe the jurisdiction's increased natural hazard risks associated with climate change.**

In recent decades human-caused climate change and its impacts have been a growing concern for the State and its residents. Climate change is a global phenomenon and can lead to significant fluctuations in regional climates and weather patterns. While there is consensus that global climate change is occurring and that it is exacerbated by human activity, the specific timing, severity, and potential consequences of the climate change phenomena will be variable, particularly at the local level. However, the range of projected changes in temperature, precipitation, and other reasonably foreseeable physical changes can be characterized through the “downscaling” of climate change data, allowing for more detailed analysis of climate change impacts at the regional level.

Research suggests and recent annual weather conditions demonstrate that the State will experience hotter and drier conditions, reductions in winter snow and increases in winter rains, sea level rise, and an increased occurrence of extreme weather events. Such compounded impacts will affect economic systems throughout the State.

The City of Elk Grove (City) has prepared a Vulnerability Assessment (VA) that summarizes best estimates of likely future environmental conditions, based on local demographic projections and the most recently available scientific projections of future climate conditions, given current trends. While it is difficult to predict exactly how climate change will affect these community-specific issues, it is important to be aware of the general risks and implement mitigation strategies according to local needs. The VA, contained in Chapter 12 (Technical Appendix: Vulnerability Assessment) of the Elk Grove General Plan is the technical basis for informing policies in Elk Grove General Plan Chapter 8, Services, Health, and Safety intended to assist the city in adapting to those identified future conditions. It complies with Section 65302 of the California Government Code, which requires every general plan safety element to include a vulnerability assessment identifying the risks that climate change poses and the geographic areas at risk from climate change impacts. The likely impacts to the State and Elk Grove are:

- Increased Rate of Wildfires;
- Negative Impacts on Wildlife;
- Heat Deteriorating Public Health;
- A Decreasing Supply of Fresh Water; and
- Increased Severity and Frequency of Flood Events.

More detailed analyses on and strategies for addressing these and other local impacts are covered within the City's General Plan, General Plan Environmental Impact Report and the Climate Action Plan available on the City's website.

**Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

The City's Climate Action Plan (CAP) demonstrates the City's commitment to reducing greenhouse gas (GHG) emissions consistent with State legislation. The City will reduce GHG emissions and adapt to climate change through the goals, measures, and strategies. These efforts will not only reduce GHG emissions, but create a healthier, more sustainable, and resilient community for City residents and businesses.

## Strategic Plan

### SP-05 Overview

#### Strategic Plan Overview

The City is adopting a five-year Consolidated Plan for the Fiscal Years 2020-21 to 2024-25 (covering July 1, 2020 through June 30, 2025). This plan sets the goals for allocating \$4,625,000 in CDBG funding.

Elk Grove will use a need-based strategy, as opposed to a place-based strategy, over the course of the planning period. The City plans to continue identify the need for proposed projects on an annual basis through the collection of data (quantitative and qualitative) during the application process. The City also plans to consult various City committees, such as the Disability Advisory Committee and the Diversity and Inclusion Commission, and service providers in determining the level of need for proposed activities.

Based on the needs assessment, housing market analysis, and public outreach, the City selected three key priorities for the Consolidated Plan:

- Build healthy and inclusive communities;
- Preserve and expand housing opportunities; and
- Prepare for and respond to emergency community needs.

These priorities align closely with the City Council’s mission to “Provide exceptional services that enhance quality of life for our residents and promote a thriving economy in an efficient and cost-effective manner.”

Within those priorities, the City identified five main goals:

- Foster affordable housing;
- Expand homeless housing and services;
- Provide a variety of social services;
- Improve accessibility; and
- Construct or upgrade public facilities.

To address these goals, the City plans to fund the construction of new affordable housing and transitional housing, provide forgivable loans to homeowners needing health and safety repairs, fund a rent and utility assistance program, support nonprofits offering a wide range of social services, and assist with accessibility and new facility projects. Other types of projects may be considered as needed throughout the Consolidated Plan timeframe.

The City anticipates funding activities using a variety of sources, including CDBG, the General Fund, the Affordable Housing Fund, and grants received by the City.

The City will work with local and regional nonprofits, as well as affordable housing developers, to implement many of the activities. The City will also undertake public improvements using internal staff and contractors.

## **SP-10 Geographic Priorities – 91.215 (a)(1)**

### **Geographic Area**

**Table 1 - Geographic Priority Areas**

*Note: The City is not proposing any geographic area targeting. Table 1 (Geographic Priority Areas) is therefore not included.*

### **General Allocation Priorities**

*Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA).*

Elk Grove will use a need-based strategy, as opposed to a place-based strategy, over the course of the planning period. In consultation with City staff, service providers, and community groups, no particular areas were identified as needing a high level of investment. Additionally, based on the most recent data available, the City does not have any areas where more than 51% of the residents are low-income, a common test for geographic targeting.

Certain types of projects, including affordable housing and accessibility improvements, were consistently ranked as a high priority. Given the difficulties that already exist in implementing these types of projects, it does not make sense to further limit them to a certain area within the City. Most of the services available in the City are open to all residents.

The City plans to continue identify the need for proposed projects on an annual basis through the collection of data (quantitative and qualitative) during the application process. The City also plans to consult various City committees, such as the Disability Advisory Committee and the Diversity and Inclusion Commission, and service providers in determining the level of need for proposed activities.

**SP-25 Priority Needs - 91.215(a)(2)**

**Priority Needs**

**Table 2 – Priority Needs Summary**

Priority Need Name	Priority Level	Population	Goals Addressing
Build Healthy and Inclusive Communities	High	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence Non-housing Community Development	Foster Affordable Housing Expand Homeless Housing and Services Provide a variety of Social Services Improve Accessibility Construct or Upgrade Public Facilities
Preserve and expand housing opportunities	High	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children	Foster Affordable Housing Expand Homeless Housing and Services
Prepare for and respond to emergency community needs	High	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness	Provide a variety of Social Services

		Individuals Families with Children Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence Non-housing Community Development	
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**Narrative (Optional)**

## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

**Table 3 – Influence of Market Conditions**

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Tenant Based Rental Assistance (TBRA)	The tenant-based rental assistance program in Elk Grove is carried out by SHRA. In general, the factors affecting the use of funds are the availability of funds (which are impacted largely by decisions at the federal level), the willingness of landlords to accept TBRA vouchers, the stock of well-maintained rental housing, and fair market rent limitations.
TBRA for Non-Homeless Special Needs	The tenant-based rental assistance program in Elk Grove is carried out by SHRA. The factors affecting the use of funds for non-homeless special needs are similar to those for TBRA in general (as described above). In addition, the need of persons with special needs to locate near transit and services can be further limiting.
New Unit Production	New unit production is affected by several factors, including most notably land and construction costs, including the costs of building materials and labor. Permit and processing fees also must be included in financial feasibility analyses. The availability of federal and state tax credits (and the individual competitiveness of projects) and interest rates for private financing are also factors. At the local level, the pace of new market-rate construction, which generates a fee the City uses to subsidize new affordable housing, plays a part.
Rehabilitation	The cost of private financing affects small-scale single-family or multi-family rehabilitation decisions; when interest rates are low, property owners may prefer traditional financing that has few strings attached. The value of homes, and specifically the number of homeowners owing more on their homes than they are worth, limits the pool of owners who could receive a rehab loan. Rental property owners' willingness to accept the affordability restrictions of CDBG and other federal financing sources is also a factor.
Acquisition, including preservation	The availability of housing to acquire is a primary factor in Elk Grove, which has few market-rate rental properties in comparison with other jurisdictions in the region. Construction costs for rehabilitation and the availability of private and/or tax credit financing is also a factor.



## **SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)**

### **Introduction**

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

### **Anticipated Resources**

**Table 4 - Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	923,790	12,000	286,000	1,221,790	3,701,210	The City is a CDBG entitlement jurisdiction.
General Fund	public - local	Public Improvements Public Services	373,467	0	0	373,467	1,500,000	The City allocates General Fund monies to support nonprofits. Many nonprofits serve low-income residents, but that is not a requirement of the funding source.
Housing Trust Fund	public - local	Acquisition Housing	1,500,000	0	15,250,000	16,750,000	8,000,000	The City collects an affordable housing impact fee on new residential and nonresidential development. Amount includes current and planned loan commitments in the amount of \$9 million (\$3M – Bow Street, \$5M – Gardens at Quail Run, \$1M – down-payment assistance). The City is evaluating land

								acquisition on new land in support of affordable housing.
Housing Trust Fund	public - state	Acquisition Housing Public Services	0	0	4,000,000	0	4,000,000	The City received a direct appropriation from the State in order to fund activities helping navigate homeless people to housing.

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

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

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

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

**Discussion**

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

### SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

**Table 5 - Institutional Delivery Structure**

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Development Services - City of Elk Grove	Government	Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	N/A

#### Assess of Strengths and Gaps in the Institutional Delivery System

Elk Grove's CDBG-funded programs are administered by the City's Development Services Department, where the lead is the Housing and Public Services Division. The City has two designated staff positions (Housing and Public Services Manager and Housing and Grant Specialist) to manage, implement, and monitor the programs and activities funded with CDBG funds. There are ample opportunities for regular coordination among City divisions, such as Planning, Code Enforcement, Public Works, Economic Development, and the City's advisory committees. Additionally, Elk Grove benefits from working closely with several local and regional nonprofits that focus their efforts on target-income households.

The primary gaps in the delivery system relate to the lack of services for target-income households in Elk Grove. Although some services are located in Elk Grove, many services are located outside Elk Grove, usually in Sacramento. The City's etran bus system connects with Sacramento Regional Transit, but many residents have noted that it is not convenient to get to Sacramento on transit due to the cost, transit schedule, location of transit stops, number of transfers, and length of trips.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

**Table 6 - Homeless Prevention Services Summary**

<b>Homelessness Prevention Services</b>	<b>Available in the Community</b>	<b>Targeted to Homeless</b>	<b>Targeted to People with HIV</b>
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	
Legal Assistance		X	
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		
<b>Street Outreach Services</b>			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services	X	X	
<b>Supportive Services</b>			
Alcohol & Drug Abuse			
Child Care	X		
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X		
HIV/AIDS			
Life Skills	X	X	
Mental Health Counseling			
Transportation	X		
<b>Other</b>			
Other			

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

The primary homeless service providers locally are the Elk Grove Food Bank, Elk Grove Homeless Assistance Resource Team (HART), and Sacramento Self-Help Housing.

- Elk Grove Food Bank Services provides a wide range of social services to homeless Elk Grove residents, including case management, job skills training, GED/ESL classes, life skills training, food and clothing assistance, and help obtaining benefits.
- Elk Grove HART works with local faith-based organizations to provide temporary emergency shelter for the homeless in Elk Grove during the coldest winter months. They also help meet basic needs of the homeless residents connecting them to resources, providing mentorship, teaching and assisting with budgeting, and aiding in attaining gainful employment.

- Sacramento Self-Help Housing provides housing counseling to persons who are homeless or at risk of becoming homeless. They offer a Homeless Navigator who conducts street outreach identifying local homeless residents assisting them with finding housing, connection to social service, advocacy and support, housing counseling, and transportation to the Department of Motor Vehicles and the Social Security Office in Sacramento. They also maintain a database of affordable housing resources in the Sacramento region and in partnership with Elk Grove HART, operate the City's transitional housing.

Sacramento Steps Forward, which coordinates the Sacramento County Continuum of Care that includes Elk Grove, also offers several programs that are available to Elk Grove's homeless residents.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

One obstacle to meeting underserved needs is that the location of many available services is in the City of Sacramento. Transit limitations are also a deterrent to persons considering receiving services in Sacramento or other cities. Elk Grove works closely with the regional transit agencies to improve access, and there are several daily public transportation linkages between Elk Grove and downtown Sacramento. The City has also encouraged nonprofit agencies to operate satellite offices within Elk Grove.

The availability of many services at the Elk Grove Food Bank and Elk Grove United Methodist Church is a key strength of the City's service delivery system for homeless and special needs populations. Local services ensure that residents can remain in their own jurisdiction to receive services.

As noted throughout this Plan, the City has a shortage of available housing resources for homeless persons and extremely low-income households (many of which have special needs). While there are several constraints to meeting the needs of low-income residents, the primary obstacle is that there is a lack of funding to fully address all needs. The City receives far more requests for funding than it can accommodate annually. Availability of funding limits locally-provided services. In response to the level of need, the City has maintained its commitment to providing local funding to nonprofits in addition to the CDBG funds received. The City also supports nonprofits' efforts to raise private funds, in part through providing direct funding and in-kind services to special events, including fundraisers.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

Elk Grove hopes to address these gaps by first identifying appropriate programs and services to provide in the City, then providing local services, facilities, and programs over time to assist target-income residents. The City continues to work closely with its nonprofit partners and new organizations interested in locating in Elk Grove to determine whether there are any funding resources or collaborative relationships (e.g. shared space) that would facilitate greater local service provision.

**SP-45 Goals Summary – 91.215(a)(4)**

**Goals Summary Information**

**Table 7 – Goals Summary**

Sort Order	Goal Name	Start Year		End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Foster Affordable Housing	2020		2025	Affordable Housing	N/A	Preserve and expand housing opportunities	CDBG: \$1,500,000 Housing Trust Fund: \$15,000,000	Rental units constructed: 200 Household Housing Unit  Homeowner Housing Rehabilitated: 40 Household Housing Unit
2	Expand Homeless Housing and Services	2020		2025	Homeless	N/A	Build Healthy and inclusive Communities	CDBG: \$250,000 General Fund: \$175,000 Other: \$328,500	Homeless Persons Overnight Shelter: 300 Persons Assisted  Overnight/Emergency Shelter/Transitional Housing Beds added: 5 Beds  Homeless Prevention: 375 Persons Assisted
3	Provide Social Services	2020		2025	Non-Homeless Special Needs	N/A	Build Healthy and inclusive Communities  Prepare for and respond to emergency community needs	CDBG: \$693,750 General Fund: \$1,600,000	Public service activities other than Low/Moderate Income Housing Benefit: 8,000 Persons Assisted
4	Improve Accessibility	2020		2025	Non-Housing Community Development	N/A	Build Healthy and inclusive Communities	CDBG: \$3,000,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5,000 Persons Assisted
5	Construct or Upgrade Public Facilities	2020		2025	Non-Housing Community Development	N/A	Build Healthy and inclusive Communities	CDBG: \$300,000 General Fund: \$150,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted



*Note: The total of CDBG funds in the table adds to more than the total of funding expected to be available. This is intended to give the City some flexibility in allocating resources to projects in the event that the City receives an increase in funding or in the event that certain project categories are not viable due to market conditions or other factors.*

## **Goal Descriptions**

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

The City estimates that 200 units of new affordable rental housing will be created during the Consolidated Plan timeframe.

## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

SHRA will carry out modifications needed in public housing based on the Section 504 Needs Assessment that they completed. Please refer to the SHRA Public Housing Authority Annual Plan for further information.

### **Activities to Increase Resident Involvements**

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

### **Is the public housing agency designated as troubled under 24 CFR part 902?**

No.

### **Plan to remove the 'troubled' designation**

SHRA is not identified as "troubled."

## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing**

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

- Land availability, particularly the availability of land zoned at densities appropriate for multi-family housing.
- Environmental factors, such as floodplain and native oak trees.
- Cost of land. Land costs fell in recent years, but a recent survey showed the price of land varied from \$49,000 per acre up to \$400,000 per acre. A financially feasible multi-family project generally requires several acres, and parcels with appropriate zoning may be more expensive.
- Construction costs. Recent affordable housing projects have had a per-unit cost of \$172,000 and \$198,000, although the majority of that amount is financed through private funding and federal or state tax credits.
- Availability of financing.
- Land use controls. Zoning designations affect the availability of land suitable for multi-family development.
- Residential development standards, which control the type, location, and density of residential development in Elk Grove. Parking requirements, building setbacks, height limits, and open space requirements are essential to ensuring that Elk Grove remains a safe and enjoyable place to live, but may constrain the density at which land is developed.
- Design guidelines, which control the appearance of new development. The requirements of design guidelines may slightly increase the cost of building new housing.
- Site improvement, development impact, and processing fees. These fees can add significant cost to developing new housing. Developers must often pay for new roadway, sewer, water, and park facilities, along with miscellaneous other fees. There are also costs associated with getting projects approved by the City and other agencies.
- Permit and approval process. In addition to the cost of fees on new projects, the amount of time required to process them varies by project, and the developer generally must pay holding costs, such as property taxes, during this time.

The City is in the process of preparing its 2021-2029 Housing Element and future Action Plans will include an update on barriers identified during that process.

The regional Sacramento Valley Analysis of Impediments to Fair Housing Choice identified the following barriers to housing and access to economic opportunity:

**Barrier:** The harm caused by segregation is manifest in disproportionate housing needs and differences in economic opportunity.

**Contributing factors:** Past actions that denied housing opportunities and perpetuated segregation have long limited opportunities for many members of protected classes. This continues to be evident in differences in poverty rates, homeownership, and access to economic opportunity throughout the region.

Barrier: Affordable rental options in the region are increasingly limited.

Contributing factors: 1) Growth in the region—particularly demand for rental housing—has increasingly limited the areas where low income households can live affordably, evidenced by the high rates of households with disproportionate housing needs. This perpetuates the limited economic opportunity that began with segregation. 2) Constraints on affordable housing development and preservation, ranging from lack of funding, the cost of development or preservation, public policies and processes, and lack of adequate infrastructure for infill redevelopment, all constrain the affordable rental market. 3) Suburban areas in the Sacramento Valley are rarely competitive for state or federal affordable housing development funds, further straining the capacity for creation or preservation of affordable rental housing. 4) For residents participating in the Housing Choice or other housing voucher programs, too few private landlords accept vouchers. This leads to concentration of vouchers in certain neighborhoods and lack of mobility for voucher holders.

Barrier: Residents with disabilities need for and lack of access to affordable, accessible housing.

Contributing factors and disproportionate impact: 1) Insufficient number of mobility and sensory accessible units affordable to people living on SSI/SSDI (i.e., ADA accessible market rate units are unaffordable to those who need them most). 2) Much of the naturally occurring affordable housing stock is older and not accessible to residents with mobility disabilities. 3) Lack of transit access outside of the downtown core further limits the pool of accessible, affordable housing options for transit--dependent residents.

Barrier: Stricter rental policies further limit options.

Contributing factors and disproportionate impacts: 1) “3x income requirements” for rental units have a discriminatory effect on persons with disabilities whose income is primarily Social Security and Disability Insurance (SSDI), as well as renters who receive income from “unearned” sources such as child support. 2) Voucher tenants are not protected under California’s source of income protections. 3) Onerous criminal look back periods that do not take into account severity of a crime or time period in which it was committed disproportionately impact persons of color, persons with mental illness, and persons in recovery.

Barrier: Disparities in the ability to access homeownership exist.

Contributing factors: 1) Past actions that have limited economic opportunity for certain residents (i.e., redlining, lending discrimination, other barriers to wealth). 2) Disparities in access to lending, including home improvement and refinance products.

Barrier: Public transportation has not kept up with growth.

Contributing factors: Outside of the downtown Sacramento “grid” public transportation has not kept up with regional growth and lacks inner and intra city connections. Costs are high, especially for very low income households.

Barrier: Educational inequities persist in the region.

Contributing factors and disproportionate impacts: 1) Housing prices near high performing schools and school districts are out of reach for low and moderate income families. 2) In north and south Sacramento and in Woodland, children from predominantly African American and Hispanic neighborhoods are less likely to attend proficient schools. 3) Impact of 2013 education equity reforms (e.g., Local Control Funding Formula, Smarted Balanced Assessment System, educator prep standards) not yet fully realized. 4) Disparities in discipline/suspension rates of African American, Latino, and special needs children.

Barrier: Disparities in labor market engagement exist.

Contributing factors and disproportionate impact: 1) Unequal school quality across the region disproportionately disadvantages low and moderate income families. 2) Lack of economic investment directed to building skilled earning capacity in communities of color. 3) Lack of market rate job opportunities for people with disabilities.

Barrier: Residents with disabilities lack of access to supportive services and a spectrum of housing options to enable them, especially those with mental illness, achieve and maintain housing stability.

Contributing factors and disproportionate impact: 1) Lack of affordable housing. 2) Significant state budget cuts since the 1990s with little progress toward funding restoration. 3) Lack of funding for case management, mentors, other peer-supported services to support navigating systems and independent living skill development. 4) Loss of naturally occurring affordable housing options, including boarding homes, other small group living environments.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

The City is committed to removing or reducing barriers to affordable housing whenever possible. A variety of actions are contained in the Housing Element to address these issues. Such actions include:

- Incentives for affordable housing development, such as density bonus or fee deferrals.
- Establishment of an Affordable Housing Fund to make grants or loans to projects creating new affordable housing opportunities.
- Fee deferrals, reductions, or waivers.
- Reduced development standards.
- Rezoning of adequate sites for multi-family housing development.

The AI summarizes proposed solutions to addressing contributing factors discussed above and focuses on strategies that:

- Increase homeownership among under-represented groups
- Expand affordable rental opportunities; and
- Focus on a wide range of equity issues in accessing opportunity.

## **SP-60 Homelessness Strategy – 91.215(d)**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

One of the City's goals relates to expanding homeless housing and services. To that end, the City expects to continue to work with a nonprofit that will provide counseling and outreach to homeless persons or those at risk of becoming homeless including access to a database of low-cost housing resources in the region. The nonprofit will also collaborate with the Police Department to provide a full-time “homeless navigator,” who proactively seeks to connect with the homeless and help them to obtain housing and services and makes visits with the problem-oriented policing (POP) officers to visit known homeless and encourage them to seek assistance. The navigator will also administer the VI-SPDAT survey, allowing homeless persons to be placed in the coordinated entry system maintained by Sacramento Steps Forward.

### **Addressing the emergency and transitional housing needs of homeless persons**

In the past eight years, the City completed the acquisition and rehabilitation of two transitional housing facilities, including one focused on families. During this planning period, the City will partner with a nonprofit to rehab a property for use as a navigation hub (short-term housing option) for homeless families with children.

The City will continue to partner with local faith-based organizations and a nonprofit to operate a Winter Sanctuary that provides overnight shelter to homeless persons at various churches during the coldest months. The City also expects to continue providing housing counseling, which connects homeless persons with available resources throughout the region, including motel vouchers, emergency shelter, and transitional and permanent housing.

City staff will also continue to participate in regional discussions related to increasing the shelter options for homeless individuals and families. In late 2018, the City declared a “shelter crisis,” as required by the State of California for participation in the Homeless Emergency Aid Program (HEAP). That declaration allows Elk Grove residents experiencing homelessness to access, among other resources, the Flexible Housing Pool Program to be implemented by Sacramento County. HEAP-funded programs began operations in Spring 2019 and will continue through 2020.

### **Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

The City's transitional housing will assist homeless persons with a temporary place to stay (three to twelve months) while they search for permanent housing and learn skills needed for successful

independent living. The City expects to fund a transitional house for families during the Consolidated Plan period. In addition, the City plans to offer housing counseling to homeless persons, with the goal of assisting people with locating low-cost permanent housing in the City or the region.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

During the Consolidated Planning period the City plans on funding the following activities aimed at preventing homelessness:

- Housing counseling, with the goal of helping people who are currently homeless or in imminent danger of becoming homeless to secure new housing.
- Case management, benefit navigation assistance, life skills training, and other opportunities to low-income households.
- Utility assistance to households with a pending electric or gas shutoff.
- Minor home repair program offering forgivable loans to low-income homeowners needing assistance to make minor health and safety repairs to their homes.
- Rental/utility assistance program offering short-term financial help to renters and homeowners negatively impacted by COVID-19, with the goal of keeping people in their homes.
- Mentoring program aimed at ending generational poverty, helping primarily households at risk of becoming homeless.

## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

Sacramento County's Childhood Lead Poisoning Prevention Program (CLPPP) provides services and information to Elk Grove residents regarding childhood lead poisoning and prevention. Specifically, program staff offers case management and home investigations for children with elevated blood lead levels. Staff also provides outreach services and information regarding lead poisoning, childhood testing and treatment, and prevention practices. In addition, CLPPP staff distributes literature to tenants and landlords during inspections to help educate the public about lead-safe practices.

The Department of Health and Human Services has a health educator and a public health nurse on staff to provide case management and outreach education services. A registered environmental health specialist from the Environmental Management Department provides environmental investigations of homes as part of the case management services for children with elevated blood lead levels. The CLPPP staff also informs the public, parents, and community resources about the dangers of lead poisoning.

The City will continue to implement HUD lead-based paint regulations, including for the City's housing repair and rehabilitation programs.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

The City will continue to provide lead-based paint testing as a component of its housing repair and rehabilitation programs when required by HUD regulations. Given the age and condition of Elk Grove's housing stock, there are relatively few homes where lead-based paint testing is needed.

### **How are the actions listed above integrated into housing policies and procedures?**

The City's housing program guidelines include specific policies related to testing and abatement. When lead-based paint is present or presumed to be present, lead-safe work practices are required. In addition, all of the City's loan agreements for new projects prohibit the use of any lead-based paint.



## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

The City's anti-poverty strategy is based on providing a range of supportive services aimed at enabling those in poverty to move into the workforce or obtain benefits to which they are entitled (e.g., Social Security, disability). During the Consolidated Plan period, these activities will include the housing counseling, case management, employment training, life skills training, educational opportunities, food assistance, youth programs, and general support, among others. The City will also continue to support activities that preserve and expand the supply of housing that is affordable to low-income and very low-income households.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

Elk Grove's goals include several that align with the goal of reducing poverty, including creating new affordable housing, expanding housing and services for the homeless, and providing social services. The City plans to fund specific activities that address each of these goals during the Consolidated Plan timeframe.

## **SP-80 Monitoring – 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

The City of Elk Grove has developed a monitoring system to ensure that the activities carried out in furtherance of the Plan are done so in a timely manner in accordance with the federal monitoring requirements of 24 CFR 570.501(V) and 24 CFR 85.40 and all other applicable laws, regulations, policies, and sound management and accounting practices. The objectives of monitoring are:

- To assure that subrecipients are carrying out their program/project as described;
- To assure that subrecipients are implementing the program/project in a timely manner;
- To assure that subrecipients are assessing costs to the program/project which are eligible under CDBG regulations and the contract;
- To assure that subrecipients are conforming with other applicable laws, regulations, and terms of the agreement;
- To assure that the program/project is operating in a manner that minimizes the opportunity for fraud, waste, and mismanagement;
- To assure that subrecipients have the capacity to carry out the approved project/program; and
- To assure that subrecipients are carrying out their program/project as described.

The City will track and report on its progress toward meeting its housing and community development goals. Pertinent information will be incorporated into the Consolidated Annual Performance and Evaluation Report.

## Expected Resources

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

#### Introduction

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

#### Anticipated Resources

**Table 1 - Expected Resources – Priority Table**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	923,790	12,000	286,000	1,221,790	3,701,210	The City is a CDBG entitlement jurisdiction.

General Fund	public - local	Public Improvements Public Services	373,467	0	0	373,467	1,500,000	The City allocates General Fund monies to support nonprofits. Many nonprofits serve low-income residents, but that is not a requirement of the funding source.
Housing Trust Fund	public - local	Acquisition Housing	1,500,000	0	15,250,000	16,750,000	8,000,000	The City collects an affordable housing impact fee on new residential and nonresidential development. Amount includes current and planned loan commitments in the amount of \$9 million (\$3M – Bow Street, \$5M – Gardens at Quail Run, \$1M – down-payment assistance). The City is evaluating land acquisition on new land in support of affordable housing.
Housing Trust Fund	public - state	Acquisition Housing Public Services	0	0	4,000,000	4,000,000	0	The City received a direct appropriation from the State in order to fund activities helping navigate homeless people to housing.

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

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

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

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

**Discussion**

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

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

**Table 2 – Goals Summary**

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Foster Affordable Housing	2020	2025	Affordable Housing		Preserve and expand housing opportunities	CDBG: \$60,000  Other Housing Trust Fund: \$5,000,000	Rental units constructed: 95 Household Housing Unit  Homeowner Housing Rehabilitated: 8 Households Assisted
2	Expand Homeless Housing and Services	2020	2025	Homeless		Build Healthy and inclusive Communities	CDBG: \$38,930 General Fund: \$23,520 Other: \$65,700	Homeless Persons Overnight Shelter: 60 Persons Assisted  Overnight/Emergency Shelter/Transitional Housing Beds added: 5 Beds  Homelessness Prevention: 75 Persons Assisted

<b>3</b>	Provide Social Services	2020	2025	Non-Homeless Special Needs		Build Healthy and inclusive Communities  Prepare for and respond to emergency community needs	CDBG: \$282,791 General Fund: \$349,597	Public service activities other than Low/Moderate Income Housing Benefit: 7,000 Persons Assisted
<b>4</b>	Improve Accessibility	2020	2025	Non-Housing Community Development		Build Healthy and inclusive Communities	CDBG: \$665,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
<b>5</b>	Construct or Upgrade Public Facilities	2020	2025	Non-Housing Community Development		Build Healthy and inclusive Communities	CDBG: \$36,500	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 450 Persons Assisted

*Note: The total of CDBG funds in the table adds to more than the total of funding expected to be allocated for 2020-2021 since it includes the reallocation of unspent prior year funds and program income.*

**Goal Descriptions**

<b>1</b>	<b>Goal Name</b>	Foster Affordable Housing
	<b>Goal Description</b>	Beneficiaries include those who receive forgivable loans to make minor health and safety repairs to their homes. The number of beneficiaries for CDBG-funded activities is 8. The number of beneficiaries for non-CDBG-funded activities is 200.



2	<b>Goal Name</b>	Expand Homeless Housing and Services
	<b>Goal Description</b>	Beneficiaries include participants in Sacramento Self Help Housing’s transitional housing case management, housing counseling, and homeless outreach navigation service. The number of beneficiaries for CDBG-funded activities is 140. The number of beneficiaries for non-CDBG-funded activities is 75.
3	<b>Goal Name</b>	Provide Social Services
	<b>Goal Description</b>	Beneficiaries include those estimated for CDBG public service activities only, except for Sacramento Self Help Housing’s homeless activities. The number of beneficiaries for CDBG-funded activities is 7,000.
4	<b>Goal Name</b>	Improve Accessibility
	<b>Goal Description</b>	Number of persons assisted is an estimate. Exact location of curb ramps is to be determined.
5	<b>Goal Name</b>	Construct or Upgrade Public Facilities
	<b>Goal Description</b>	Beneficiaries include those who are served by the upgraded public facility.

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

The City estimates that 95 new affordable rental housing units will be constructed in 2020-21, supported by a \$5 million loan from the City. The project, called the Gardens at Quail Run, is currently under construction.

The City currently has 1,685 affordable housing units that were supported by City funding sources, with an additional 95 units in the planning/financing phase.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The activities to be undertaken during 2020-21 are summarized below. All activities identified are expected to be completed no later than June 30, 2021.

#### Projects

**Table 3 - Project Information**

#	Project Name
1	Administration
2	Minor Home Repair Program
3	Rent/Utility Assistance Program
4	Citywide Curb Ramp Improvements
5	Chicks in Crisis – Public Sewer Connection
6	916 Ink
7	Big Brothers/Big Sisters of Greater Sacramento
8	Elk Grove Food Bank Services – Support Works
9	Elk Grove Food Bank Services – Operations
10	Elk Grove Homeless Assistance Resource Team (HART)
11	Good Shepherd Catholic Church Elk Grove - St. Vincent DePaul Society
12	Meals on Wheels by ACC
13	SSHH – Housing Counseling
14	SSHH – Renters Helpline
15	SSHH – Transitional Housing
16	Uplift People of Elk Grove

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

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

While there are several constraints to meeting the needs of low-income residents, the primary obstacle is that there is a lack of funding to fully address all needs. In response to the level of need, the City has maintained its commitment to providing local funding to nonprofits; for 2020-21, the City's Community Service Grant program funding is expected to fund \$373,467. The City also supports nonprofits' efforts to raise private funds, in part through providing direct funding and in-kind services to special events, including fundraisers.

A second obstacle to meeting underserved needs is that the location of many available services is in the City of Sacramento. Elk Grove works closely with the regional transit agencies to improve access, and there are several daily public transportation linkages between Elk Grove and downtown Sacramento. The City has also encouraged nonprofit agencies to operate satellite offices within Elk Grove. In 2020-21, Sacramento Self Help Housing and the Sacramento County Department of Human Assistance will operate out of offices at the Elk Grove United Methodist Church one day per week.

Another obstacle is the number of nonprofits that need assistance with basic management and fiscal policies. Many new nonprofits have formed in Elk Grove and throughout the region, and they have small but passionate staffs and volunteers devoted to a variety of issues. Unfortunately, most new nonprofits do not have the capacity to meet the financial and reporting requirements of CDBG and other grant programs, and may need basic assistance securing tax-exempt status, setting up bookkeeping systems, and applying for grants. City staff is available to meet with potential applicants throughout the year to provide assistance with preparing for an application and offers a technical assistance workshop during the application process which is video recorded and shared on the website for those unable to attend in person. Once an application has been approved, the City provides targeted technical assistance though the funding year to all grantees on an as needed basis to ensure they are able to administer a grant in accordance with federal requirements.

## AP-38 Project Summary

### Project Summary Information

Below is a table showing planned projects and their anticipated allocations. Note: The total of CDBG funds in the table adds to more than the total of funding expected to be allocated for 2020-2021 since it includes the reallocation of unspent prior year funds and program income.

**Table 4 – Project Summary**

Project Name	Goals Supported	Needs Addressed	Funding
Administration	N/A	N/A	CDBG: \$138,569
Minor Home Repair Program	Foster Affordable Housing	Build Healthy and Inclusive Communities	CDBG: \$60,000
Rent/Utility Assistance Program	Foster Affordable Housing Provide a Variety of Social Services	Build Healthy and Inclusive Communities Prepare for and respond to emergency community needs	CDBG: \$154,981
Citywide Curb Ramp Improvements	Improve Accessibility	Build Healthy and Inclusive Communities	CDBG: \$665,000
Chicks in Crisis – Public Sewer Connection	Construct or Upgrade Public Facilities	Build Healthy and Inclusive Communities	CDBG: \$36,500
916 Ink	Provide a Variety of Social Services	Build Healthy and Inclusive Communities	CDBG: \$12,000
Big Brothers/Big Sisters of Greater Sacramento	Provide a Variety of Social Services	Build Healthy and Inclusive Communities	CDBG: \$15,753
Elk Grove Food Bank Services – Support Works	Provide a Variety of Social Services	Build Healthy and Inclusive Communities	CDBG: \$38,495
Elk Grove Food Bank Services – Operations	Provide a Variety of Social Services	Build Healthy and Inclusive Communities	CDBG: \$5,000
Elk Grove Homeless Assistance Resource Team (HART)	Provide a Variety of Social Services	Build Healthy and Inclusive Communities	CDBG: \$3,150
Good Shepherd Catholic Church Elk Grove - St. Vincent DePaul Society	Provide a Variety of Social Services	Build Healthy and Inclusive Communities	CDBG: \$2,000
Meals on Wheels by ACC	Provide a Variety of Social Services	Build Healthy and Inclusive Communities	CDBG: \$30,685
SSHH – Housing Counseling	Expand Homeless Housing and Services	Build Healthy and Inclusive Communities	CDBG: \$12,150
SSHH – Renters Helpline	Provide a Variety of Social Services	Build Healthy and Inclusive Communities	CDBG: \$21,377
SSHH – Transitional Housing	Expand Homeless Housing and Services	Build Healthy and Inclusive Communities	CDBG: \$23,630
Uplift Elk Grove	Provide a Variety of Social Services	Build Healthy and Inclusive Communities	CDBG: \$2,500

## **AP-50 Geographic Distribution – 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

Elk Grove used a need-based strategy, as opposed to a place-based strategy, to select projects. Most of the activities the City plans to conduct will be offered to residents Citywide. Projects with specific locations, such as the Citywide Curb Ramp improvements, were selected in coordination with the Disability Advisory Committee, Public Works Department, or other stakeholder groups.

### **Geographic Distribution**

*Note: Table 5 has been removed because the City is not proposing any geographic distribution based on target areas.*

### **Rationale for the priorities for allocating investments geographically**

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

### **Discussion**

No geographic priorities are proposed.

# Affordable Housing

## AP-55 Affordable Housing – 91.220(g)

### Introduction

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

**Table 4 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	210
Non-Homeless	0
Special-Needs	0
Total	210

**Table 5 - One Year Goals for Affordable Housing by Support Type**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	95
Rehab of Existing Units	8
Acquisition of Existing Units	0
Total	103

### Discussion

In 2020-21, the City will offer several programs to foster and maintain affordable housing:

- The Minor Home Repair Program will offer forgivable loans to low-income homeowners making health and safety repairs to their homes.
- In coordination with nonprofit partners, the City will offer a rental/utility assistance program providing short-term financial help to renters and homeowners negatively impacted by COVID-19, with the goal of keeping people in their homes.
- The City will likely fund a new 95-unit affordable housing project (Gardens at Quail Run), supported by a \$5 million loan from the City's Affordable Housing Fund.
- The City will do design work on a property at Big Horn Blvd and Bruceville Rd and may issue a Request for Qualifications (RFQ) to solicit future development partners for affordable housing projects.
- The City will maintain its investment in affordable rental housing, in which it has loaned \$69 million and created 1,685 affordable housing units since 2002.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

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

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

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

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

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

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

SHRA is not designated as "troubled."

### **Discussion**

A wealth of information on SHRA and their programs, housing resources, budgets, and financial planning and reporting is available on their website at [www.shra.org](http://www.shra.org).

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

### **Introduction**

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

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

#### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

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

In 2020-21, Sacramento Self Help Housing will continue to provide a full-time "homeless navigator," who proactively seeks to connect with the homeless and help them to obtain housing and services. The navigator will also administer the VI-SPDAT survey, allowing homeless persons to be placed in the coordinated entry system maintained by Sacramento Steps Forward.

Elk Grove Food Bank Services will continue to offer emergency food distribution to homeless persons and families in addition to providing one-on-one case management services, a clothing closet, and assistance with signing up for social service programs.

#### **Addressing the emergency shelter and transitional housing needs of homeless persons**

In the past eight years, the City completed the acquisition and rehabilitation of two transitional housing facilities, including one focused on families. Residents of the transitional housing facilities receive case management and mentoring helping them sign up for social service programs for which they are eligible and to move toward secure and permanent housing. In 2018, the City purchased a property for use as a navigation hub (short-term housing option) for homeless families with children. xxx

Elk Grove HART operates a Winter Sanctuary that provides overnight shelter to homeless persons at various churches during the coldest months. The shelter will continue operations in the 2020-21 winter months and expects to offer shelter at least 12 weeks. The City will provide \$13,150 to HART in 2020-21 (CDBG and local funding) in order to assist with their client tracking and management.



City staff will continue to participate in regional discussions related to increasing the shelter options for homeless individuals and families. In late 2018, the City declared a “shelter crisis,” as required by the State of California for participation in the Homeless Emergency Aid Program (HEAP). That declaration allows Elk Grove residents experiencing homelessness to access, among other resources, the Flexible Housing Pool Program implemented by Sacramento County. HEAP-funded programs began operations in Spring 2019 which will continue through 2020

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

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

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

The City negotiated with the developer of the Bow Street Apartments (97 affordable units constructed in the 2018-19 year) to provide two units to households exiting the City's transitional housing and to move homeless households (as verified by the City) to the top of the waitlist. A similar agreement has been made with the Quail Run Apartments (95 affordable units opening in 2021) to move homeless households (as verified by the City) to the top of the waitlist.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

In 2020-21, the City will fund six activities aimed at preventing homelessness:

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

- The City will offer a Rent/Utilities Assistance program in coordination with nonprofit partners to provide short-term financial help to renters and homeowners negatively impacted by COVID-19, with the goal of keeping people in their homes.
- The City will provide a Minor Home Repair program offering forgivable loans to low-income homeowners needing assistance to make minor health and safety repairs to their homes.

## **Discussion**

In addition to services for homeless persons or those at risk of homelessness, the City's special needs populations include seniors, disabled persons, foster children, and victims of domestic violence, among others. The City will fund several programs and services assisting these special needs populations in 2020-21. These include the following:

- Senior services, including home-delivered meals and meals served at Light of the Valley All Seasons Café and Vintage at Laguna Senior Community;
- Accessibility improvements, which will primarily benefit mobility-impaired individuals; and
- Social services, including the Food Bank programs and emergency utility assistance programs.

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

### **Introduction:**

The City participated in conducting the Sacramento Valley Analysis of Impediments to Fair Housing Choice (AI) which identified the following barriers to affordable housing:

- Segregation, which is manifested in disproportionate housing needs and differences in economic opportunity;
- Affordable rental options in the region are increasingly limited due to growth in the region – particularly demand for rental housing - has increasingly limited the areas where low income households can live affordably;
- Constraints on affordable housing development and preservation, ranging from lack of funding, the cost of development or preservation, public policies and processes, and lack of adequate infrastructure for infill redevelopment, all constrain the affordable rental market;
- Suburban areas in the Sacramento Valley are rarely competitive for state or federal affordable housing development funds, further straining the capacity for creation or preservation of affordable rental housing; and
- For residents participating in the Housing Choice or other housing voucher programs, too few private landlords accept vouchers; and
- An increase in stricter rental policies.

The City identified public policy factors that are barriers to affordable housing in the process of drafting its 2013-2021 Housing Element update. Notable barriers include:

- Land use controls. Zoning designations affect the availability of land suitable for multi-family development.
- Residential development standards, which control the type, location, and density of residential development in Elk Grove. Parking requirements, building setbacks, height limits, and open space requirements are essential to ensuring that Elk Grove remains a safe and enjoyable place to live, but may constrain the density at which land is developed.
- Design guidelines, which control the appearance of new development. The requirements of design guidelines may slightly increase the cost of building new housing.
- Site improvement, development impact, and processing fees. These fees can add significant cost to developing new housing. Developers must often pay for new roadway, sewer, water, and park facilities, along with miscellaneous other fees. There are also costs associated with getting projects approved by the City and other agencies.
- Permit and approval process. In addition to the cost of fees on new projects, the amount of time required to process them varies by project, and the developer generally must pay holding costs, such as property taxes, during this time.

The City is currently in the process of developing its 2021-2029 Housing Element, and will include an update to barriers to affordable housing in future Action Plans.

At present, the most significant barrier to developing affordable housing is lack of funding. Affordable housing built in the City in the last several years has required substantial gap financing from the City, in the amount of about \$5 million per 100 units. Funded projects have also received 9% tax credit awards, which are highly competitive.

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

The City is undertaking a number of actions to reduce potential barriers and constraints to affordable housing, as well as promote housing for special needs populations. These include funds in support of affordable housing development, fee reductions and waivers, regulatory incentives, density bonuses, and rezoning of sites to higher densities. These are described in more detail in the City's 2013-2021 Housing Element, an update to which is currently underway. The City will also use the recommendations from the AI as a tool for policy decisions.

**Discussion:**

More information is available in the City's 2013-2021 Housing Element and will also be described in the draft 2021-2029 Housing Element.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

#### **Actions planned to address obstacles to meeting underserved needs**

While there are several constraints to meeting the needs of target-income residents, the primary obstacle is that there is a lack of funding to fully address all needs. Economic challenges in recent years forced many nonprofits to cut services. In response to the level of need, the City has maintained its commitment to providing local funding to nonprofits; in 2020-21, the City's Community Service Grant program funding will increase to about \$400,800. The City also supports nonprofits' efforts to raise private funds, in part through providing direct funding and in-kind services to special events, including fundraisers.

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

Another obstacle is the number of nonprofits that need assistance with basic management and fiscal policies. Many new nonprofits have formed in Elk Grove and throughout the region, and they have small but passionate staffs and volunteers devoted to a variety of issues. Unfortunately, most new nonprofits do not have the capacity to meet the financial and reporting requirements of CDBG and other grant programs, and may need basic assistance securing tax-exempt status, setting up bookkeeping systems, and applying for grants. City staff is available to meet with potential applicants throughout the year to provide assistance with preparing for an application and offers a technical assistance workshop during the application process which is video recorded and shared on the website for those unable to attend in person. Once an application has been approved, the City provides targeted technical assistance through the funding year to all grantees on an as needed basis to ensure they are able to administer a grant in accordance with federal requirements.

#### **Actions planned to foster and maintain affordable housing**

In 2020-21, the City will offer several programs to foster and maintain affordable housing:

- The Minor Home Repair Program will offer forgivable loans to low-income homeowners making health and safety repairs to their homes.
- In coordination with nonprofit partners, the City will offer a rental/utility assistance program providing short-term financial help to renters and homeowners negatively impacted by COVID-19, with the goal of keeping people in their homes.
- The City will likely fund a new 95-unit affordable housing project (Gardens at Quail Run), supported by a \$5 million loan from the City's Affordable Housing Fund.
- The City will do design work on a property at Big Horn Blvd and Bruceville Rd and may issue a Request for Qualifications (RFQ) to solicit future development partners for affordable housing projects.
- The City will maintain its investment in affordable rental housing, in which it has loaned \$69 million and created 1,685 affordable housing units since 2002.

### **Actions planned to reduce lead-based paint hazards**

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

The City will also provide lead-abatement assistance for residential units through its partnership with Habitat for Humanity on home repairs. The program will comply with the Residential Lead Based Paint Hazard Reduction Act of 1992 (Title X) and subsequent changes in September 1999. The procedures regarding lead-based paint in both rehabilitation programs will include notification, identification, and treatment (if necessary).

The City will also provide lead-abatement assistance for residential units through its residential rehabilitation and emergency repair programs. The programs will comply with the Residential Lead Based Paint Hazard Reduction Act of 1992 (Title X) and subsequent changes in September 1999. The procedures regarding lead-based paint in both rehabilitation programs will include notification, identification, and treatment (if necessary).

### **Actions planned to reduce the number of poverty-level families**

The City's anti-poverty strategy is based on providing a range of employment opportunities and supportive services aimed at enabling those in poverty to move into the workforce or obtain benefits to which they are entitled (e.g., Social Security, disability). During the 2020-21 program year, these activities will include the Support Works, housing counseling, and Uplift Elk Grove, among others. The Support Works program offered by the Elk Grove Food Bank will provide case management, employment training, life skills coaching, and some educational opportunities. A component of the housing counseling services provided by Sacramento Self-Help Housing is benefits counseling and social service referrals. The City will also continue to support activities that preserve and expand the supply of housing that is affordable to low-income households.

### **Actions planned to develop institutional structure**

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

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

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

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

In 2019-20, the City will continue to work with SHRA, Citrus Heights, Rancho Cordova, and seven other regional jurisdictions to implement the Analysis of Impediments to Fair Housing Choice (which began as an Assessment of Fair Housing) that covers major metro areas in Sacramento, Placer, and Yolo Counties. The City also continues to work with some of those entities, plus Sacramento County, on a long-term solution to providing quality fair housing information and investigation services.

### **Discussion:**

## Program Specific Requirements

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

#### Introduction:

The program-specific requirements that apply to the City are those for the CDBG program.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$12,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	0
5. The amount of income from float-funded activities	0
Total Program Income	\$12,000

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	90.00%

#### Discussion

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



**Attachment A**

**Non-State Grantee Certifications  
and  
Disclosure of Lobbying Activities**



# Non-State Grantee Certifications

**Many elements of this document may be completed electronically, however a signature must be manually applied and the document must be submitted in paper form to the Field Office.**

- This certification does not apply.
- This certification is applicable.

## NON-STATE GOVERNMENT CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

**Affirmatively Further Fair Housing** -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

**Anti-displacement and Relocation Plan** -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential anti displacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

**Drug Free Workplace** -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about –
  - a. The dangers of drug abuse in the workplace;
  - b. The grantee's policy of maintaining a drug-free workplace;
  - c. Any available drug counseling, rehabilitation, and employee assistance programs; and
  - d. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will –
  - a. Abide by the terms of the statement; and
  - b. Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted –
  - a. Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
  - b. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

**Anti-Lobbying** -- To the best of the jurisdiction's knowledge and belief:

8. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
9. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
10. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction** -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

**Consistency with plan** -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.



8/10/2020

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Signature/Authorized Official

Date

Jason Behrmann

Name

City Manager

Title

8401 Laguna Palms Way

Address

Elk Grove, CA 95758

City/State/Zip

916-683-7111

Telephone Number

- |  |
|--|
| <input type="checkbox"/> <b>This certification does not apply.</b>           |
| <input checked="" type="checkbox"/> <b>This certification is applicable.</b> |

### Specific CDBG Certifications

The Entitlement Community certifies that:

**Citizen Participation --** It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

**Community Development Plan --** Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

**Following a Plan --** It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

**Use of Funds --** It has complied with the following criteria:

11. Maximum Feasible Priority - With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
12. Overall Benefit - The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2020, 2\_\_\_, 2\_\_\_, (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
13. Special Assessments - It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

**Excessive Force --** It has adopted and is enforcing:

14. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
15. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

**Compliance With Anti-discrimination laws** -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

**Lead-Based Paint** -- Its activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K and R, of title 24;

**Compliance with Laws** -- It will comply with applicable laws.



8/10/2020

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Signature/Authorized Official

Date

Jason Behrmann

Name

City Manager

Title

8401 Laguna Palms Way

Address

Elk Grove, CA 95758

City/State/Zip

916-683-7111

Telephone Number

- This certification does not apply.**  
 **This certification is applicable.**

**OPTIONAL CERTIFICATION  
CDBG**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities, which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

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Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number

- This certification does not apply.**  
 **This certification is applicable.**

### Specific HOME Certifications

The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

**Eligible Activities and Costs** -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

**Appropriate Financial Assistance** -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

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Signature/Authorized Official Date

Name

Title

Address

City/State/Zip

Telephone Number

- This certification does not apply.**  
 **This certification is applicable.**

### HOPWA Certifications

The HOPWA grantee certifies that:

**Activities** -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

**Building** -- Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

---

Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number



- This certification does not apply.**  
 **This certification is applicable.**

### ESG Certifications

I certify that the local government will ensure the provision of the matching supplemental funds required by the regulation at 24 *CFR* 576.51. I have attached to this certification a description of the sources and amounts of such supplemental funds.

I further certify that the local government will comply with:

1. The requirements of 24 *CFR* 576.53 concerning the continued use of buildings for which Emergency Shelter Grants are used for rehabilitation or conversion of buildings for use as emergency shelters for the homeless; or when funds are used solely for operating costs or essential services.
2. The building standards requirement of 24 *CFR* 576.55.
3. The requirements of 24 *CFR* 576.56, concerning assurances on services and other assistance to the homeless.
4. The requirements of 24 *CFR* 576.57, other appropriate provisions of 24 *CFR* Part 576, and other applicable federal laws concerning nondiscrimination and equal opportunity.
5. The requirements of 24 *CFR* 576.59(b) concerning the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.
6. The requirement of 24 *CFR* 576.59 concerning minimizing the displacement of persons as a result of a project assisted with these funds.
7. The requirements of 24 *CFR* Part 24 concerning the Drug Free Workplace Act of 1988.
8. The requirements of 24 *CFR* 576.56(a) and 576.65(b) that grantees develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted with ESG funds and that the address or location of any family violence shelter project will not be made public, except with written authorization of the person or persons responsible for the operation of such shelter.
9. The requirement that recipients involve themselves, to the maximum extent practicable and where appropriate, homeless individuals and families in policymaking, renovating, maintaining, and operating facilities assisted under the ESG program, and in providing services for occupants of these facilities as provided by 24 *CFR* 76.56.
10. The requirements of 24 *CFR* 576.57(e) dealing with the provisions of, and regulations and procedures applicable with respect to the environmental review responsibilities under the National Environmental Policy Act of 1969 and related

authorities as specified in 24 *CFR* Part 58.

11. The requirements of 24 *CFR* 576.21(a)(4) providing that the funding of homeless prevention activities for families that have received eviction notices or notices of termination of utility services will meet the requirements that: (A) the inability of the family to make the required payments must be the result of a sudden reduction in income; (B) the assistance must be necessary to avoid eviction of the family or termination of the services to the family; (C) there must be a reasonable prospect that the family will be able to resume payments within a reasonable period of time; and (D) the assistance must not supplant funding for preexisting homeless prevention activities from any other source.
12. The new requirement of the McKinney-Vento Act (42 *USC* 11362) to develop and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons. I further understand that state and local governments are primarily responsible for the care of these individuals, and that ESG funds are not to be used to assist such persons in place of state and local resources.
13. HUD's standards for participation in a local Homeless Management Information System (HMIS) and the collection and reporting of client-level information.

I further certify that the submission of a completed and approved Consolidated Plan with its certifications, which act as the application for an Emergency Shelter Grant, is authorized under state and/or local law, and that the local government possesses legal authority to carry out grant activities in accordance with the applicable laws and regulations of the U. S. Department of Housing and Urban Development.

Signature/Authorized Official	Date
Name	
Title	
Address	
City/State/Zip	
Telephone Number	

<input type="checkbox"/> <b>This certification does not apply.</b> <input checked="" type="checkbox"/> <b>This certification is applicable.</b>
--

**APPENDIX TO CERTIFICATIONS**

Instructions Concerning Lobbying and Drug-Free Workplace Requirements

**Lobbying Certification**

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

**Drug-Free Workplace Certification**

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant: Place of Performance (Street address, city, county, state, zip code) Check if there are workplaces on file that are not identified here. The certification with regard to the drug-free workplace is required by 24 CFR part 21.

Place Name	Street	City	County	State	Zip
City of Elk Grove City Hall	8401 Laguna Palms Way	Elk Grove	Sacramento	CA	95758

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules: "Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15); "Conviction" means a finding of guilt (including a plea of *nolo contendere*) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes; "Criminal drug statute" means a Federal or non-Federal

criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance; "Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including:

- All "direct charge" employees;
- all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and
- a. temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

Note that by signing these certifications, certain documents must be completed, in use, and on file for verification. These documents include:

1. Analysis of Impediments to Fair Housing
2. Citizen Participation Plan
3. Anti-displacement and Relocation Plan



8/10/2020

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Signature/Authorized Official

Date

Jason Behrmann

Name

City Manager

Title

8401 Laguna Palms Way

Address

Elk Grove, CA 95758

City/State/Zip

916-683-7111

Telephone Number


## DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

<b>1. Type of Federal Action:</b> <input checked="" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	<b>2. Status of Federal Action:</b> <input checked="" type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	<b>3. Report Type:</b> <input checked="" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change <b>For Material Change Only:</b> year _____ quarter _____ date of last report _____
<b>4. Name and Address of Reporting Entity:</b> <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known:  City of Elk Grove 8401 Laguna Palms Way Elk Grove, CA 95758  Congressional District, if known: CA 7	<b>5. If Reporting Entity In No. 4 is a Subawardee, Enter Name and Address of Prime:</b>   Congressional District, if known:	
<b>6. Federal Department/Agency:</b>  US Department of Housing and Urban Development	<b>7. Federal Program Name/Description:</b>  Community Development Block Grant  CFDA Number, if applicable: 14.218	
<b>8. Federal Action Number, if known:</b>	<b>9. Award Amount, if known:</b> \$ 923,790.00	
<b>10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI):</b>  Van Scoyoc Associates Inc. 800 Maine Avenue, SW, Suite 800 Washington, DC 20024	<b>b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI):</b>  Evich, Peter J	
<b>11.</b> Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the fir above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature:  Print Name: Jason Behrman Title: City Manager Telephone No.: 916-683-7111      Date: 6/29/2020	
<b>Federal Use Only:</b>		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

## INSTRUCTIONS FOR COMPLETION OF SF-LLL, DISCLOSURE OF LOBBYING ACTIVITIES

This disclosure form shall be completed by the reporting entity, whether subawardee or prime Federal recipient, at the initiation or receipt of a covered Federal action, or a material change to a previous filing, pursuant to title 31 U.S.C. section 1352. The filing of a form is required for each payment or agreement to make payment to any lobbying entity for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a covered Federal action. Complete all items that apply for both the initial filing and material change report. Refer to the implementing guidance published by the Office of Management and Budget for additional information.

1. Identify the type of covered Federal action for which lobbying activity is and/or has been secured to influence the outcome of a covered Federal action.
2. Identify the status of the covered Federal action.
3. Identify the appropriate classification of this report. If this is a followup report caused by a material change to the information previously reported, enter the year and quarter in which the change occurred. Enter the date of the last previously submitted report by this reporting entity for this covered Federal action.
4. Enter the full name, address, city, State and zip code of the reporting entity. Include Congressional District, if known. Check the appropriate classification of the reporting entity that designates if it is, or expects to be, a prime or subaward recipient. Identify the tier of the subawardee, e.g., the first subawardee of the prime is the 1st tier. Subawards include but are not limited to subcontracts, subgrants and contract awards under grants.
5. If the organization filing the report in item 4 checks "Subawardee," then enter the full name, address, city, State and zip code of the prime Federal recipient. Include Congressional District, if known.
6. Enter the name of the Federal agency making the award or loan commitment. Include at least one organizational level below agency name, if known. For example, Department of Transportation, United States Coast Guard.
7. Enter the Federal program name or description for the covered Federal action (item 1). If known, enter the full Catalog of Federal Domestic Assistance (CFDA) number for grants, cooperative agreements, loans, and loan commitments.
8. Enter the most appropriate Federal identifying number available for the Federal action identified in item 1 (e.g., Request for Proposal (RFP) number; Invitation for Bid (IFB) number; grant announcement number; the contract, grant, or loan award number; the application/proposal control number assigned by the Federal agency). Include prefixes, e.g., "RFP-DE-90-001."
9. For a covered Federal action where there has been an award or loan commitment by the Federal agency, enter the Federal amount of the award/loan commitment for the prime entity identified in item 4 or 5.
10. (a) Enter the full name, address, city, State and zip code of the lobbying registrant under the Lobbying Disclosure Act of 1995 engaged by the reporting entity identified in item 4 to influence the covered Federal action.  
  
(b) Enter the full names of the individual(s) performing services, and include full address if different from 10 (a). Enter Last Name, First Name, and Middle Initial (MI).
11. The certifying official shall sign and date the form, print his/her name, title, and telephone number.

According to the Paperwork Reduction Act, as amended, no persons are required to respond to a collection of information unless it displays a valid OMB Control Number. The valid OMB control number for this information collection is OMB No. 0348-0046. Public reporting burden for this collection of information is estimated to average 10 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0046), Washington, DC 20503.

**Attachment B**

**SF-424**

**Application for Federal Assistance SF-424**

* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision		* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>	
* 3. Date Received: <input type="text" value="09/15/2020"/>		4. Applicant Identifier: <input type="text"/>			
5a. Federal Entity Identifier: <input type="text"/>			5b. Federal Award Identifier: <input type="text"/>		
<b>State Use Only:</b>					
6. Date Received by State: <input type="text"/>		7. State Application Identifier: <input type="text"/>			
<b>8. APPLICANT INFORMATION:</b>					
* a. Legal Name: <input type="text" value="City of Elk Grove"/>					
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="94-3366854"/>			* c. Organizational DUNS: <input type="text" value="1304103890000"/>		
<b>d. Address:</b>					
* Street1:	<input type="text" value="8401 Laguna Palms Way"/>				
Street2:	<input type="text"/>				
* City:	<input type="text" value="Elk Grove"/>				
County/Parish:	<input type="text"/>				
* State:	<input type="text" value="CA: California"/>				
Province:	<input type="text"/>				
* Country:	<input type="text" value="USA: UNITED STATES"/>				
* Zip / Postal Code:	<input type="text" value="95758-8045"/>				
<b>e. Organizational Unit:</b>					
Department Name: <input type="text" value="Development Services"/>			Division Name: <input type="text" value="Housing and Public Services"/>		
<b>f. Name and contact information of person to be contacted on matters involving this application:</b>					
Prefix:	<input type="text"/>	* First Name:	<input type="text" value="Sarah"/>		
Middle Name:	<input type="text"/>				
* Last Name:	<input type="text" value="Bontrager"/>				
Suffix:	<input type="text"/>				
Title:	<input type="text" value="Housing and Public Services Manager"/>				
Organizational Affiliation: <input type="text"/>					
* Telephone Number:	<input type="text" value="916-627-3209"/>	Fax Number:	<input type="text"/>		
* Email:	<input type="text" value="sbontrager@elkgrovecity.org"/>				



**Application for Federal Assistance SF-424**

**\* 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

**\* 10. Name of Federal Agency:**

US Department of Housing and Urban Development

**11. Catalog of Federal Domestic Assistance Number:**

14.218

CFDA Title:

Community Development Block Grant

**\* 12. Funding Opportunity Number:**

B-20-MC-06-0058

\* Title:

Community Development Block Grant

**13. Competition Identification Number:**

Title:

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

Add Attachment

Delete Attachment

View Attachment

**\* 15. Descriptive Title of Applicant's Project:**

Housing and community development projects/programs, including facility improvements, accessibility improvements, public services, and administration.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**\* a. Applicant \* b. Program/Project 

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**\* a. Start Date: \* b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="923,649.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="286,000.00"/>
* f. Program Income	<input type="text" value="12,000.00"/>
* g. TOTAL	<input type="text" value="1,221,649.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)** Yes  No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

 \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

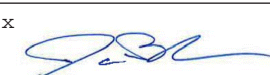
**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title: \* Telephone Number:  Fax Number: \* Email: \* Signature of Authorized Representative: x \* Date Signed:

## ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009  
Expiration Date: 01/31/2019

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.


**PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.**

**NOTE:** Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant:, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE <input type="text" value="City Manager"/>
APPLICANT ORGANIZATION <input type="text" value="City of Elk Grove"/>	DATE SUBMITTED <input type="text" value="9/15/2020   3:22 PM PDT"/>

**Attachment C**

**Resolution**

I, **JASON LINDGREN**, City Clerk of the City of Elk Grove, do hereby certify as follows:

I am the duly appointed, qualified City Clerk of the City of Elk Grove, a California municipal corporation; as such City Clerk, I am the custodian of the official records of the City Council of said City. The attached resolution, is a full, true, and correct copy of **Resolution No. 2020-155**, on file in the Office of the City Clerk.

**IN WITNESS WHEREOF**, I have hereto affixed my hand and the seal of the City of Elk Grove on June 25, 2020.

  
**JASON LINDGREN, CITY CLERK**  
**CITY OF ELK GROVE**



## RESOLUTION NO. 2020-155

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE ADOPTING THE 2020-2025 CONSOLIDATED PLAN, THE 2020-2021 ACTION PLAN, AND THE ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE; AND AUTHORIZING THE CITY MANAGER TO EXECUTE AND FILE ALL DOCUMENTS REQUIRED TO RECEIVE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDING (CEQA EXEMPT)**

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

**WHEREAS**, there has been presented to, and reviewed by this City Council, the 2020-2025 Consolidated Plan (Consolidated Plan), including the 2020-2021 Action Plan (Action Plan), which describes the City's demographic and housing trends, needs over the next five years, strategies to address the City's housing, economic development, public facility, and public service needs, goals and estimated funding amounts for various types of activities, and specific programs to be funded for the 2020-2021 program year; and

**WHEREAS**, there has been presented to, and reviewed by this City Council, the Analysis of Impediments to Fair Housing Choice (AI), which recognizes factors that affect fair housing choices and identifies meaningful actions to overcome historic patterns of segregation, promote fair housing choice, and foster inclusive communities that are free from discrimination; and

**WHEREAS**, the City Council held a public hearing on May 13, 2020, to provide an opportunity for the public to comment on Elk Grove's need in relation to low-income and special needs populations and on proposed activities for funding in Fiscal Year 2020-2021; and

**WHEREAS**, the City of Elk Grove has held, with proper notification and after a mandatory 30-day public comment period, a public hearing on June 24, 2020, to receive comments and proposals from the public regarding the Consolidated Plan, Action Plan, AI, and use of CDBG funds; and

**WHEREAS**, there has been presented to, and reviewed by this City Council, certifications to the U.S. Department of Housing and Urban Development (HUD), including those regarding affirmatively furthering fair housing, anti-displacement and relocation plan, drug free workplace, anti-lobbying, authority of jurisdiction, consistency with strategic plan, citizen participation, community development plan, following Consolidated Plan, use of funds, prohibition of excessive force, compliance with anti-discrimination laws, and lead-based paint (Certifications); and

**WHEREAS**, there has been presented to, and reviewed by this City Council an application on Standard Form 424 (Application) to HUD for a Community Development Block Grant in the amount of \$923,790, for the period of July 1, 2020 through June 30, 2021.

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of the City of Elk Grove hereby finds the 2020-2025 Consolidated Plan, the 2020-2021 Action Plan, and the AI exempt from CEQA pursuant to the following finding:

Finding: The 2020-2025 Consolidated Plan, 2020-2021 Action Plan, and AI are exempt from the California Environmental Quality Act.

Evidence: The adoption of the Consolidated Plan, Action Plan, and AI is a project under CEQA; however, it qualifies for several exemptions as follows:

1. The Capital Projects are exempt under CEQA Guidelines Section 15378 specifically exempts “the creation of government funding mechanisms or other fiscal activities which do not involve any commitment to any specific project.” The adoption of the Action Plan allocates funding for these projects but does not fully commit these funds. Commitment of the funds does not occur until award of a construction contract. Therefore, no further review is required at this time.
2. The Public Service Programs funded under the Action Plan are exempt from CEQA under CEQA Guidelines Section 15061(b)(3), which exempts activities under the common sense rule that CEQA only applies to projects that have the potential for causing a significant effect on the environment. The proposed programs provide services to the public within existing facilities. No new development or construction which would alter the built form of the community is proposed. Therefore, the Action Plan qualifies for this exemption and no further review is required for these programs.
3. The Minor Home Repair Program qualifies for an exemption under CEQA Guidelines Section 15301, which applies to maintenance, operation, or minor alteration of existing public or private structures. The proposed improvements under each program involve minor alteration of the building interior and/or exterior, including completion of deferred maintenance. No new building square footage is anticipated to be created. Therefore, the projects qualify for this exemption and no further review is required.

**AND, BE IT FURTHER RESOLVED** that the City Council of the City of Elk Grove hereby:

1. Approves the adoption of the Sacramento Valley Analysis of Impediments to Fair Housing Choice;
2. Approves the adoption of the City of Elk Grove 2020-20205 Consolidated Plan and 2020-2021 Action Plan, certifying that that the City of Elk Grove has and will continue to conduct its activities in accordance with applicable statutes and regulations governing the CDBG Program; and



3. Authorizes the City Manager, or his designee, to execute and file the Consolidated Plan and Action Plan in substantially the form presented, along with the required Certifications and the SF-424, that are required to receive CDBG funding for and on behalf of the City of Elk Grove, and to make changes to those documents as may be reasonably necessary.

**PASSED AND ADOPTED** by the City Council of the City of Elk Grove this 24<sup>th</sup> day of June 2020



\_\_\_\_\_  
STEVE LY, MAYOR of the  
CITY OF ELK GROVE

ATTEST:

APPROVED AS TO FORM:



\_\_\_\_\_  
JASON LINDGREN, CITY CLERK



\_\_\_\_\_  
JONATHAN P. HOBBS,  
CITY ATTORNEY

**CERTIFICATION**  
**ELK GROVE CITY COUNCIL RESOLUTION NO. 2020-155**

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

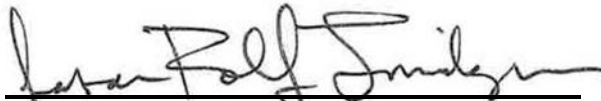
*I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on June 24, 2020 by the following vote:*

**AYES:**       **COUNCILMEMBERS:**    *Ly, Detrick, Hume, Suen*

**NOES:**       **COUNCILMEMBERS:**    *None*

**ABSTAIN:**   **COUNCILMEMBERS:**    *None*

**ABSENT:**    **COUNCILMEMBERS:**    *Nguyen*



**Jason Lindgren, City Clerk**  
**City of Elk Grove, California**

**Attachment D**

**Public Notices and Public Comment**

# In the Superior Court of the State of California

IN AND FOR THE

COUNTY OF

Sacramento

## Certificate of Publication of NOTICE OF PUBLIC HEARING

State of California

SS.

County of SACRAMENTO

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

### PUBLIC NOTICE

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

Dated: April 29, 2020

NOTICE is hereby given that on **May 13, 2020, at 6:00 p.m.**, or as soon thereafter as the matter may be heard, the City Council of the City of Elk Grove will hold a Public Hearing at the **Elk Grove City Hall, located at 8400 Laguna Palms Way, Elk Grove**, to consider the following actions:

#### 2020-21 COMMUNITY DEVELOPMENT BLOCK GRANT AND COMMUNITY SERVICE GRANT ALLOCATIONS AND 2020-25 COMMUNITY DEVELOPMENT BLOCK GRANT PRIORITIES

Consistent with Executive Order N-35-20 issued on March 21, 2020, by the Governor of the State of California, this meeting will be conducted by teleconference only. The meeting location will be the City Council Chambers, but it will not be open to the public. The live meeting can be viewed via the City's website at [http://www.elkgrovecity.org/city\\_hall/city\\_government/live\\_archived\\_broadcasts](http://www.elkgrovecity.org/city_hall/city_government/live_archived_broadcasts). For information on how to participate in the meeting and how to provide public comment please refer to the agenda posted for this meeting on the City's website at [http://www.elkgrovecity.org/city\\_hall/city\\_government/live\\_archived\\_broadcasts](http://www.elkgrovecity.org/city_hall/city_government/live_archived_broadcasts) or contact the Housing Department at (916) 478-2254 or [housing@elkgrovecity.com](mailto:housing@elkgrovecity.com).

The purpose of this public hearing is to consider priorities and activities for the Community Development Block Grant (CDBG) and Community Service Grant (CSG) programs. Council will receive information and provide direction on the 2020-25 Consolidated Plan and 2020-21 Action Plan priorities and consider 2020-21 funding recommendations.

The draft 2020-25 Consolidated Plan and 2020-21 Action Plan, which will be available as stated below, will set forth goals and strategies related to the City's CDBG funding over a five-year period, during which the City expects to receive approximately \$4.6 million, plus an as-yet undetermined amount of funding to address COVID-19 impacts. The plan includes several components, such as:

- Evaluation of demographic and housing trends;
- Identification of needs over the next five years, with a focus on the needs of low-income and special needs populations;
- Strategies to address the City's housing, economic development, public facility, and public service needs;
- Goals and estimated funding amounts for various types of activities; and
- Activities the City expects to undertake in the 2020-21 fiscal year.

During the 2020-21 fiscal year the City anticipates receiving \$923,790 in new CDBG funding and reallocating up to \$286,000 in unspent funding and \$12,000 in program income from previous years. The City also anticipates allocating about \$400,000 in General Fund for the CSG program. The City plans to use these funds for housing programs, public improvements, public services, and planning and administration.

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

The public review and comment period for the draft 2020-25 Consolidated Plan and 2020-21 Action Plan will begin May 22, 2020 and will end June 24, 2020. The City of Elk Grove City Council will consider adoption of the Consolidated Plan and Action Plan and provide an additional opportunity for public comment at their June 24, 2020 meeting.

The draft 2020-25 Consolidated Plan and 2020-21 Action Plan will be available for public review beginning May 22, 2020 on the City's website at [www.elkgrovecity.org/cdbg](http://www.elkgrovecity.org/cdbg). Copies of the draft Consolidated Plan and Action Plan will be made available upon request and are free of charge. To request a copy please contact the Housing Department at (916) 478-2254 or [housing@elkgrovecity.com](mailto:housing@elkgrovecity.com).

Due to the closure of public facilities arising from the COVID-19 public health order, the availability to view the draft 2020-25 Consolidated Plan and 2020-21 Action Plan at public facilities may be limited. If public facilities are open during the review period, copies will also be made available at the Elk Grove City Hall, 8401 Laguna Palms Way; the Elk Grove Public Library, 8900 Elk Grove Boulevard; Franklin Public Library, 10055 Franklin High Road; and the Senior Center of Elk Grove, 8230 Civic Center Drive.

The City of Elk Grove encourages interested parties to participate in public meetings and comment on the issues being discussed. If you wish to provide testimony and are unable to participate in the meeting, written comments that are delivered to the City Clerk's office prior to the time of the hearing will be made a part of the public record. Please consult the agenda for this meeting posted on the City's website at [http://www.elkgrovecity.org/city\\_hall/city\\_government/live\\_archived\\_broadcasts](http://www.elkgrovecity.org/city_hall/city_government/live_archived_broadcasts) for updated information regarding the meeting format and information on how to submit public comment during the meeting.

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

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

### NOTICE REGARDING CHALLENGES TO DECISIONS

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

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

APRIL 29, 2020

that the date of the first publication of said

NOTICE OF PUBLIC HEARING

in said newspaper is APRIL 29, 2020

DAVID R. HERBURGER

THE ELK GROVE CITIZEN

Dated: APRIL 29, 2020

Certificate of Publication of NOTICE OF PUBLIC HEARING

State of California

SS.

County of SACRAMENTO

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

PUBLIC NOTICE

CITY OF ELK GROVE - CITY COUNCIL NOTICE OF PUBLIC HEARING

Dated: June 12, 2020

NOTICE is hereby given that on June 24, 2020, at 6:00 p.m., or as soon thereafter as the matter may be heard, the City Council of the City of Elk Grove will hold a Public Hearing at the Elk Grove City Hall, located at 8400 Laguna Palms Way, Elk Grove, to consider the following actions:

ADOPTION OF THE CDBG 2020-2025 CONSOLIDATED PLAN AND 2020-2021 ACTION PLAN

Consistent with Executive Order N-35-20 issued on March 21, 2020, by the Governor of the State of California, this meeting will be conducted by teleconference only. The meeting location will be the City Council Chambers, but it will not be open to the public. The live meeting can be viewed via the City's website at http://www.elkgrovecity.org/city\_hall/city\_government/live\_archived\_broadcasts. For information on how to participate in the meeting and how to provide public comment please refer to the agenda posted for this meeting on the City's website at http://www.elkgrovecity.org/city\_hall/city\_government/live\_archived\_broadcasts or contact the Housing Department at (916) 478-2254 or housing@elkgrovecity.org.

The purpose of this public hearing is to consider adoption of the Community Development Block Grant (CDBG) 2020-2025 Consolidated Plan and 2020-2021 Action Plan. The Consolidated Plan sets forth goals and strategies related to the City's CDBG funding over a five-year period, during which the City expects to receive approximately \$4.6 million.

The Action Plan describes the programs and activities the City expects to undertake in the 2020-2021 fiscal year. The City anticipates receiving \$923,790 in new CDBG funding and re-allocating \$298,000 in unspent prior-year funding and program income. The City plans to use these funds for housing programs, public improvements, public services, and planning and administration.

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

The draft 2020-2025 Consolidated Plan and 2020-2021 Action Plan is available for public review on the City's website at www.elkgrovecity.org/cdbg. Copies of the draft Consolidated Plan and Action Plan will be made available upon request and are free of charge. To request a copy please contact the Housing Department at (916) 478-2254 or housing@elkgrovecity.org.

Due to the closure of public facilities arising from the COVID-19 public health order, the availability to view the draft 2020-2025 Consolidated Plan and 2020-2021 Action Plan at public facilities may be limited. If public facilities are open during the review period, copies will also be made available at the Elk Grove City Hall, 8401 Laguna Palms Way; the Elk Grove Public Library, 8900 Elk Grove Boulevard; Franklin Public Library, 10055 Franklin High Road; and the Senior Center of Elk Grove, 8230 Civic Center Drive.

The City of Elk Grove encourages interested parties to participate in public meetings and comment on the issues being discussed. If you wish to provide testimony and are unable to participate in the meeting, written comments that are delivered to the City Clerk's office prior to the time of the hearing will be made a part of the public record. Please consult the agenda for this meeting posted on the City's website at http://www.elkgrovecity.org/city\_hall/city\_government/live\_archived\_broadcasts for updated information regarding the meeting format and information on how to submit public comment during the meeting.

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

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

NOTICE REGARDING CHALLENGES TO DECISIONS

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

ADA COMPLIANCE STATEMENT

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

June 12, 2020

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

JUNE 12, 2020

that the date of the first publication of said

NOTICE OF PUBLIC HEARING

in said newspaper is JUNE 12, 2020

[Signature]

DAVID R. HERBURGER

THE ELK GROVE CITIZEN

Dated: JUNE 12, 2020

IN AND FOR THE

COUNTY OF

Sacramento

Certificate of Publication of NOTICE OF PUBLIC HEARING

State of California

SS.

County of SACRAMENTO

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

PUBLIC NOTICE

CITY OF ELK GROVE - CITY COUNCIL NOTICE OF PUBLIC HEARING

Dated: June 12, 2020

NOTICE is hereby given that on June 24, 2020, at 6:00 p.m., or as soon thereafter as the matter may be heard, the City Council of the City of Elk Grove will hold a Public Hearing at the Elk Grove City Hall, located at 8400 Laguna Palms Way, Elk Grove, to consider the following actions:

ADOPTION OF THE ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE REPORT

Consistent with Executive Order N-35-20 issued on March 21, 2020, by the Governor of the State of California, this meeting will be conducted by teleconference only. The meeting location will be the City Council Chambers, but it will not be open to the public. The live meeting can be viewed via the City's website at http://www.elkgrovecity.org/city\_hall/city\_government/live\_archived\_broadcasts. For information on how to participate in the meeting and how to provide public comment please refer to the agenda posted for this meeting on the City's website at http://www.elkgrovecity.org/city\_hall/city\_government/live\_archived\_broadcasts or contact the Housing Department at (916) 478-2254 or housing@elkgrovecity.org.

The purpose of this public hearing is to consider adoption of the Analysis of Impediments to Fair Housing Choice Report.

The Analysis of Impediments to Fair Housing Choice (AI) Report is a planning process for local governments and public housing agencies to take meaningful actions to overcome historic patterns of segregation, promote fair housing choice, and foster inclusive communities that are free from discrimination. The AI Report is required of states, counties, cities, and public housing authorities that receive federal housing and community development funding. The goal of the AI Report is to help communities analyze challenges to fair housing choice and establish goals and priorities to address fair housing barriers. The AI Report was utilized to help inform the City's Community Development Block Grant (CDBG) Consolidated Plan.

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

The draft AI Report was made available for public review from September 18, 2019 to October 18, 2019 and remains available on the City's website at www.elkgrovecity.org/cdbg. Copies of the AI Report will be made available upon request and are free of charge. To request a copy please contact the Housing Department at (916) 478-2254 or housing@elkgrovecity.org.

The City of Elk Grove encourages interested parties to participate in public meetings and comment on the issues being discussed. If you wish to provide testimony and are unable to participate in the meeting, written comments that are delivered to the City Clerk's office prior to the time of the hearing will be made a part of the public record. Please consult the agenda for this meeting posted on the City's website at http://www.elkgrovecity.org/city\_hall/city\_government/live\_archived\_broadcasts for updated information regarding the meeting format and information on how to submit public comment during the meeting.

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

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NOTICE REGARDING CHALLENGES TO DECISIONS

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

ADA COMPLIANCE STATEMENT

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

June 12, 2020

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

JUNE 12, 2020

that the date of the first publication of said NOTICE OF PUBLIC HEARING

in said newspaper is JUNE 12, 2020

[Signature]

DAVID R. HERBURGER

THE ELK GROVE CITIZEN

Dated: JUNE 12, 2020

**Connie Arnold**  
3328 Mayten Way  
Elk Grove, CA 95758

May 13, 2020

Jason Lindgren, City Clerk ([jlindgren@elkgrovecity.org](mailto:jlindgren@elkgrovecity.org))

Sarah Bontrager  
Housing and Public Services Manager  
8401 Laguna Palms Way  
Elk Grove, CA 95758

**Re: Public Comment on Amendments to 2019-2020 Action Plan (COVID-19 Emergency CDBG Funding) & Annual CDBG Funding 2020-2021 & Item 9.3 & 9.4 Minor Home Repair Program Via Email**

Dear Sarah Bontrager and Mayor Ly and City Council Members:

Seniors and persons with disabilities encompass populations hardest hit by the Coronavirus pandemic including those in congregate settings like nursing homes, assisted living facilities, and group homes. Targeted funding to aid in the prevention of the disease spread is critical as is helping to insure seniors and persons with disabilities can remain living independent in their own homes and outside of institutions is critical to the goal of preventing current or new emerging disease spread. Home isolation and difficulty in obtaining food is another need for funding.

The economy has caused others to be displaced from jobs, and has impacted the incidence of homelessness. Finding ways to keep people employed and safe with an income floor is critical. For those who cannot work and are homeless, it is important to insure a safe residential setting and access to food supports. Keeping families

As a resident of Elk Grove since May 2000 and as a person with a significant disability, I wish to comment on this and related CDBG funding priorities as follows:

- Increase the funding for Minor Home Repair Program must be increased significantly and increase the cap of \$10,000 which is too low to provide persons with disabilities access to funding who need ceiling lifts, \$20k-30k ([www.surehands.com](http://www.surehands.com)), custom roll-in showers

to meet disability needs, widening of residential doors and installation of automatic door openers ([www.opensamedoors.com](http://www.opensamedoors.com));

- Senior programs need to be made available via Zoom video conferencing and activities for seniors should be provided free or fees need to be reduced for those with low incomes;
- Increased curb ramp funding to retrofit accessible curb ramps done incorrectly, or install missing curb ramp, and for installation of low and reachable pedestrian crosswalk buttons is critical;
- Increased support for Meals on Wheels and Great Plates program;
- Insure persons with disabilities and seniors with very, very low incomes have access to needed apartments with rent subsidies;
- Discontinue funding to Sacramento Habitat for Humanity operating the Elk Grove Minor Home Repair program;

I wish to speak to members of the City Council about the discrimination I experienced this year in trying to access the Minor Home Repair program through the Sacramento Habitat for Humanity in February 2020, and their complete lack of disabled access at their facilities.

I wish to add more to this list of priorities at a future date.

I can be reached at (916) 743-9007 to discuss any of these matters further.

Sincerely,



Connie Arnold, Homeowner

Disability Rights Advocate 30+ Years

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**From:** [amatson@surewest.net](mailto:amatson@surewest.net)  
**To:** [Jason Lindgren](#)  
**Subject:** Agenda Item 9.4 Community Services Grant-public comment  
**Date:** Wednesday, May 13, 2020 4:23:22 PM

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[EXTERNAL EMAIL]

Hello to the City of Elk Grove Council Members,

My name is Jolene Matson, and I am the Board Chair and President of the Elk Grove Fine Arts Center, a 501(c)(3) non-profit charitable arts organization. We appreciate the support of the City of Elk Grove with Special Event Grants for two of our annual events...our Open Fine Arts Competition and our Studio Artists' Tour.

Last year a number of our members came to the City Council Meeting in regard to our request for support from the City of Elk Grove for the events and activities we carry out to bring more high quality art events to our community.

We were told we need to apply for the Community Services Grant (CSG) to obtain more operational support, and so this year we did. We are hoping that the City Council will consider funding us in full (\$10,000), or a partial amount, to help us continue in our Mission to bring more cultural events and high quality art experiences to our City. With the Covid-19 pandemic we had to close for over two months, but are hoping to open in early June. The closure affected our income drastically, as it has so many businesses in our community and region. Any support the City of Elk Grove can provide would be greatly appreciated and will help us continue with our Mission.

Thank you,

Jolene Matson  
President/Board Chair  
Elk Grove Fine Arts Center

05-13-2020

**From:** [Ashley Scurti](#)  
**To:** [Jason Lindgren](#)  
**Subject:** 9.4 Public comment: Teen Center USA  
**Date:** Wednesday, May 13, 2020 12:16:11 PM

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[EXTERNAL EMAIL]

5/13/2020

To Whom it May Concern,

My name is Ashley Scurti and I have been serving the underprivileged teens of Elk Grove for the past 5 years at Teen Center USA. If given the opportunity, I could continue to talk forever about the lives Teen Center USA has changed but I'll keep it brief today.

Once any teen gets to the Teen Center, my role is get to know every one of them. I sit at my desk checking them in and students flock around me. They tell me about how boring school was or about a fight they had with someone they love and the latest gossip. We talk about their dreams and their struggles and their biggest fears. I get to talk to 75 kids a day, most of which ask me advice like they would a sister. I even got a text this Mother's Day, thanking me for being a mom figure to them.

Programs offered at our Drop in Center include Study Hall hours, Wednesday Morning Breakfast, Taco Thursdays, Craft Days, Volunteer Program, Interact Club, and special Team Building nights. We offer students access to computers and printers, free snacks, feminine hygiene product and games of all types. With COVID 19 hitting our community, we have now switched our gears to offer purely online programming to better serve the teens. On a weekly basis we offer homework help, team building activities, and life skill workshops all completely remotely and free of charge. Your support allows us to continue to better develop our remote programs and make sure our teens still know that they are loved even if we may be far apart.

Not only have we expanded our programming so we can serve our students, but we have also expanded our collaborations with other local non profits. This year, we hosted 3 weeks of Elk Grove HART's Winter Sanctuary Program and hosted Delta Preventions "Strengthening Families" Classes in our facility. Teen Center USA is doing what we can to not only better the teens in our community, but help better the community as a whole.

Thank you for your supporting Teen Center USA.

It truly goes a long way in allow us to continue to have a positive effect in our community.

Ashley Scurti  
Development Director  
Teen Center USA

**From:** [CameronFinnaWoke](#)  
**To:** [Jason Lindgren](#)  
**Subject:** Public Comment  
**Date:** Tuesday, May 12, 2020 7:57:35 PM

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[EXTERNAL EMAIL]

Hello, I'm sending in a public comment about the Teen Center USA

The teen center has affected my entire life in every way I can imagine. When I first came to the teen center I didn't have very many friends and nor did I have a good relationship with my family. I usually just waited hours after school to be picked up and go home and then repeat it the next day. But the teen center gave me everything I was lacking. The staff and the kids who went there gave me a sense of friendship and family that I still have to this day. It gave me a sense of purpose to help out at the teen center in any way that I can, whether volunteering at their events or just picking up trash outside the building. It gave me somewhere to go after school and just relax, away from home and away from stress. If the teen center hadn't been there my years of middle and high school would've been far worse than I can imagine. I wouldn't have met the people that led me to going to church and growing even more in life. I honestly think my life would be completely different. My story and time with the teen center isn't unique to me though. Every single one of the hundreds of kids that come to the teen center everyday are in the exact same boat as me. Whether they are looking for friends or looking for somewhere to just go after school and hangout in a safe environment. Hundreds of kids would be out on the streets of Elk Grove with no where to go. I've been going there since the first semester of 7th grade and I couldn't have thought of a better place to spend my time. I'm now going in to my 12th grade and still excited to go to the teen center everyday after school for the rest of my high school experience. So with all that said I think I've laid down my point why the teen center should continue to be funded for years to come. It was a fundamental part of me maturing into the person I am now and it's the same for the thousands of kids who have come to the teen center over the years. It would be a great loss to the Elk Grove community to this amazing place. Thank you.

Cameron Gouldy

05-13-2020

**From:** [Deborah McGlothin](#)  
**To:** [Jason Lindgren](#)  
**Subject:** Uplift People of Elk Grove  
**Date:** Wednesday, May 13, 2020 11:21:59 AM

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[EXTERNAL EMAIL]

Re: Agenda item number 9.4

Uplift is so important to the lives of their participants. My name is Deborah McGlothin, my husband Michael and our six year old son Michael Jr. are active participants with Uplift. We have been participants for over a year now. Uplift have been a tremendous help and support to my family and the community. We became a part of Uplift at a very low time in our life when we was homeless living in our car, hotels and on couches of family and friends. Uplift not only have been supportive financially to my family but they have continued to offer and provide emotional and social support. They are now a part of our family and have impacted the community in positive ways by offering social and emotional support with our weekly zoom meetings, financial support by providing food gift cards and essential supplies for our home/family. Uplift still continues to educate the community to break the cycle of poverty and thrive for better lives.

Respectfully,  
Deborah McGlothin

**From:** [Ian Hadley](#)  
**To:** [Jason Lindgren](#)  
**Subject:** Public Comment - CSG/CDBG Application 916 Ink  
**Date:** Wednesday, May 13, 2020 12:12:23 PM

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**[EXTERNAL EMAIL]**

Referencing May 13, 2020 - Elk Grove City Council Meeting - Agenda Item # 9.4 - CSG/CDBG Application - 916 Ink.

On behalf of 916 Ink, I want to thank the City of Elk Grove for recommending funding of our CSG/CDBG Grant Request!

Inspiring hope, connection, and positivity through creative self-expression has never been more needed. Our students are some of the most likely to have their education negatively impacted by the COVID-19 school closures. Learning loss due to inadequate engagement opportunities during the shelter-in-place orders and beyond will only exacerbate the challenges already endured by this vulnerable student population.

We have been busy over at 916 Ink adapting and innovating to continue reaching youth who are feeling increasingly disconnected. We are now running online workshop series for 7 different cohorts of students, streaming a live public access show, building a collaborative online platform for distance learning with other youth-serving non-profits, while still getting ready to print and distribute 15 anthologies of student work from this past school year.

Continued funding from the City of Elk Grove will allow us to continue to nurture our newly developed relationships with schools and students in the area. Although much is uncertain at the moment, we know that our organization will learn, adapt, and grow to meet this moment.

A special thank you to Alicia and Sarah who have been incredibly communicative and flexible throughout this last year. Their dedication makes our work possible. And a huge thank you to Mayor Ly, Vice Mayor Detrick, and the other members of the City Council for your time and consideration.

Best,

**Ian Hadley**  
Executive Director, 916 Ink  
Office: (916) 826-7323  
Cell: (530) 276-3363  
[www.916ink.org](http://www.916ink.org)

**From:** [MarkAndBeth Hedlund](#)  
**To:** [Jason Lindgren](#)  
**Subject:** Public Comment - Item 9.4 May 13, 2020  
**Date:** Wednesday, May 13, 2020 2:58:01 PM

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**[EXTERNAL EMAIL]**

Dear Mayor Ly and council members;

We once again want to thank you and staff for funding the worthy non profits in Elk Grove, in particular Uplift People of Elk Grove. Despite the unprecedented restrictions on in-person gathering, Uplift continues its mission and in fact is even doing more to work with our clients (champions) to help them break the cycle of poverty.

As you know, folks with fewer resources are suffering the most during this pandemic and economic downturn. This has been a frustrating time for those who felt like they were making progress. Most have been laid off or lost work hours. As one champion told us, he felt he was really making strides with a couple of new job offers, etc., when suddenly not only did those offers evaporate but he lost the job he did have. He feels like he just hit a brick wall.

How is Uplift continuing support? While we haven't been able to hold our weekly dinner meetings since mid-March, we immediately transitioned to online meetings through Zoom, and are averaging 30 people participating. We have started an online story time for the little ones, an online crafts group, and a coffee chat. Many of our champions feel isolated, and are suffering the emotional and mental challenges that creates. Keeping the community connection is critical.

We've also increased our financial support for immediate needs, including increased grocery cards and other assistance. In addition, we've increased our contacts with other resources to link our champions with potential help for various needs like job search, rental or utility assistance, etc.

Our third cohort is almost completed with the educational phase and we aren't stopping, planning to begin a new group even if we have to do so on line. Uplift People of Elk Grove remains committed to our mission, and we greatly appreciate the continued support from the city.

Thank you,

Mark Hedlund  
President, Board of Directors  
Uplift People of Elk Grove

**From:** [Paula Bussey](#)  
**To:** [Jason Lindgren](#)  
**Subject:** Agenda Item 9.4 on behalf of Uplift People of Elk Grove  
**Date:** Wednesday, May 13, 2020 8:42:00 AM

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[EXTERNAL EMAIL]

Hello,

I am a volunteer for Uplift People of Elk Grove where people like myself are given the opportunity to be connected with people committed to rising out of poverty and homeless. I am privileged to be aligned with a family as their ally in helping them overcome obstacles, set goals and transition out of poverty into a life of stability and improved financial health.

As the past President of the Kiwanis Club of Laguna-Elk Grove I am familiar with charitable organizations and community service work. But Uplift People of Elk Grove is unique in the way that it provides people in need with a connection to caring individuals, not case workers or government agencies, that can take the time to listen to their struggles, express genuine care and concern, brainstorm with them about solutions, challenge them, and provide information about available resources. The people we help are not a "case" to us, they become friends. I personally have grown in my understanding and empathy for people that find themselves in need. The relationships we form are mutually beneficial. We are achieving great results together.

And during COVID19 we have added a children's reading hour, a supervised teen chat room, and a craft hour, all done via Zoom so that all participants stay connected to the program and the community of friends they've created through Uplift.

I hope you'll grant the much needed funding it has requested so that this valuable work done by Elk Grove citizens for Elk Grove citizens can continue.

Thank you for your consideration.

Paula Bussey

**Paula Bussey**  
*Escrow Officer*  
9280 W. Stockton Blvd., #250  
Elk Grove, CA 95758  
Office: 916.714.3366 • Fax: 916.714.3934  
[pbussey@placertitle.com](mailto:pbussey@placertitle.com)  
[Open an Order](#) • [Office Locator](#) • [Property Info](#)  
[Resource Documents](#) • [PTC Express App](#)



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**From:** [Randy Seevers | Runnin' for Rhett](#)  
**To:** [Jason Lindgren](#); [Steve Ly](#); [Steve Detrick](#); [Darren Suen](#); [Patrick Hume](#); [Stephanie Nguyen](#)  
**Subject:** Runnin' for Rhett Thanks You ~  
**Date:** Wednesday, May 13, 2020 2:47:31 PM

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**[EXTERNAL EMAIL]**

Good afternoon City of Elk Grove leaders!

I recently learned that EG City Staff is going to recommend funding to Runnin' for Rhett Non Profit, via our Youth Fitness Program, through the SDBG/CSG and ESG annual 2020/2021 allocations. We are honored to receive the funding and I commit to stretching (no-pun-intended) the dollars to their fullest.

The Covid-19 crisis has caused each and every one of us to adjust our daily routines and we, at Runnin' for Rhett, firmly believe that our youth need to keep MOVING regardless of where they are learning from. We will continue to provide different fitness/movement opportunities for the youth of the City of Elk Grove and the Sacramento region, utilizing technology for both onsite and virtual sessions.

We look forward to working with the each of you and the Elk Grove City staff. Go RHETT! 😊

Thank you,  
Randy Seevers

*Randy Seevers*  
Executive Director & Rhett's Dad  
Runnin' for Rhett Non Profit | Tax ID #26-1419222  
916-206-8204 (direct)  
[randy@runninforrhett.org](mailto:randy@runninforrhett.org)  
[www.runninforrhett.org](http://www.runninforrhett.org)

**Learn more about our Governor's Council for Physical Fitness award winning [R4R YOUTH FITNESS PROGRAM](#)**



05-13-2020

**From:** [Erin J. Martinelli](#)  
**To:** [Steve Ly](#); [Steve Detrick](#); [Darren Suen](#); [Patrick Hume](#); [Stephanie Nguyen](#); [Jason Lindgren](#)  
**Subject:** RE: Letter for Elk Grove Fine Arts Center  
**Date:** Tuesday, May 12, 2020 3:00:47 PM  
**Attachments:** [EGFAC.pdf](#)

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**[EXTERNAL EMAIL]**

Attached you will find my letter for the Elk Grove Fine Arts Center.

**Erin J. Martinelli**

Phone: (916) 712-1566

Email: [emartinelli@live.com](mailto:emartinelli@live.com)

May 12, 2020

**Dear Mayor Ly, and the City Council Members of Elk Grove,**

I am writing to you regarding funding and support of Fine Arts for the city of Elk Grove. The Elk Grove Fine Arts center has been established for many years, and runs on very little grant funds, member dues, and donations from the public.

The Elk Grove Fine Arts Center directly supports the children and schools of Elk Grove with Art Shows, competitions, and classes. By fueling a student's imagination and creativity, the arts enhance a student's problem-solving and critical thinking skills, which aid their learning in other subject areas. An education in the arts exposes students to a variety of cultures while enriching their learning experience and teaching them how to be empathetic, tolerant and open to working with others, all necessary skills for success in a multi-cultural society.

The Elk Grove Fine Arts Center also supports our aging senior population with classes, activities, and shows in the Elk Grove Area to name a few.

Without support, we will continue to lose our State's most creative and talented people – a trend which is already beginning.

The arts play a vital role in communities throughout California, impacting public safety, youth development, health issues, tourism, economic development and quality of life. In addition, the arts industry has a positive economic impact of \$1 billion per year in California. The non-profit arts sector also has a huge social impact in reducing juvenile delinquency and recidivism among released prisoners.

When you think of some of the most culturally diverse and renowned cities on Earth, they all have at least one thing in common: art. From local galleries to life-size wall murals, a community full of art is a community full of culture. Research has even shown that cities that emphasize art have more civic and social engagement, better child welfare and even lower poverty rates.

**I urge you to take the next step and support The Elk Grove Fine Arts Center** in addition to the three grants we have submitted this year. Please help bring back vital arts programs to Elk Grove, California.

Sincerely,



Erin J. Martinelli  
Director of Training Project Development  
California District Attorneys Association  
Member Artist – The Elk Grove Fine Arts Center  
*Erin Martinelli Fine Art*  
(916) 712-1566  
emartinelli@live.com

05-13-2020

**From:** [amatson@surewest.net](mailto:amatson@surewest.net)  
**To:** [Jason Lindgren](#)  
**Subject:** Comments for City Council Meeting May 13th, 2020  
**Date:** Tuesday, May 12, 2020 10:51:39 AM

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[EXTERNAL EMAIL]

Dear Members of the Elk Grove City Council,

I am writing in support of the Elk Grove Fine Arts Center. I have been a member of this non-profit arts organization for 7 years and have seen the many ways it has impacted our community.

From monthly art receptions featuring established and emerging artists, to encouraging young people's art experiences, to providing art education workshops in a variety of media to all ages, to offering art competitions with well-known and respected judges, the arts center is the hub for the visual arts in our community.

We truly appreciate the support the City of Elk Grove has provided with grants for our annual Open Fine Arts Competition and Artists' Studio Tour. We need this support in order to continue our Mission of fostering the arts in Elk Grove, and ask for your additional support for our Community Services Grant for 2020-21.

Thank you!

Jolene Matson  
President  
Elk Grove Fine Arts Center  
9683 Elk Grove-Florin Road  
Elk Grove, CA 95624

**From:** [Janet Rau](#)  
**To:** [Jason Lindgren](#)  
**Subject:** Re: CSG Grant  
**Date:** Tuesday, May 12, 2020 3:05:29 PM

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[EXTERNAL EMAIL]

To: Elk Grove City Council Members

I am writing on behalf of the Elk Grove Fine Arts Center.

We have found the Covid19 shut-down to be devastating, as have so many other non-profits!

As the only little Art Gallery in Elk Grove, our ability to reach out and offer Art and it's benefits to our community has been greatly curtailed! With no workshops, Art shows and competitions offered, we have found ourselves without the funds to pay our rent and other expenses.

We hope you will consider our Center when you are looking at how to distribute your Grants - especially the CSG Grant. It would be sad to not be able to offer our services and art appreciation opportunities to the Community.

Thank you for your attention to this matter.

Jan Rau

Board of Director member

Charter Member EGFAC

Sent from my iPhone

**From:** [Kimberly Shaw](#)  
**To:** [Jason Lindgren](#)  
**Subject:** Elk Grove Fine Arts Center  
**Date:** Wednesday, May 13, 2020 10:58:45 AM

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[EXTERNAL EMAIL]

Good morning,

I wanted to take a moment to share my story in support of the Elk Grove Fine Arts Center, and the need for continued support.

I have a genetic neurological disease that keeps me quite limited in my ability to work, socialize and connect with others. I lost my career 15 years ago. Painting has been a creative and positive outlet. But, I had never shared or done anything with it.

An acquaintance from the EGFAC urged me to consider joining. And, I joined the Elk Grove a Fine Arts Center in late 2018. I was actually quite nervous about my ability to keep up. Her mentorship and nudge have made the most positive impact in my life!

The members of the gallery have provided me with encouragement and compassion. For the first time in years, I'm making new friends. I have taken classes and taught a few. It's been a perfect fit, allowing me to volunteer one day a month, participate in shows and the process of bringing art into our community.

As a result of their mentorship, I was awarded three ribbons in various shows and had a piece at the State Fair.

I have witnessed the positive impact in the community from elementary and high school featured shows, to Journey of Hope which focuses on mental health stories. Being a member is not required to participate.

Im excited they approved my show concept for July 2020–The Culinary Art Show.

Art is a healing and transformational process. Elk Grove Fine Arts center nourishes the need for this in our community.

I hope you'll consider helping at this crucial time for our center.

Warmest regards,

Kimberly Shaw Worsley

05-13-2020

**From:** [Marilyn Maeda](#)  
**To:** [Jason Lindgren](#)  
**Subject:** Elk Grove Fine Arts Center  
**Date:** Tuesday, May 12, 2020 9:54:51 AM

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[EXTERNAL EMAIL]

Dear Members of the Elk Grove City Council,

As a founding member of the Elk Grove Fine Art Center, I have been a part of leading the Art Center to fulfilling its Mission to foster the arts in Elk Grove. We are managed by dedicated volunteer artists who have a vision of establishing a renown art center/gallery for the community of Elk Grove.

We are supporting and nurturing established and new artists, and provide a venue for community groups like the Journey of Hope (mental health), Elk Grove high school art departments, and art of the disabled. We offer a variety of art workshops and classes to the community for children and adults.

Our Art Center is a resource for bringing art and the community together. People enjoy the variety of quality art on display. They bring their children and family to enjoy the creative endeavors in so many different art media. College students visit our Art Center as part of their class assignment to see and critique art. Elk Grove residents bring their out of town guests to our Art Center to show off their Art Center and the high quality of art on display. They are proud of the Art Center in their community where they can see and purchase local art.

We appreciate that the City Council has valued our Mission.

We ask that the City Council continue your support of the Art Center. Our events like the Studio Art Tour, and our Open Art Competition (which now draws art entries from other states), continue because of the support from the City of Elk Grove.

Without your commitment to our Mission, we would find it difficult to continue expanding our programs and being the cultural asset that an art center and gallery is to a community.

Thank you,  
Marilyn Maeda  
Treasurer  
Elk Grove Fine Arts Center  
9683 Elk Grove Florin Rd  
Elk Grove, CA 95624

**From:** [Mary](#)  
**To:** [Jason Lindgren](#)  
**Cc:** [amatson@surewest.net](mailto:amatson@surewest.net)  
**Subject:** Letter on Behalf of Elk Grove Fine Arts Center  
**Date:** Tuesday, May 12, 2020 10:54:41 AM

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[EXTERNAL EMAIL]

5/12/2020

To Whom It May Concern,

My name is Mary Sorrels and I am a member and artist of the Elk Grove Fine Arts Center. I am writing this letter to share why I believe that the arts are so important for our community. The Elk Grove Fine Arts Center not only offers Elk Grove artists the chance to share their creative work with the community, but also is so much more.

There are many young people who may not excel in academics or athletics but have a creative side that goes unnoticed. Many of our schools have lost funding needed to support the arts. Our gallery provides many opportunities for these young people to display their art and get recognized for their talents. When I see them come to an event with their families, I am happy to know that our small gallery helped a little to build their sense of confidence and pride in their work. In addition, our gallery provides many opportunities for the community to come together, especially our older adults who are enriched by taking classes from local artists and attending the monthly art events.

I am proud to be a part of this gallery and hope that you will also see the importance of helping us to keep our doors open by providing us with funding to sustain us during this difficult time.

Thank you in advance for considering our ask,

Mary Sorrels  
Associate Member

05-13-2020

**From:** [Darrci Robertson](#)  
**To:** [Jason Lindgren](#)  
**Cc:** [Jolene Matson Egfac](#)  
**Subject:** Support of Elk Grove Fine Arts Center  
**Date:** Tuesday, May 12, 2020 9:36:07 PM

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[EXTERNAL EMAIL]

Hi city council members,

my name is Darrci Robertson and I am the curator of the Elk Grove Fine Arts Center gallery. I've been a member since it first opened in 2008. I'm writing you today in support of the art center. Through the years I've seen us grow into a well excepted community gathering place. We have a mission to bring the visual arts to our community. The mission is not so much to make money but to bring the love of art to the community. Since our move to our new location the community is becoming more aware of us. Our monthly receptions are well attended. Our move has brought more expenses to our budget so that is why I am writing you in hopes that you'll support us in the future. Please consider us when approving grant monies.

Thank you

Darrci Robertson.

Have a wonderful day!



05-13-2020

**From:** [Mark Schwan](#)  
**To:** [Jason Lindgren](#)  
**Subject:** Community Service Grant application consideration; Project R.I.D.E.; May 13, 2020 meeting  
**Date:** Monday, May 11, 2020 7:55:23 AM  
**Attachments:** [image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image002.png](#)

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[EXTERNAL EMAIL]

Dear Elk Grove City Council Members,

I am writing today to comment on specific recommendations made by staff relative to the 2020-2021 Community Service Grant application of Project R.I.D.E.

I am a volunteer and board member at Project R.I.D.E. and see firsthand how this program positively impacts the lives of our special needs riders and their families. The program provides measurable and visible positive benefits to our riders which can be seen in improved cognitive, physical, mental, emotional and social interaction abilities. In addition to these significant benefits to the riders, the program also provides a level of respite care for family members who are able to spectate in our arena seating area to watch and enjoy their family member experiencing the freedom that riding a horse provides to our students.

Elk Grove City Council Staff has considered the Grant request of \$17,600 from Project R.I.D.E. and has recommended an award of \$9,600 for the upcoming fiscal year. Although appreciative of the consideration, I would like to advocate for an increased allocation consistent with the amount requested by our Executive Director, Tina Calanchini. Since March, 2020, the impacts of the COVID-19 pandemic have forced a temporary halt to all lessons due to shelter-in-place orders by the Governor. This has halted our regular income stream associated with lesson revenue. Additionally, it has forced the postponement and likely cancellation of one of our primary fundraisers which is our annual Steak Dinner typically attended by up to 500 local Elk Grove supporters. In light of these funding challenges, a Community Service Grant of \$17,600 would do wonders in helping us navigate the challenges associated with these revenue losses and will allow us to better serve the area's special needs population when we are allowed to once again open our arena to our riders.

Thank you for consideration of these comments.

**Mark Schwan**  
Volunteer/Board Member  
Project R.I.D.E. Inc.



*Harnessing the Magic to Change Lives Since 1979*

[www.projectride.org](http://www.projectride.org)  
[volunteer@projectride.org](mailto:volunteer@projectride.org)  
**(916) 685-7433**  
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**Mark Schwan**

Senior Vice President/Senior Loan Officer

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## Alicia Tutt

---

**From:** Executive Director <executivedirector@thesceg.org>  
**Sent:** Wednesday, May 13, 2020 4:46 PM  
**To:** Steve Ly; Steve Detrick; Patrick Hume; Darren Suen; Stephanie Nguyen  
**Cc:** Sarah Bontrager; 'Assistant Director'; Carrie Monti; Carrie Monti; programtech@thesceg.org; activities@thesceg.org  
**Subject:** Note of Appreciation

[EXTERNAL EMAIL]

Hello and Good Evening Mayor Ly and City Council Members -

In lieu of speaking in person, please accept this note of appreciation to the City Council of Elk Grove for the continuing recognition and support of the Senior Center of Elk Grove.

As you are aware, The Senior Center of Elk Grove has served the seniors and their families of Elk Grove and its surrounding areas for over 37 years by providing opportunities to access a variety of necessary resources, programs and personal and /family needs.

Due to the COVID 19 Pandemic, and for the safety of the seniors and their families, the Senior Center closed its doors on March 13, 2020 with an uncertain date of return creating a Zero revenue work model. We certainly would not ask seniors to pay a Membership fee during these uncertain times when they cannot participate. Because the Senior Center is a self-funded 501C3 organization whose funding is provided by Grants, memberships and class participation fees, these times are most challenging. As they are for Elk Grove Food Bank, Chicks in Crisis and the other worthy nonprofits that serve the Community.

The Senior Center staff continues to work from home and regularly communicate with members via "All Calls" where we keep folks updated by telephone, our website, Facebook and Twitter and telephone trees from member to member. We are fortunate to have a staff of three (3) very talented ladies who do not know what a time clock is – they work because of their passion for those they serve. Christine Cuddy, Renee Hodgkin and Debbie Glincher.

The City Staff, Sarah Bontrager, Lana Yoshimura, Carrie Monti and Cambria Pollinger continue to represent the City in a most positive and outstanding way. Kudos to all of them and City Manager, Jason Behrmann for continuing to seek ways to help those in need during these most extraordinary times.

A special Thank You to Vice Mayor Steve Detrick and Councilman Darren Suen for their personal donations during the Big Day of Giving Event. Greatly appreciated.

Thank you for taking time to read this note. Should you wish to speak with me for any reason my cell is (916) 206-5313.  
Most Sincerely,

*Patricia Beal*

Executive Director

Senior Center of Elk Grove



Your Everything Center

Senior Center of Elk Grove, Inc.

8230 Civic Center Drive, Suite 140

Elk Grove, CA 95757

(916) 685-3160

## Sarah Bontrager

---

**From:** Executive Director <executivedirector@thesceg.org>  
**Sent:** Wednesday, May 13, 2020 4:46 PM  
**To:** Steve Ly; Steve Detrick; Patrick Hume; Darren Suen; Stephanie Nguyen  
**Cc:** Sarah Bontrager; 'Assistant Director'; Carrie Monti; Carrie Monti; programtech@thesceg.org; activities@thesceg.org  
**Subject:** Note of Appreciation

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Most Sincerely,

*Patricia Beal*

Executive Director



Senior Center of Elk Grove, Inc.  
8230 Civic Center Drive, Suite 140  
Elk Grove, CA 95757  
(916) 685-3160

**Attachment E**

**Resident Community Needs Survey**



# Resident Community Needs Survey Results

May 19, 2020, 2:40 PM

## Contents

i.	Introduction	2
ii.	Summary of responses	3
iii.	Survey questions	12

Topic Registration Type: No registration

## Resident Community Needs Survey Results

Resident Community Needs Survey

### Introduction

The City of Elk Grove is currently preparing the 2020-2025 Consolidated Plan, a five-year planning document that provides information on the needs of target areas in the City, identifies priorities for specialized programs and activities, and dedicates resources to meet resident needs.□

As an Elk Grove resident, we want to know about your priorities. Responses to this survey will help us to determine the best ways to serve our community. If you have questions or would like to speak with someone about the Consolidated Plan, please visit the City of Elk Grove website at [www.elkgrovecity.org/cdbg](http://www.elkgrovecity.org/cdbg) or call 916-478-2254.

We appreciate you taking the time to provide your input. The survey should take approximately 10 minutes to complete. Thank you!

#### Background

The City of Elk Grove became an entitlement jurisdiction in 2003 and receives federal Community Development Block Grant (CDBG) funds directly from the U.S. Department of Housing and Urban Development (HUD).□ The national objectives of the program, administered nationally by HUD are to:

Provide decent housing,

Create a suitable living environment, and

Expand economic opportunities principally for low income people.

The Consolidated Plan is required by HUD in order for local jurisdictions to receive federal housing and community development funds under the CDBG.

## Resident Community Needs Survey Results

Resident Community Needs Survey

# Summary Of Responses

Topic Registration Type: No registration

---

<b>As of May 19, 2020, 2:40 PM, this forum had:</b>	<b>Topic Start</b>
Attendees: 305	December 19, 2019, 3:08 PM
Responses: 247	
Hours of Public Comment: 12.4	

---

### QUESTION 1

**1. Which types of Community Development and Public Services are most needed in Elk Grove? (Please rank items in order of greatest need.)**

1. Code enforcement
  2. Employment and workforce development/training
  3. Youth mentoring/education/arts programs
  4. Neighborhood clean-up program
  5. Senior services (e.g., lifelong learning, support groups)
  6. Family services (e.g., parent education/support groups, child care programs)
  7. Services for persons with disabilities
  8. Youth sports/fitness programs
  9. Nonprofit sustainability improvements
  10. Food/nutrition programs
- 

### QUESTION 2

**2. What types of Affordable Housing projects are most needed in Elk Grove? (Please rank items in order of greatest need.)**

1. Homebuyer assistance (e.g., first-time homebuyer programs)
  2. Rehabilitation of single family homes owned and occupied by seniors and/or low-income people
  3. Rehabilitation of existing affordable housing
  4. Increase availability of affordable housing
  5. Construction of new affordable housing units
  6. Rental assistance (e.g., help paying rent)
-



## Resident Community Needs Survey Results

### Resident Community Needs Survey

#### QUESTION 3

### **3. What types of Public Facilities and Infrastructure are most needed in Elk Grove? (Please rank items in order of greatest need.)**

1. Fire protection and emergency response facilities
  2. Sidewalks, streetlights
  3. Transportation facilities/terminals
  4. Broadband/High-speed Internet access
  5. Community facilities (e.g., recreational and community centers, libraries)
  6. Park improvements
  7. Flood drainage improvements
  8. Water systems (e.g., wells, water treatment plant) improvements
  9. Accessibility for persons with disabilities
  10. Sewer system (e.g., pipes, solid waste treatment plant) improvements
- 

#### QUESTION 4

### **4. What types of Housing and Support are most needed for those experiencing homelessness in Elk Grove? (Please rank items in order of greatest need.)**

1. Health and safety services (e.g., mental health treatment)
  2. Substance abuse services (e.g., counseling and treatment)
  3. Supportive services (e.g., employment and financial literacy)
  4. Transitional (short-term) housing
  5. Day centers and navigation support
  6. Overnight shelters
  7. Permanent (long-term) affordable housing
  8. Temporary storage centers
- 

#### QUESTION 5

### **5. What types of Economic Development are most needed in Elk Grove? (Please rank items in order of greatest need.)**

1. Job creation
  2. Small business lending and training programs
  3. Old Town Elk Grove revitalization
  4. Historic preservation (city-wide)
  5. Microenterprise programs (e.g., assist low- and moderate-income residents to launch or expand microbusinesses)
  6. Direct economic development assistance to for-profit entities
  7. One-on-one business counseling
-

## Resident Community Needs Survey Results

### Resident Community Needs Survey

#### QUESTION 6

**6. Considering the specific projects listed in the previous questions, please rank the following categories of needs based on greatest interest to you:**

1. Economic Development
  2. Community Development and Public Services
  3. Public Facilities and Infrastructure
  4. Affordable Housing
  5. Housing and Support for those experiencing homelessness
- 

#### QUESTION 7

**7. Of the following groups, please select the TOP FIVE needing assistance in Elk Grove:**

1. Seniors (62+ years old)
  2. Veterans
  3. Persons with mental illness
  4. Youth exiting the foster system
  5. Survivors of domestic violence/abuse
  6. Persons with disabilities
  7. Persons experiencing homelessness (e.g. individuals, families, youth)
  8. Families with young children
  9. Persons with substance use disorder/chemical dependency
  10. Teenagers (13-19 years old)
  11. Recent immigrants
  12. LGBTQIA persons
  13. Federally recognized tribes or non-federally recognized tribal communities
  14. Non-English speakers
  15. Persons with HIV/AIDS
- 

#### QUESTION 8

**8. Please select the TOP FIVE types of social service programs that are important to you and your family/friends:**

1. Crime prevention and public safety programs
2. Employment and workforce development/training
3. Senior services (e.g., lifelong learning, support groups)
4. Services for persons with mental illness
5. Youth mentoring/education/arts programs
6. Health services
7. Services for persons with disabilities
8. Substance abuse services (e.g., counseling and treatment)

## Resident Community Needs Survey Results

### Resident Community Needs Survey

- 9. Family services (e.g., child care programs)
- 10. Youth sports/fitness programs
- 11. Support services for those experiencing homelessness
- 12. Homebuyer education and financial literacy programs
- 13. Energy conservation programs
- 14. Fair housing services
- 15. Utility/rent assistance programs
- 16. Food/nutrition programs

#### QUESTION 9

**9. Is there anything that the City or its nonprofit partners could be doing to make your life better?**

Answered	120
Skipped	127

#### QUESTION 10

**10. Please indicate in the space below any issues or concerns that you have, that are not listed above, and that you think should be considered in the Consolidated Plan Process:**

Answered	90
Skipped	157

#### QUESTION 11

**11. Do you have broadband (high speed) Internet service installed in your home?**

		%	Count
Yes		93.8%	225
No		6.3%	15

#### QUESTION 12

**12. If no, what is the primary reason you do not have broadband (high speed) Internet service installed in your home?**






## Resident Community Needs Survey Results

### Resident Community Needs Survey

Answered	20
Skipped	227

#### QUESTION 13

##### 13. Where/How do you primarily access the Internet?

		%	Count
Personal smartphone or mobile device (cellular data plan)		35.5%	86
Broadband (high speed) Internet access at home		60.7%	147
Satellite or dial-up Internet access at home		0.8%	2
Work		2.1%	5
Other		0.8%	2

#### QUESTION 14

##### 14. Are you actively involved in a community-based organization?

		%	Count
Yes		35.1%	80
No		64.9%	148

#### QUESTION 15

##### 15. If yes, which one(s)?











Answered	64
Skipped	183

## Resident Community Needs Survey Results

### Resident Community Needs Survey

#### QUESTION 16

**16. Please select all that apply to you:**

		<b>%</b>	<b>Count</b>
Resident of Elk Grove		97.2%	239
Employed in Elk Grove		19.1%	47
Renter		11.0%	27
Homeowner		73.2%	180
Homeless/unhoused		0.4%	1
Receive housing subsidy (e.g., Section 8 voucher)		0.4%	1
Senior		30.5%	75
Disabled		7.3%	18
Use public transportation		3.7%	9
Commute more than 10 miles to work		29.3%	72

#### QUESTION 17

**17. To which gender do you identify?**








		<b>%</b>	<b>Count</b>
Male		24.0%	59
Female		72.0%	177
Decline to answer		4.1%	10

#### QUESTION 18

## Resident Community Needs Survey Results









### Resident Community Needs Survey

#### 18. Which category below includes your age?

		<b>%</b>	<b>Count</b>
18-24 years		1.2%	3
25-34 years		7.3%	18
35-44 years		20.3%	50
45-54 years		23.6%	58
55-64 years		21.5%	53
65 or older		22.0%	54
Decline to answer		4.1%	10

#### QUESTION 19

#### 19. I identify as (check all that apply):









		<b>%</b>	<b>Count</b>
American Indian/Alaska Native		2.1%	5
Asian		11.7%	28
Black/African American		3.8%	9
Hispanic, Latino, or of Spanish origin		6.7%	16
Native Hawaiian or other Pacific Islander		1.3%	3
White		63.8%	153
Other		2.9%	7
Decline to answer		12.9%	31

## Resident Community Needs Survey Results

### Resident Community Needs Survey

#### QUESTION 20

#### 20. Please select your current employment status:

		%	Count
Employed full-time (40 or more hours per week)		47.8%	117
Employed part-time (up to 39 hours per week)		4.9%	12
Self-employed		8.6%	21
Retired		30.2%	74
Disabled, not able to work		2.9%	7
Work in home (e.g., caregiver, homemaker)		2.9%	7
Unemployed currently looking for work		1.6%	4
Unemployed and not currently looking for work		1.2%	3


#### QUESTION 21

#### 21. How many people live in your household? (The U.S. Census Bureau defines a “household” as all persons who live in a housing unit as their usual place of residence.)

Answered	226
Skipped	21

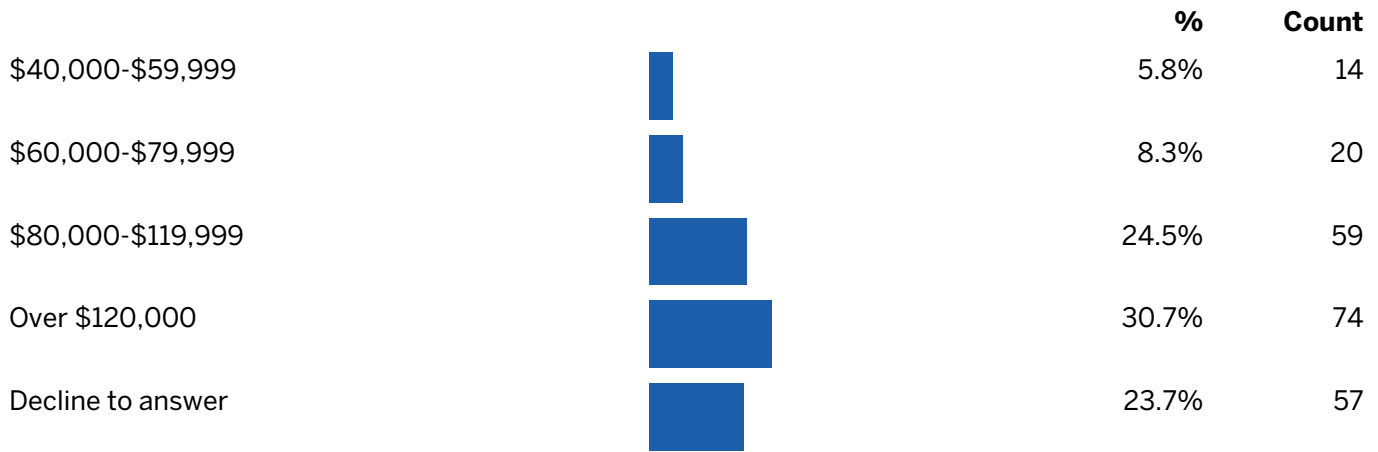
#### QUESTION 22

#### 22. Please select you household's annual income:

		%	Count
Less than \$20,000		2.9%	7
\$20,000-\$39,999		4.1%	10

## Resident Community Needs Survey Results

Resident Community Needs Survey





## Resident Community Needs Survey Results

### Resident Community Needs Survey

## Survey Questions

### QUESTION 1

**1. Which types of Community Development and Public Services are most needed in Elk Grove? (Please rank items in order of greatest need.)**

- Code enforcement
- Family services (e.g., parent education/support groups, child care programs)
- Food/nutrition programs
- Neighborhood clean-up program
- Senior services (e.g., lifelong learning, support groups)
- Services for persons with disabilities
- Employment and workforce development/training
- Youth mentoring/education/arts programs
- Youth sports/fitness programs
- Nonprofit sustainability improvements

### QUESTION 2

**2. What types of Affordable Housing projects are most needed in Elk Grove? (Please rank items in order of greatest need.)**

- Construction of new affordable housing units
- Increase availability of affordable housing
- Rehabilitation of existing affordable housing
- Rehabilitation of single family homes owned and occupied by seniors and/or low-income people
- Homebuyer assistance (e.g., first-time homebuyer programs)
- Rental assistance (e.g., help paying rent)

### QUESTION 3

**3. What types of Public Facilities and Infrastructure are most needed in Elk Grove? (Please rank items in order of greatest need.)**

- Broadband/High-speed Internet access
- Community facilities (e.g., recreational and community centers, libraries)
- Fire protection and emergency response facilities
- Flood drainage improvements
- Transportation facilities/terminals
- Sidewalks, streetlights
- Park improvements
- Sewer system (e.g., pipes, solid waste treatment plant) improvements
- Water systems (e.g., wells, water treatment plant) improvements

- Accessibility for persons with disabilities

### QUESTION 4

**4. What types of Housing and Support are most needed for those experiencing homelessness in Elk Grove? (Please rank items in order of greatest need.)**

- Overnight shelters
- Transitional (short-term) housing
- Permanent (long-term) affordable housing
- Supportive services (e.g., employment and financial literacy)
- Health and safety services (e.g., mental health treatment)
- Day centers and navigation support
- Temporary storage centers
- Substance abuse services (e.g., counseling and treatment)

### QUESTION 5

**5. What types of Economic Development are most needed in Elk Grove? (Please rank items in order of greatest need.)**

- Direct economic development assistance to for-profit entities
- One-on-one business counseling
- Microenterprise programs (e.g., assist low- and moderate-income residents to launch or expand microbusinesses)
- Small business lending and training programs
- Job creation
- Old Town Elk Grove revitalization
- Historic preservation (city-wide)

### QUESTION 6

**6. Considering the specific projects listed in the previous questions, please rank the following categories of needs based on greatest interest to you:**

- Community Development and Public Services
- Affordable Housing
- Public Facilities and Infrastructure
- Housing and Support for those experiencing homelessness
- Economic Development

### QUESTION 7

## Resident Community Needs Survey Results

### Resident Community Needs Survey

#### 7. Of the following groups, please select the TOP FIVE needing assistance in Elk Grove:

- Families with young children
- Teenagers (13-19 years old)
- Youth exiting the foster system
- Seniors (62+ years old)
- Veterans
- LGBTQIA persons
- Non-English speakers
- Recent immigrants
- Federally recognized tribes or non-federally recognized tribal communities
- Persons experiencing homelessness (e.g. individuals, families, youth)
- Persons with HIV/AIDS
- Survivors of domestic violence/abuse
- Persons with disabilities
- Persons with mental illness
- Persons with substance use disorder/chemical dependency

#### QUESTION 8

#### 8. Please select the TOP FIVE types of social service programs that are important to you and your family/friends:

- Food/nutrition programs
- Fair housing services
- Support services for those experiencing homelessness
- Services for persons with disabilities
- Services for persons with mental illness
- Family services (e.g., child care programs)
- Senior services (e.g., lifelong learning, support groups)
- Employment and workforce development/training
- Youth mentoring/education/arts programs
- Youth sports/fitness programs
- Utility/rent assistance programs
- Homebuyer education and financial literacy programs
- Crime prevention and public safety programs
- Health services
- Substance abuse services (e.g., counseling and treatment)
- Energy conservation programs

#### QUESTION 9

#### 9. Is there anything that the City or its nonprofit partners could be doing to make your life better?

#### QUESTION 10

#### 10. Please indicate in the space below any issues or concerns that you have, that are not listed above, and that you think should be considered in the Consolidated Plan Process:

#### QUESTION 11

#### 11. Do you have broadband (high speed) Internet service installed in your home?

- Yes
- No

#### QUESTION 12

#### 12. If no, what is the primary reason you do not have broadband (high speed) Internet service installed in your home?

#### QUESTION 13

#### 13. Where/How do you primarily access the Internet?

- Personal smartphone or mobile device (cellular data plan)
- Broadband (high speed) Internet access at home
- Satellite or dial-up Internet access at home
- School
- Work
- Library or Community Center
- Coffee shop or other business that offers Internet access
- Friend's or family's house
- Other
- I do not have access to the Internet

#### QUESTION 14

#### 14. Are you actively involved in a community-based organization?

- Yes
- No

#### QUESTION 15

#### 15. If yes, which one(s)?

#### QUESTION 16

#### 16. Please select all that apply to you:

## Resident Community Needs Survey Results

### Resident Community Needs Survey

- Resident of Elk Grove
- Employed in Elk Grove
- Renter
- Homeowner
- Homeless/unhoused
- Receive housing subsidy (e.g., Section 8 voucher)
- Senior
- Disabled
- Use public transportation
- Commute more than 10 miles to work

#### QUESTION 17

##### 17. To which gender do you identify?

- Male
- Female
- Non-binary
- Transgender Man
- Transgender Woman
- Other
- Decline to answer

#### QUESTION 18

##### 18. Which category below includes your age?

- 17 years of younger
- 18-24 years
- 25-34 years
- 35-44 years
- 45-54 years
- 55-64 years
- 65 or older
- Decline to answer

#### QUESTION 19

##### 19. I identify as (check all that apply):

- American Indian/Alaska Native
- Asian
- Black/African American
- Hispanic, Latino, or of Spanish origin
- Native Hawaiian or other Pacific Islander
- White

- Other
- Decline to answer

#### QUESTION 20

##### 20. Please select your current employment status:

- Employed full-time (40 or more hours per week)
- Employed part-time (up to 39 hours per week)
- Student
- Self-employed
- Retired
- Disabled, not able to work
- Work in home (e.g., caregiver, homemaker)
- Unemployed currently looking for work
- Unemployed and not currently looking for work

#### QUESTION 21

##### 21. How many people live in your household? (The U.S. Census Bureau defines a "household" as all persons who live in a housing unit as their usual place of residence.)

#### QUESTION 22

##### 22. Please select your household's annual income:

- Less than \$20,000
- \$20,000-\$39,999
- \$40,000-\$59,999
- \$60,000-\$79,999
- \$80,000-\$119,999
- Over \$120,000
- Decline to answer