
HOUSING ELEMENT

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Affordable, safe, and decent housing for all residents is a goal of the City of Elk Grove

Planning for the provision of housing for all economic segments of the City of Elk Grove's (City) population is the intent of the Housing Element. The Housing Element identifies the policies and actions that the City will implement to ensure that housing in the City is affordable, safe, clean, and fit for human habitation.

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This Housing Element implements the following goals of the City's General Plan:

Guiding Goal 1: A High Quality of Life for All Residents

Focused Goal 1-6: Safe and affordable housing for all persons.

Focused Goal 2-1: A business community which includes a diversity of industrial and office uses, locally and regionally oriented retail and services, and a diversity of residential types.

Focused Goal 2-2: A balance between the numbers and types of workers residing in Elk Grove and opportunities for employment in the city.

This Housing Element consists of the following parts:

- 1) Goals, Policies, and Actions
- 2) Summary of Housing Needs
- 3) Quantified Housing Objectives
- 4) Housing Needs Assessment
- 5) Adequate Sites
- 6) Housing Resources and Incentives
- 7) Housing Constraints
- 8) Opportunities for Energy Conservation
- 9) Relationship to Other Elements
- 10) Review of Previous Element
- 11) Public Participation
- 12) Bibliography

1. GOALS, POLICIES, AND ACTIONS

This Housing Element includes six Housing Goals. Under each Housing Goal are the policies and actions (implementation programs) that will be implemented during the 2013–2021 Housing Element period to accomplish the goal.

The City's Housing Goals are:

Housing Goal 1: Provide adequate sites to accommodate the City's share of regional housing needs through appropriate zoning and development standards.

Housing Goal 2: Assist in the development and provision of adequate housing stock to meet the needs of extremely low-, very low-, low-, and moderate-income households and special needs groups.

Housing Goal 3: Identify and, where appropriate, remove governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and special needs groups.

Housing Goal 4: Conserve and improve the condition of existing affordable housing stock.

Housing Goal 5: Promote housing opportunities for all persons, regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.

Housing Goal 6: Preserve assisted (subsidized) housing developments for lower-income households.

Included in this section is a listing of the housing goals, guiding policies, and actions the City will implement to achieve its goals. Each proposed action also describes the implementation time frame and identifies the party responsible for carrying out the action.

Housing Goal 1: Provide adequate sites to accommodate the City's share of regional housing needs through appropriate zoning and development standards.

GUIDING POLICY: PROVIDE ADEQUATE SITES

H-1 Policy: Maintain an adequate supply of appropriately zoned land with available or planned public services and infrastructure to accommodate the City's projected housing needs for all income levels and for special needs groups.

H-1 Action 1: To the extent that there are high-density residential sites identified as accommodating the City's RHNA that ultimately develop with a use other than high-density residential development, the City will ensure that it maintains adequate inventory to accommodate the RHNA, including by rezoning as necessary.

Time Frame: Review the sites inventory periodically throughout the planning period

Responsibility: Development Services (Planning Division)

Funding Source: City Development Services Fund

H-1 Action 2: The City has a lower income regional housing need of 3,462 units. In an effort to meet the lower income regional housing need, the City will complete the following:

1. Concurrently with adoption, the City will identify and rezone sites in Table 35 that meet the City's lower income RHNA of 3,462. (Please note: this includes capacity from the SEPA and site 21).
2. The City will rezone 15 acres of site 21, which will provide for a capacity of 315 units, consistent with Land Use Policy LU-40.
3. The City will rezone approximately 60 acres of the Southeast Policy Area (SEPA), to meet a portion of the City's lower-income housing needs.

The SEPA and site 21 will permit owner-occupied and rental multifamily developments by right and will not require a conditional use permit. The City has, since 2003, required Design Review for all multifamily development. Design Review would be required for multifamily projects on these sites. Projects under 151 units are reviewed at the "staff-level", while larger projects are reviewed by the Planning Commission. All sites will accommodate a minimum of 20 units per acre and at least 16 units per site, pursuant to State law requirements. Should it be determined that the SEPA or site 21 will not be completed within the three year rezone timeframe, the City will identify additional sites to meet the City's RHNA.

Time Frame: By January 1, 2017

Responsibility: Development Services (Planning Division)

Funding Source: City Development Services Fund

H-1 Action 3: To facilitate the development of affordable housing, and provide for development phases of 50 to 150 units in size, the City will routinely coordinate with property owners and give high priority to processing subdivision maps that include affordable housing units.

Time Frame: As projects are processed through the Development Services Department

Responsibility: Development Services (Planning Division)

Funding Source: City Development Services Fund

H-1 Action 4: To ensure that there is a sufficient supply of multifamily zoned land to meet the City's RHNA, the City will help facilitate lot consolidations to combine small residential lots into larger developable lots by annually meeting with local developers to discuss development opportunities and incentives for lot consolidation to accommodate affordable housing units. As developers/

owners approach the City interested in lot consolidation for the development of affordable housing, the City will offer the following incentives on a project by project basis:

- Allow affordable projects to exceed the maximum height limits,
- Lessen set-backs, and/or
- Reduce parking requirements.

The City will also consider offsetting fees (when financially feasible) and concurrent/fast tracking of project application reviews to developers who provide affordable housing.

Time Frame: Ongoing, as projects are processed through the Development Services Department. Annually meet with local developers to discuss development opportunities and incentives for lot consolidation.

Responsibility: Development Services (Planning Division)

Funding Source: City Development Services Fund

H-2 Policy: Continue to support zero-lot line or reduced setback single-family residential developments and corner duplexes, in addition to multifamily projects, to increase affordable housing supply.

H-2 Action 1: Continue to allow corner duplexes in single-family residential developments without a use permit.

Time Frame: Ongoing

Responsibility: Development Services (Planning Division)

Funding Source: City Development Services Fund

H-3 Policy: Promote development where affordable housing is located in close proximity to services, shopping, and public transportation.

H-3 Action 1: Continue to encourage multifamily development throughout the City. Utilize the following non-binding guidelines in the analysis process of identifying opportunity locations for new multifamily housing:

1. Proximity to public transit or bus service.
2. Proximity to commercial and social services.
3. Parcel size and configuration that enhances the feasibility of development.
4. Lack of physical constraints (e.g., noise, wetlands).
5. Provision for a variety of housing types and affordable housing opportunities.
6. Of an appropriate size to provide for on-site management.

7. Integration into and compatibility with surrounding development.

8. Proximity to other multifamily development.

The City may also consider other criteria, as it deems appropriate, in order to determine the feasibility and potential constraints of new multifamily development.

Time Frame: Ongoing

Responsibility: Development Services (Planning Division)

Funding Source: City Development Services Fund and Affordable Housing Fund

H-3 Action 2: Offer fast track/priority processing, density bonuses, flexibility in development standards, and fee subsidies (when feasible) to developers proposing new housing, mixed-use, or infill projects affordable to lower-income households, farmworkers, seniors, and other special needs groups.

Time Frame: Ongoing

Responsibility: Development Services (Planning and Building Divisions)

Funding Source: City Development Services Fund

Housing Goal 2: Assist in the development and provision of adequate housing stock to meet the needs of extremely low-, very low-, low-, and moderate-income households and special needs groups.

GUIDING POLICY: ASSIST IN DEVELOPMENT OF AFFORDABLE HOUSING STOCK

H-4 Policy: Facilitate and encourage the construction of housing affordable to extremely low-, very low-, low-, and moderate-income households by assisting nonprofit and for-profit developers with financial or technical assistance in a manner that is consistent with the City's identified housing needs.

H-4 Action 1: Continue to support affordable housing development through financial assistance from sources such as the Affordable Housing Fund, CalHome, Community Development Block Grant (CDBG), Home Investment Partnerships Program (HOME), and other US Department of Housing and Urban Development (HUD) or California Department of Housing and Community Development (HCD) funding, as feasible.

Time Frame: Ongoing

Responsibility: Development Services (Planning Division)

Funding Source: Affordable Housing Fund, CalHome, CDBG, HOME, or other HUD or HCD funding

H-4 Action 2: When feasible, continue to provide waivers of or exemptions from select fees to all affordable housing projects and participate in the Sacramento Regional County Sanitation District's fee waiver and deferral program to reduce impact fees for affordable housing development.

Time Frame: Ongoing

Responsibility: Development Services (Planning and Building Divisions)

Funding Source: City Development Services Fund, Sacramento Regional County Sanitation District

H-4 Action 3: Offer affordable housing funding sources through the issuance of a Request for Proposals process consistent with the City's Affordable Housing Loan Program guidelines, or other process as approved by the City Council.

Time Frame: Ongoing

Responsibility: Development Services (Planning Division)

Funding Source: City Affordable Housing Fund

H-5 Policy: Increase access to homeownership by coordinating with developers to identify units appropriate for homeownership for low- and moderate-income households and by working with other agencies to increase access to homeownership for first-time homebuyers and low- and moderate-income households.

H-5 Action 1: Continue to apply for HOME and CalHome funds for homebuyer assistance programs as they are available and when the City is eligible. Continue to administer the Affordable Homeownership Program, which provides limited fee waivers for deed-restricted for-sale affordable housing units. Information on these programs will be advertised on the City's website when funds or homes are available.

Time Frame: Ongoing; apply for HOME/CalHome funds annually or as available/eligible

Responsibility: Development Services (Planning Division)

Funding Source: HOME/CalHome, City Affordable Housing Fund

H-5 Action 2: Continue to partner with NeighborWorks to provide homeownership services, such as homebuyer education and one-on-one or group counseling.

Time Frame: Ongoing

Responsibility: Development Services (Planning Division)

Funding Source: City Development Services Fund, private funding

H-6 Policy: Support energy-conserving programs in the production and rehabilitation of affordable housing to reduce household energy costs, improve air quality, and mitigate potential impacts of climate change in the region.

H-6 Action 1: Continue to promote and support energy efficiency in new construction by encouraging developers to utilize Sacramento Municipal Utility District (SMUD) energy programs and other energy efficiency programs and to be consistent with the Sustainability Element of the General Plan and the City's Climate Action Plan.

Time Frame: Ongoing

Responsibility: Development Services (Planning and Building Divisions)

Funding Source: City Development Services Fund

H-6 Action 2: Continue to encourage participation in SMUD's PV (photovoltaic) Pioneer program by issuing PV system permits at no charge upon SMUD's approval.

Time Frame: Ongoing

Responsibility: Development Services (Building Division)

Funding Source: City Development Services Fund

H-7 Policy: Continue to support housing opportunities for agricultural workers, homeless people, seniors, single-parent households, large families, and persons with disabilities.

H-7 Action 1: Continue to allow flexibility in development standards, such as smaller unit sizes and parking reductions for senior projects, and by allowing development incorporating universal design measures.

Time Frame: Ongoing

Responsibility: Development Services (Planning and Building Divisions)

Funding Source: Building and Planning fees

H-7 Action 2: Continue to contribute funding and work closely with local nonprofits and regional agencies to assess homeless needs and develop plans to address homelessness at a regional level. The City will annually meet with local service providers and regional agencies (as applicable) to assess the needs regarding homelessness of the City and the region.

Time Frame: Ongoing

Responsibility: Development Services (Planning Division)

Funding Source: CDBG funds (when available)

H-7 Action 3: Continue to procure funding sources that will allow the City to contribute to agencies that provide services for persons with special housing needs.

Time Frame: Ongoing; as Notices of Funding Availability are released

Responsibility: Development Services (Planning Division)

Funding Source: CDBG and other funds if available

H-7 Action 4: Amend the Zoning Code to comply with Health and Safety Code Sections 17021.5 and 17021.6, which deal with certain kinds of employee housing. The City will amend the Zoning Ordinance to treat employee housing that serves six or fewer persons as a single-family structure and permit-tered in the same manner as other single-family structures of the same type in the same zone (Section 17021.5). The Zoning Ordinance will also be amended to

treat employee housing consisting of no more than 12 units or 36 beds as an agricultural use and permitted in the same manner as other agricultural uses in the same zone (Section 17021.6) in zones where agricultural uses are permitted.

Time Frame: Within one year from adoption of the Housing Element

Responsibility: Development Services (Planning Division)

Funding Source: City Development Services Fund

H-7 Action 5: Work with the Alta California Regional Center to implement an outreach program that informs families within the City about housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, including information on services on the City's website, and providing housing-related training for individuals/families through workshops.

Time Frame: Development of an outreach program within one year of adopting the Housing Element.

Responsibility: Development Services (Planning Division)

Funding Source: City Development Services Fund

H-8 Policy: Assist extremely low-, very low-, and low-income households in locating affordable housing and finding sources of assistance with housing payments and rent.

H-8 Action 1: Continue to update the affordable housing unit database and to provide information regarding affordable housing opportunities, both through direct response to inquiries and making information available on the City's website.

Time Frame: Ongoing

Responsibility: Development Services (Planning Division)

Funding Source: City Development Services Fund

H-8 Action 2: Consider a housing choice voucher (Section 8) education program for residents (neighbors) and landlords to provide awareness of the program and the opportunities and constraints it provides.

Time Frame: Education outreach would occur annually

Responsibility: Development Services (Planning Division)

Funding Source: City Development Services Fund

Housing Goal 3: Identify and, where appropriate, remove governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and special needs groups.

GUIDING POLICY: REMOVAL OF GOVERNMENTAL CONSTRAINTS

H-9 Policy: Continue to monitor Title 23 of the Municipal Code, entitled Zoning, and other regulations to ensure that the City's policies and regulations do not inappropriately constrain housing development and affordability.

H-9 Action 1: Continue to provide regulatory incentives for the development of units affordable to extremely low-, very low-, and low-income households, including second dwelling units, senior housing, and apartment units, and housing for special needs groups, including agricultural employees, persons with disabilities (including developmental disabilities), and individuals and families in need of emergency/transitional housing. The City will also take subsequent action, as appropriate, to make the development of such units more financially feasible and will consider providing financial incentives, such as reducing, waiving, and/or deferring fees, where feasible.

Time Frame: Ongoing, as projects are processed through the Development Services Department.

Responsibility: Development Services (Planning Division)

Funding Source: City Development Services Fund, CDBG, Affordable Housing Fund

H-10 Policy: Continue to make efforts to keep the review process for extremely low-, very low-, and low-income housing developments and special needs housing as streamlined as possible.

H-10 Action 1: Continue to designate a staff planner to guide affordable housing development projects through the planning process and designate the Housing Program Manager to implement housing-related programs and policy initiatives.

Time Frame: Ongoing

Responsibility: Development Services (Planning Division)

Funding Source: City Development Services Fund, City Affordable Housing Fund, CDBG

H-10 Action 2: Continue to allow the Planning Director to serve as the approving authority on all multifamily projects of 150 units or less, including affordable projects, that are consistent with General Plan and zoning requirements.

Time Frame: Ongoing

Responsibility: Development Services (Planning Division)

Funding Source: City Development Services Fund

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H-10 Action 3: Continue to conduct interdepartmental meetings to coordinate the early review of development projects and address policy concerns.

Time Frame: Ongoing

Responsibility: Development Services (Planning, Building, and Public Works Divisions)

Funding Source: City Development Services Fund, Planning and Building fees

H-11 Policy: Encourage creative and flexible design for residential developments.

H-11 Action 1: Continue to encourage more creative and flexibly designed projects with an affordable housing component through the use of the Design Review process, which eliminated minimum lot width and public street frontage requirements, thus creating more flexibility for higher-density projects.

Time Frame: Ongoing

Responsibility: Development Services (Planning Division)

Funding Source: City Development Services Fund

H-11 Action 2: Consider adopting a Universal Design Ordinance that would encourage construction or modification of new and existing homes using design principles that allow individuals to remain in their homes as their physical needs and capabilities change.

Time Frame: Consider the adoption of an ordinance by December 2014

Responsibility: Development Services (Planning Division)

Funding Source: City Development Services Fund

H-12 Policy: Review the Housing Element to determine the appropriateness of the document to current conditions.

H-12 Action 1: Continue to annually review the Housing Element to determine its effectiveness and its consistency with the General Plan, as part of the annual review required by Government Code Section 65400. Report on the findings of this review and suggest changes if needed.

Time Frame: Ongoing

Responsibility: Development Services (Planning Division)

Funding Source: City Development Services Fund

Housing Goal 4: Conserve and improve the condition of existing affordable housing stock.

GUIDING POLICY: CONSERVE AND IMPROVE AFFORDABLE HOUSING STOCK

H-13 Policy: Ensure that affordable housing stock is maintained in good, safe, and decent condition.

H-13 Action 1: Continue to operate housing repair and/or rehabilitation programs that assist lower-income households occupying housing in need of repair, including the new Minor Home Repair Program that offers forgivable loans to very low- and low-income homeowners whose homes have one or more health and safety hazards.

Time Frame: Ongoing

Responsibility: Development Services (Planning Division)

Funding Source: CDBG funds

H-13 Action 2: Continue to refer individuals interested in utility assistance to the appropriate local energy provider, usually SMUD or Pacific Gas and Electric (PG&E), both of which offer programs to assist with utility costs.

Time Frame: Ongoing

Responsibility: Development Services (Planning Division)

Funding Source: City Development Services Fund

H-13 Action 3: Provide information on available housing rehabilitation programs, such as the Minor Home Repair Program, to homeowners experiencing difficulty repairing health and safety hazards.

Time Frame: Ongoing; as needed

Responsibility: Development Services (Planning and Code Enforcement Divisions)

Funding Source: CDBG funds

H-13 Action 4: Consider a rental inspection program that is administered by the Code Enforcement Department with the goal of enforcing Municipal Code standards for rental housing.

Time Frame: Consider program by December 2014

Responsibility: Development Services (Planning and Code Enforcement Divisions)

Funding Source: CDBG funds or other source to be identified

H-14 Policy: Ensure the retention of the City's mobile home park.

H-14 Action 1: If the one mobile home park in the City is in danger of being removed from the housing stock, partner with tenant associations or a nonprofit organization to provide assistance to mobile home park tenants in preserving their homes through the State Mobilehome Park Resident Ownership Program (MPROP), when appropriate.

Time Frame: Work with tenant associations as need arises

Responsibility: Development Services (Planning Division)

Funding Source: MPROP

H-15 Policy: Monitor the conversion of rental housing to condominiums to retain the supply of rental housing.

H-15 Action 1: Monitor and evaluate the conversion of rental housing units to condominiums in order to assist in amending the land use plan to provide for additional multifamily areas if necessary.

Time Frame: Annually

Responsibility: Development Services (Planning Division)

Funding Source: City Development Services Fund

Housing Goal 5: Promote housing opportunities for all persons, regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.

GUIDING POLICY: HOUSING OPPORTUNITIES FOR ALL PERSONS

H-16 Policy: Prohibit discrimination in the sale or rental of housing to anyone on the basis of race, color, ancestry, national origin, religion, disability, sex, familial status, marital status, or other such arbitrary factors.

H-16 Action 1: Continue to provide information about fair housing choices to residents by distributing the fair housing materials upon request. Promptly address complaints of discrimination in the sale, rental, and development of housing by forwarding complaints to HUD, the California Department of Fair Employment and Housing, or other nonprofit or governmental agencies as appropriate.

Time Frame: Ongoing

Responsibility: Development Services (Planning Division)

Funding Source: City Development Services Fund, CDBG

H-16 Action 2: Proactively monitor rental housing providers to determine whether they are engaging in discriminatory practices. At a minimum, offer education on fair housing law to providers found to act in a discriminatory manner.

Time Frame: 2014

Responsibility: Development Services (Planning Division)

Funding Source: CDBG

H-16 Action 3: Meet with other jurisdictions in the region to identify fair housing strategies and discuss whether a regional fair housing strategy would be beneficial from a cost and/or efficiency perspective.

Time Frame: Ongoing

Responsibility: Development Services (Planning Division)

Funding Source: City Development Services Fund, CDBG

Housing Goal 6: Preserve assisted (subsidized) housing developments for lower-income households.

GUIDING POLICY: PRESERVE ASSISTED HOUSING

H-17 Policy: Preserve existing affordable housing developments at risk of converting to market rate.

H-17 Action 1: Maintain and update the City's affordable housing database as a mechanism to monitor and identify units at risk of losing their affordability subsidies or requirements.

Time Frame: Annually

Responsibility: Development Services (Planning Division)

Funding Source: City Development Services Fund

H-17 Action 2: Continue to work with federal, State, and nonprofit housing organizations that function to purchase or fund the purchase of subsidized, at-risk complexes that the owner wishes to convert to market rate. Annually evaluate the need for the City to establish a program to preserve affordable units at risk of conversion.

Time Frame: Annually evaluate and apply for funding as necessary

Responsibility: Development Services (Planning Division)

Funding Source: City Development Services Fund

2. SUMMARY OF HOUSING NEEDS

REGIONAL HOUSING NEEDS ALLOCATION

The Sacramento Area Council of Governments (SACOG) Regional Housing Needs Plan, finalized in November 2012, projected a Regional Housing Needs Allocation (RHNA) requirement for the City of Elk Grove of 1,018 extremely low-income units, 1,017 very low-income units, 1,427 low-income units, 1,377 moderate-income units, and 2,563 above moderate-income units. **Table 1** depicts a summary of the needs determination for the City's affordable units.

**Table 1
Regional Housing Needs Allocation**

Income Category	RHNA 2013-2021
Extremely Low	1,018 ¹
Very Low	1,017
Low	1,427
Moderate	1,377
Subtotal Affordable Units	4,839
Above Moderate	2,563
Total	7,402

Source: SACOG Regional Housing Needs Plan; Metrolist; City of Elk Grove

¹ Extremely low-income need was determined by assuming the need is 50% of the very low-income RHNA allocation.

3. QUANTIFIED HOUSING OBJECTIVES

Quantified housing objectives are provided in **Table 2** for the new construction (new units), rehabilitation (existing units), and preservation (at-risk units) of affordable and special needs housing units as a result of implementation of the actions set forth in the Goals, Policies, and Actions section of this element.

The actions identified by the City during the planning period will assist in the construction of 96 extremely low , 234 very low-, 345 low-, and 1,530 moderate-income units, and 6,120 above moderate-income units.

**Table 2
Quantified Objectives: 2013-2021**

Task	Income Level					Total
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
Fair Share Allocation	1,018	1,017	1,427	1,377	2,563	7,402
New Construction ¹	96	229	325	1,530	6,120	8,300
Rehabilitation ²	0	5	20	0	0	25
Conservation/ Preservation ³	0	0	0	0	0	0
Totals	96	234	345	1,530	6,120	8,325
Source: City of Elk Grove, January 2014						

¹ New construction estimates are based on projections of 400-800 market-rate units annually in 2013 to 2015, and 1,200 market-rate units annually in 2016 to 2021. At the present affordable housing fee of about \$3,400 per unit, the City would generate about \$26 million to subsidize affordable housing during the eight-year timeframe. At a subsidy of \$40,000 per unit, about 650 lower-income units could be funded. The actual number of units built will vary based on funding availability (including tax credits), construction costs, etc.

² Rehabilitation numbers are based on the availability of funding, primarily at the state or federal level.

³ The City does not have any at-risk units.

4. HOUSING NEEDS ASSESSMENT

Demographic and socioeconomic variables such as population, household characteristics, and housing stock conditions must be analyzed in order to adequately determine the present and future housing needs of the City.

The following data is taken from the 2000 and 2010 US Census reports, 2006–2010 American Community Survey, California Department of Finance, SACOG-approved data, various City documents (including the Affordable Housing Nexus Study completed in February 2013), and other sources.

The US Census, which is completed every ten years, is an important source of information for the Housing Needs Assessment. It provides the most reliable and in-depth data for demographic characteristics of a locality. The 2010 Census forms were much shorter and collected a fraction of the data previously collected. To supplement the shorter form, the American Community Survey was utilized to create sample-based data sets. While the American Community Survey provides a much larger range of data, it also comes with a greater margin of error. There are a few data sets referenced in this table that do not perfectly match totals or percentages. Those inconsistencies are the results of variable margins of error inherent in the American Community Survey data source.

The State Department of Finance (DOF) is another source of valuable data that is more current than the Census. However, the DOF does not provide the depth of information that can be found within the 2010 US Census. Whenever possible, DOF data and other local sources were used in the Housing Needs Assessment in order to provide the most current profile of the community.

The Affordable Housing Nexus Study was conducted to determine the need for affordable housing in the City, which is directly related to new market-rate residential and nonresidential development, and to calculate an affordable housing impact fee related to the housing needs of very low- and low-income households. The DOF provides provisional population and housing estimates for January 1, 2001, through end of 2013.

POPULATION CHARACTERISTICS

From incorporation in 2000 until 2010, the population of the City increased by 111 percent, an average increase of 11 percent annually. The City's rapid development came as a result of an increase in jobs in the Sacramento region and the availability of land outside the downtown Sacramento area (**Table 3**). According to DOF estimates, the City's population in 2013 was 159,074. Growth over the past decade can be largely attributed to new construction (people moving to the City) and the annexation of the Laguna West-Lakeside CDP (adding 25,000 residents to the City), although growth has slowed in recent years. The population of the City is projected to continue to grow at a modest rate over the next several years, reaching over 190,000 by 2029.

**Table 3
Population Trends**

Year	Population	Change	Percentage Change	Annual Percentage Change
¹ 2000	72,665	--	--	--
² 2005	125,703	53,038	72.99%	14.60%
³ 2010	153,015	27,312	21.73%	4.35%
² 2013	159,074	6,059	3.96%	1.32%
⁴ 2017	166,228	7,154	4.50%	0.90%
⁴ 2029	193,783	27,555	16.58%	1.38%

Source: ¹2000 Census, ²Department of Finance, ³2010 Census, Elk Grove 2012, and Center for Strategic Economic Research, 2010

POPULATION BY AGE

According to the 2010 Census, the City’s residents are approximately the same age as Sacramento County residents as a whole. The median age is 34.3 years for the City and 34.8 years for the County. In the City, children (age 14 and under) account for 24.5 percent of the total population, compared with 21 percent for Sacramento County. The City and the County both have a majority of their population under the age of 55; the 55 and over age group accounts for approximately 18 percent of the City’s population, whereas persons 55 and older make up approximately 22 percent of Sacramento County’s population. The largest age group for the City is made up of individuals 35 to 44 years old, who make up nearly 16 percent of the total City population, compared with over 13 percent for Sacramento County.

Generally, persons aged 25 to 44 are considered to be in the family-forming age group. This family-forming age group represents approximately 28 percent of the population in both the City and Sacramento County. These age characteristics suggest that the City’s housing needs will be somewhat similar to those of Sacramento County.

Table 4 shows the age characteristics for the City and Sacramento County as of 2010.

Table 4
Elk Grove and Sacramento County Population by Age

Age Group	Elk Grove		Sacramento County	
	Number	Percentage	Number	Percentage
Under 5 years	11,060	7.23%	101,063	7.12%
5 to 9 years	12,631	8.25%	98,112	6.92%
10 to 14 years	13,830	9.04%	99,820	7.04%
15 to 19 years	13,101	8.56%	105,680	7.45%
20 to 24 years	8,635	5.64%	101,908	7.18%
25 to 34 years	18,646	12.19%	206,646	14.56%
35 to 44 years	24,042	15.71%	190,835	13.45%
45 to 54 years	23,312	15.24%	200,536	14.13%
55 to 59 years	8,472	5.54%	85,332	6.01%
60 to 64 years	6,542	4.28%	70,305	4.96%
65 to 74 years	7,378	4.82%	83,295	5.87%
75 to 84 years	3,924	2.56%	53,193	3.68%
85 years and over	1,442	0.94%	23,063	1.63%
Median Age	34.3	34.8		

Source: 2010 Census, DP-1

Population by Race and Ethnicity

According to the 2010 Census, white individuals made up the largest racial group in the City, comprising approximately 38 percent of the City’s population. Whites also represented the County of Sacramento’s largest racial group, making up over 48 percent of the County’s total population. Asians, which include Chinese, Filipino, Asian Indian, Vietnamese, and other Asian groups, make up the second largest ethnic group, approximately 26 percent, in the City and the third largest, approximately 14 percent, in Sacramento County. African Americans represent nearly 10 percent of the County’s population and nearly 11 percent for the City. In the City, 18 percent of residents are Hispanic, compared to 21.5 percent for all of Sacramento County.

The racial profile of the City shifted somewhat between 2000 and 2010. In both the City and Sacramento County, white individuals declined as a percentage of the population, while the percentage of individuals belonging to ethnic minorities (predominantly Asians) increased. Asians, making up approximately 26 percent of the City’s residents in 2010, comprised only 18 percent in 2000. Similarly, Asian individuals comprised approximately 11 percent of Sacramento County’s residents in 2000 and 14 percent in 2010.

Race characteristics for the City and Sacramento County are shown in **Table 5**.

Table 5
Elk Grove and Sacramento County Population by Race/Ethnicity

Race	Elk Grove		Sacramento County	
	Number	Percentage	Number	Percentage
White	58,305	38.10%	687,166	48.43%
African American	16,462	10.76%	139,949	9.86%
American Indian and Alaska Native	507	0.33%	7,875	0.56%
Asian	39,479	25.80%	198,944	14.02%
Native Hawaiian or Pacific Islander	1,731	1.13%	13,099	0.92%
Hispanic	27,581	18.03%	306,196	21.58%
Other Race	350	0.23%	3,418	0.24%
Two or More Races	8,600	5.62%	62,141	4.38%
Total	153,015	100%	1,418,788	100%

Source: 2010 Census, DP-1

EMPLOYMENT CHARACTERISTICS

The work force in the Sacramento metropolitan area encompasses professional, technical, production, transportation, and service occupations. The region’s manufacturing sector has grown steadily since the late 1970s, spurred by the expansion of high-technology industries. The City’s major employers reflect this economic diversity and include technology, healthcare, financial, and retail activities. The major employers in the City provide about 25 percent of jobs in the community.

Table 6
Major Employers: City of Elk Grove (2013)

Employer	Employees
Sutter Health Sacramento Sierra Region	6,026
Elk Grove Unified School District	5,500
Apple Inc.	1,600
Kaiser Permanente	1,468
Mercy’s Methodist Hospital	1,113
Cosumnes River College	330
ALLDATA/AutoZone	260
Frontier Communication Solutions	200

Source: City of Elk Grove, Chamber of Commerce, 2013

According to the 2006–2010 American Community Survey, approximately 23 percent of employed City residents (15,319 individuals) were employed in the education, health, and social assistance industries. Approximately 15 percent worked in public administration, 11 percent in retail trade industries, and another 9 percent in professional, scientific, and administrative positions.

**Table 7
Elk Grove Employment by Industry**

Sector	Number	Percentage
Educational services, and healthcare and social assistance	15,319	22.87%
Public administration	9,885	14.76%
Retail trade	7,229	10.79%
Professional, scientific, and management, and administrative and waste management services	6,062	9.05%
Finance and insurance, and real estate and rental and leasing	5,519	8.24%
Arts, entertainment, and recreation, and accommodation and food services	4,825	7.20%
Manufacturing	3,839	5.73%
Transportation and warehousing, and utilities	3,808	5.68%
Construction	3,532	5.27%
Other services, except public administration	3,214	4.80%
Wholesale trade	1,840	2.75%
Information	1,734	2.59%
Agriculture, forestry, fishing and hunting, and mining	187	0.28%
Total	66,993	100%

Source: 2006–2010 American Community Survey, DP03

According to SACOG population estimates, the City had 11,147 jobs in 2000. Between 2000 and 2005, the number of jobs in the City more than doubled. As shown in **Table 8**, although future employment growth is projected to occur at a smaller rate, the number of jobs in the City is still expected to roughly double by 2035.

**Table 8
Elk Grove Jobs Projections**

Year	Jobs	Percentage Change
2000*	11,147	--
2005*	24,653	121.16%
2009	28,076	13.88%
2017	34,944	24.46%
2029	48,992	40.20%
2035	56,292	14.90%

Source: SACOG 2002 and 2012, SACOG Draft 2035 Projections

* SACOG projections based on Laguna and Elk Grove Regional Analysis Districts

Jobs-Housing Balance

One way to determine a jobs-to-housing ratio is to divide the number of jobs in an area by the number of occupied housing units in that same area in order to estimate the number of jobs per housing unit. It is generally considered ideal to have one job per housing unit.

Using 2010 Census data it is possible to estimate the ratio of employed residents, whether working in the City or elsewhere, to the total population. This calculation excludes members of the City’s community that are not part of the labor force and therefore not in need of a job. The City experiences a net worker outflow with far more workers leaving the area for employment than coming into it. Fewer than 5,800 City residents work in the city. Approximately 47,000 workers leave the city for employment, leading to a much lower jobs-to-housing ratio than Sacramento County as a whole, as shown in **Table 9**.

Table 9
Elk Grove Jobs-Housing Balance, 2010

	Elk Grove	Sacramento County
Housing Units	47,927	513,945
Employment	24,581	544,287
Jobs per Housing Unit	0.51	1.06

Source: *Led On-The-Map Data - Inflow/Outflow of Workers -All Jobs 2010-HTTP://ONTHEMAP.CES.CENSUS.GOV*

HOUSEHOLD CHARACTERISTICS

According to the 2010 Census, 47,927 households were located in the City. **Table 10** shows the change in the number of households in the City since 2000. While the number of households continues to increase, the rate of household growth is slowing. The number of households in the City doubled from 2000 to 2010, but is expected to increase only 10 percent from 2010 to 2017.

Table 10
Elk Grove Household Growth

	Households	Change	Percentage Change	Annual Percentage Change
2000 ¹	23,766	-	-	-
2005 ²	39,987	16,221	68.25%	13.65%
2009 ²	46,892	6,905	17.27%	4.32%
2010 ³	47,927	1,305	2.21%	2.21%
2012 ²	48,469	542	1.13%	0.57%
2017 ²	52,722	4,253	8.77%	1.75%

Source: ¹2000 Census; ²Department of Finance 2007 Estimates; ³2010 Census

* SACOG projections based on Laguna and Elk Grove RADs

Household Income

California Department of Housing and Community Development (HCD) publishes annual income limits for each county in the State. The 2013 area median income (AMI) in Sacramento County (for a four-person household) is \$76,100. **Table 11** shows the maximum annual income level for each income group adjusted for household size for Sacramento County, as determined by HCD. The maximum annual income data is then utilized to calculate the maximum affordable housing payments for different households (varying by income level) and their eligibility for federal housing assistance.

On average, the household incomes for the City are higher compared to household incomes for Sacramento County. According to the 2006–2010 American Community Survey, the household median income in the City was \$79,457 compared to \$56,439 for all of Sacramento County. In the City, 34 percent of households had in-come of at least \$100,000, compared to 21 percent for all of Sacramento County.

Table 11
Maximum Household Income Level by Household Size, 2013

Household Size	Maximum Income Level				
	Extremely Low	Very Low	Low	Median	Moderate
1-Person	\$16,000	\$26,650	\$42,650	\$53,250	\$63,900
2-Person	\$18,300	\$30,450	\$48,750	\$60,900	\$73,050
3-Person	\$20,600	\$34,250	\$54,850	\$68,500	\$82,150
4-Person	\$22,850	\$38,050	\$60,900	\$76,100	\$91,300
5-Person	\$24,700	\$41,100	\$65,800	\$82,200	\$98,600
6-Person	\$26,550	\$44,150	\$70,650	\$88,300	\$105,900
7-Person	\$28,350	\$47,200	\$75,550	\$94,350	\$113,200
8-Person	\$30,200	\$50,250	\$80,400	\$100,450	\$120,500

Source: Department of Housing and Community Development, Division of Housing Policy Development, February 2013

Extremely Low-Income Households

Households that earn 30 percent or less than the County’s median income (up to \$22,850 for a family of four in 2013) are considered “extremely low-income.” To estimate the number of households in this income category, the City reviewed 2006–2010 American Community Survey data for the number of households in the extremely low-income range.

Table 12
Extremely Low-Income Households (Estimate)

Income Range	Number of Owners	Number of Renters
Extremely Low (0-30% of AMI)	1,941	3,633
Total	5,574	

Source: 2006–2010 American Community Survey, B25118

Household Size

According to the 2006–2010 American Community Survey, two-person households are the most common in the City. **Table 13** displays the number of households by size and percentage of each household size within the community.

Table 13
Household Size of Elk Grove Residents

	Number of Households	Percentage
1 person	7,252	15.13%
2 person	12,547	26.18%
3 person	9,051	18.88%
4 person	9,865	20.58%
5 person	5,146	10.74%
6 person	2,381	4.97%
7+ person	1,685	3.52%
Total	47,927	100%
Average Household Size	3.2	

Source: 2006–2010 American Community Survey, B11016

Household Type

According to the 2006–2010 American Community Survey, the significant majority of households in the City were family households (approximately 81 percent); the remaining 19 percent were non-family households. In Sacramento County, 65.5 percent of households were family households and 34.5 percent were non-family households. Married couples made up 63 percent of all the households in the City. A summary of the City’s household characteristics is provided in **Table 14**.

Table 14
Household Characteristics of Elk Grove Residents

	Number	Percentage
Family Households	36,063	81.34%
Married Couple Households	28,136	63.46%
Female Householder, no husband present	5,901	13.31%
Male Householder, no wife present	2,026	4.57%
Non-Family Household	8,272	18.66%
Householder living alone	6,426	14.49%
Householder not living alone	1,846	4.16%
Total	44,335	100%

Source: 2006–2010 American Community Survey, DP02

Household Tenure

As shown in **Table 15** below, the 2006–2010 American Community Survey reported that the majority of households (approximately 75 percent) in the City were owner-occupied. Approximately 25 percent of households in the City were occupied by renters, a significantly lower amount than for all of Sacramento County, in which 42.5 percent of occupied households were rental units. Numbers in Sacramento County have been more stable, although the number of renter-occupied units increased a few percentage points during this period. There were 47,927 occupied housing units at this time in the City.

Housing market conditions have led to an increase in rental housing in recent years that is likely not yet reflected in the American Community Survey estimates. Foreclosures and a perception that the City’s housing was undervalued led to substantial investor interest in 2012 and 2013.

Table 15
Household Tenure

	Elk Grove		Sacramento County	
Owner-Occupied	35,738	74.57%	295,482	57.49%
Renter-Occupied	12,189	25.43%	218,463	42.51%
Total Occupied Housing Units	47,927	100%	513,945	100%

Source: 2006–2010 American Community Survey, DP04

Overcrowded Households

Overcrowding is defined as a household where there is more than one person per room in an occupied housing unit. Overcrowding can result from a low supply of affordable and adequate housing units. Households that are unable to afford larger housing units may be forced to rent or purchase housing that is too small to meet their needs. According to the 2005–2009 Comprehensive Housing Affordability Strategy (CHAS) data, 3 percent of all occupied households in the City were overcrowded to some degree and 19 percent of all overcrowded units (0.57 percent of total units in the community) were considered “severely overcrowded,” meaning that there were 1.5 people or more per room in the household.

Table 16
Overcrowded Households

	Owner		Renter		Total Occupied Housing Units	Percentage of Housing Units
Overcrowded (1.01-1.49 persons per room)	425	72.03%	555	89.52%	980	2.45%
Severely Overcrowded (1.50 persons or more per room)	165	27.97%	65	10.48%	230	0.57%
Total Overcrowded Units by Tenure	590	100%	620	100%	1,210	3.02%

Source: 2005–2009 Comprehensive Housing Affordability Strategy

HOUSING STOCK CHARACTERISTICS

Age of Housing Stock

According to the 2006–2010 American Community Survey, nearly two-thirds (approximately 63 percent) of all housing units in the City were constructed between 1990 and 2004, and three-quarters of the City’s houses have been built since 1990. Less than 3 percent of housing units in the community were constructed prior to 1950.

Table 17
Age of Housing

Year	Number	Percentage	Accumulated Percentage
Built 1939 or earlier	441	0.93%	0.93%
Built 1940 to 1949	255	0.54%	1.48%
Built 1950 to 1959	676	1.43%	2.91%
Built 1960 to 1969	1,011	2.14%	5.05%
Built 1970 to 1979	3,015	6.39%	11.44%
Built 1980 to 1989	6,274	13.30%	24.74%
Built 1990 to 1999	14,805	31.38%	56.13%
Built 2000 to 2004	15,013	31.83%	87.95%
Built 2005 or later	5,683	12.05%	100%
Total	47,173	100%	

Source: 2006–2010 American Community Survey, DP04

Condition of the Housing Stock

As of February 2013, according to the current age of the housing stock, approximately 12 percent of the housing stock was in need of some type of rehabilitation. In an effort to assist with the rehabilitation needs, the City has a new Minor Home Repair Program that offers forgivable loans of up to \$10,000 to low-income homeowners whose homes have one or more health and safety hazards.

In July 2001, a Housing Condition Survey was conducted to determine the condition of the City’s housing stock. Of approximately 25,000 housing units existing at the time, 2,557 were surveyed. Neighborhoods constructed within the prior 10 years or areas that appeared to be in generally good condition were not surveyed. The survey areas were selected as a result of a drive-by survey of the entire City, which determined areas that appeared to exhibit signs of disrepair or the potential to need repair during the planning period of the Housing Element.

For the survey, seven scoring categories were used: foundation, structural elements, roofing, siding, windows and doors, landscaping, and accessory buildings. A total of four classes—sound condition, sound with minor repairs needed, deteriorated (moderate repairs required), and dilapidated (major repairs required)—were used to describe the condition of housing units and the extent of rehabilitation needed. The housing condition survey was conducted for single-family houses, duplexes, multifamily developments, and mobile homes. The criteria for each class are listed as follows.

Class 1 - Sound Condition

- Foundation is sound, intact, and complete. Vent screens are in place. No substantial damage or wear is visible.
- All structural elements are sound and in good state of repair, including exterior walls, porches, overhead porch and shade structures, carports and other attached structures, and fences.
- Roofing and associated elements are in good repair. Little or no maintenance/repair required.
- Siding is in good shape, needs no repair, and needs little or no paint.
- Windows and doors are intact and in good repair. Little or no damage.
- Landscaping is reasonably maintained.

Class 2 - Sound/Minor Repairs Required

- Foundation requires some repairs, but is generally intact. Screens may be damaged. Stem walls or block foundations may show minor damage.
- Structural elements show some wear and require minor repairs, but are basically sound.
- Some roof shingles missing. Gutters slightly skewed. Minor repairs required, but roof is generally sound.
- Stucco shows minor cracks. Siding has minor surface damage, but is intact. Needs repainting.
- Windows and doors show some damage. Some screens are damaged or missing.
- Landscaping needs minor or major restoration. Some plants dead. Dead patches in lawn.

Class 3 - Deteriorated/Moderate Repairs Required

- Foundation is either partially missing or is in such condition that substantial portions must be replaced. May demonstrate sagging at floor line.
- Structural elements show extensive wear, including porches with minor sagging, fences that are leaning, structure members (major wood elements) showing some cracking, railings or stairs damaged.
- Roof needs to be replaced. Roof structure intact. Chimney requires minor to moderate repairs. Gutter sections detached or significantly skewed. Downspouts missing.
- Siding or stucco needs moderate repair, patching, and paint.
- Window frames require some repair. Multiple panes broken.
- Landscaping requires substantial restoration. Some debris accumulating in yard. Overgrown vegetation creating minor hazards.

Housing Element

Class 4 - Dilapidated/Major Repairs Required

- No foundation is present or foundation is in advanced state of disrepair and needs a completely new foundation.
- Major structural issues. Accessory structural elements show major flaws such as leaning. Load-bearing elements show signs of cracking and wear that could result in structure failure. Fence sections are failing or are down. Conditions constitute a hazard to the public and/or residents.

Table 18
Percentages of Classification Types

Class	Units	Percentage
1	1,469	57.5%
2	936	36.6%
3	103	4.0%
4	49	1.9%
Total	2,557	100%

Source: City of Elk Grove

Table 19
Classification by Type of Residential Unit

Type	Total Units	Class 1	Class 2	Class 3	Class 4
Single-family	2,051	1,220	712	79	40
Duplex	103	28	68	5	2
Multifamily	400	218	156	19	7
Mobile Home	3	3	0	0	0
Total	2,557	1,469	936	103	49

Source: City of Elk Grove

As seen in Tables 18 and 19, a much higher number of units were classified as sound or sound with minor repairs needed, making up 57.5 percent and 36.6 percent respectively, of the total surveyed housing stock. Nearly 2 percent of the total surveyed housing stock, or 49 units, were clearly dilapidated or deteriorated and in need of major repair.

HOUSING COSTS AND OVERPAYMENT

For Sale Housing Costs

The recent recession, exacerbated by the collapse of the subprime mortgage industry, caused a national decline in the residential real estate market that particularly affected California. Foreclosures resulting from the recession and an increase in housing inventory led to a decrease in housing prices, but recent information indicates that home prices are rising. According to the Sacramento Association of Realtors, the median home sales price in the City in July 2013 varied by zip code from \$260,750 to \$305,000, as shown in **Table 20**.

Table 20
Median Home Prices in Elk Grove

	July 2013	One Year Prior	Five Years Prior (July 2008)
95624	\$305,000	\$223,500	\$270,597
95757	\$350,000	\$256,500	\$309,000
95758	\$260,750	\$200,000	\$242,500

Source: Sacramento Association of Realtors, 2013

Rental Housing Cost

According to monthly rental rates surveyed from Trulia.com and Rent.com in December 2012, the median rent in the City was \$1,059 for apartments and \$1,525 for single-family houses. The median rental price for apartments and single-family homes in the City by the number of bedrooms is shown in **Table 21**. Of the 182 housing units surveyed, 140 were single-family houses. Some of the apartment units surveyed could be in projects with rent-restricted units, which offer affordable rents to lower-income households.

Table 21
Elk Grove Rental Costs

Bedroom Type	Median Gross Rent	Number of Units Surveyed
Apartments		
1 bedroom	\$935	9
2 bedroom	\$1,098	25
3 bedroom	\$1,339	8
Single-Family Homes		
1 bedroom	\$1,100	1
2 bedroom	\$1,250	9
3 bedroom	\$1,395	57
4 bedroom	\$1,650	58
5 bedroom	\$1,875	13
6 bedroom	\$3,850	2

Source: Trulia.com December 2012, Rent.com December 2012

Overpayment

Overpayment occurs when a household’s monthly shelter cost exceeds 30 percent of the household’s income. Shelter cost is defined as the monthly owner costs (e.g., mortgages, taxes, insurance on the property, and utilities) or the gross rent (contract rent plus the estimated average monthly cost of utilities).

According to the 2005-2009 CHAS data, approximately 43 percent of the owner-occupied households and approximately 53 percent of the renter-occupied households in the City were overpaying for housing. **Table 22** illustrates the extent of overpayment by

income group for the City. In total, 7,970 lower-income households (very low- and low-income)—4,229 households in owner-occupied units, or 13 percent of owner-occupied households, along with 3,740 lower-income households in renter-occupied units, or 44 percent of all rental households—were overpaying. The overpayment rates among homeowners may be a result of the subprime mortgage collapse combined with lower incomes as a result of the recession. Lower incomes may also be a factor in overpayment of rental units, along with the increased difficulty in gaining homeownership of entry-level single-family homes, and may signal a need for the availability of a variety of rental housing types.

Table 22
Total Households Overpaying by Tenure

Household Type	Renters		Owners		Total	
	Number	Percentage	Number	Percentage	Number	Percentage
Very Low-Income (31-50% MFI)	2,430	54.2%	1,920	14.2%	4,351	24.2%
Low-Income (51-80% MFI)	1,310	29.2%	2,309	17.1%	3,619	20.1%
Total Lower Income Households Overpaying	3,740	44.0%	4,229	13.4%	7,970	19.9%
Moderate and Above Moderate-Income (>81% MFI)	740	8.7%	9,289		10,029	55.7%
Total Households Overpaying	4,480	52.7%	13,518	42.9%	17,999	45.0%
Total All Households	8,500	-	31,535	-	40,035	-

Source: 2005-2009 CHAS data

HOUSING AFFORDABILITY BY HOUSEHOLD INCOME

The cost of homeownership can be compared to a household’s ability to pay for housing to determine the “affordability gap,” or the difference between housing costs and the income levels of area residents. As noted previously, the median income for a four-person family in Sacramento County is \$76,100, the median home sale price in the City varied by zip code from \$260,750 to \$305,000, and the median rental price in the community is \$1,059 for an apartment and \$1,525 for a single-family house. To avoid overpaying for housing at the expense of other needs (food, clothing, medical care, etc.) an affordable home is one that costs 30 percent or less of the household’s income.

Tables 23 and **24** show the maximum rents and sales prices, respectively, that are affordable to very low-, low-, moderate-, and above moderate-income households. Affordability is based on the following assumptions: a household spending 30 percent or less of their total household income for shelter; the maximum household income levels established by HCD as shown previously in **Table 11**; and maximum affordable sales prices based on 5 percent down, 30-year fixed rate mortgage at 4.5 percent. **Tables 23** and **24** illustrate affordable housing costs for the different income groups for

a four-person household. The median apartment rental cost in the City is not considered affordable for extremely low- and very low-income households, and the median rent for a three-bedroom apartment or any size single-family house exceeds what is considered affordable for a low-income household. Additionally, the median home sale price for houses with any number of bedrooms in the City is not affordable for extremely low- and very low-income households, and three and four-bedroom houses are not considered affordable for low-income households.

Table 23
Affordable Renter-Occupied Housing Costs

Unit Size	Very Low Income	Low Income	Moderate Income
1 Bedroom	\$690	\$994	\$1,603
2 Bedrooms	\$774	\$1,117	\$1,801
3 Bedrooms	\$851	\$1,232	\$1,993

Source: City of Elk Grove Affordable Housing Nexus Study 2013

Affordable housing cost for renter-occupied households assumes 30 percent of gross household income, including utility costs.

Table 24
Affordable Owner-Occupied Housing Costs

Unit Size	Very Low Income	Low Income	Moderate Income
2 Bedrooms	\$122,200	\$179,000	\$294,000
3 Bedrooms	\$138,100	\$201,800	\$329,100
4 Bedrooms	\$150,800	\$219,600	\$357,000

Source: City of Elk Grove Affordable Housing Nexus Study 2013

Affordable housing sales prices are based on the following assumed variables: approximately 5% down payment, 30-year fixed mortgage at 4.5% annual interest rate.

Housing Vacancy

Vacancy trends in housing are analyzed using a “vacancy rate” which establishes the relationship between housing supply and demand. For example, if the demand for housing is greater than the supply, then the vacancy rate is probably low and the price of housing will most likely increase. According to “Raising the Roof, California Housing Development Projections and Constraints, 1997-2020,” the desirable vacancy rate in a community is considered to be 5 percent. Generally, when the vacancy rate drops below 5 percent, the demand for housing exceeds the supply of housing. Subsequently, prospective buyers and renters may experience an increase in housing costs.

According to the 2010 Census, the vacancy rate was 5.6 percent for the City and 7.5 percent for Sacramento County. **Table 25** shows the City’s vacancy rates by type of housing. Sacramento County has a larger percentage of vacant housing units than the City, although the City has a substantially greater proportion of vacant for sale-only units.

Table 25
Household Vacancy Status

	Elk Grove		Sacramento County	
Total	48,532	100%	556,208	100%
Occupied Housing Units	45,830	94.4%	514,221	92.5%
Vacant Housing Units	2,702	5.6%	41,987	7.5%
For rent	722	26.7%	19,949	47.5%
For sale only	894	33.1%	7,714	18.4%
Rented or sold, not occupied	188	7.0%	2,152	5.1%
For seasonal, recreational, or occasional use	181	6.7%	2,357	5.6%
For migrant workers	0	0.0%	53	0.1%
Other vacant	722	26.7%	9,762	23.3%

Source: 2010 Census

FUTURE HOUSING NEEDS

SACOG’s current Regional Housing Needs Plan (RHNP) covers January 1, 2013, through October 31, 2021. Pursuant to the provisions of the RHNP and to adequately provide affordable housing for all income groups, specifically very low- and low-income groups, the City will need to identify sites for 3,462 new extremely low-, very low-, and low-income housing units through 2021. The City’s allocated number of affordable housing units is equal to approximately 47 percent of the 7,402 total housing units the City is projected to need by 2021.

Regional Housing Needs Allocation

An RHNP is mandated by the State of California (Government Code Section 65584) for regions to address housing issues and needs based on future growth projections for the area. The RHNP is developed by SACOG and allocates to cities and counties their “fair share” of the region’s projected housing needs. The RHNP allocates “fair share” housing allocations by household income groupings over the eight-year planning period for each specific jurisdiction’s Housing Element. The RHNP, which covers a span of 7.5 years, also identifies and quantifies the existing housing needs for each jurisdiction.

The intent of the RHNP is to ensure that local jurisdictions address not only the needs of their immediate areas but also fill the housing needs for the entire region. Additionally, a major goal of the RHNP is to ensure that every community provides an opportunity for a mix of housing affordable to all economic segments of its population. The RHNP jurisdictional allocations are made to ensure that adequate sites and zoning are provided to address existing and anticipated housing demands during the planning period and that market forces are not inhibited in addressing the housing needs for all facets of a particular community. **Table 26** provides the Regional Housing Needs Allocation (RHNA) target for the planning period 2013 through 2021 (also referred to as “basic construction needs”) for each of the five household income groups for the City of Elk Grove.

Table 26
Regional Housing Needs Allocation

Income Level	Allocation	Percent of Total
Extremely low (below 30% AMI)	1,018 ¹	13.75%
Very low (30% to 50% AMI)	1,017	13.74%
Low (51% to 80% AMI)	1,427	19.28%
Moderate (81% to 120% AMI)	1,377	18.60%
Above moderate (over 120% AMI)	2,563	34.63%
Total	7,402	100%

Source: SACOG 2013–2021 Regional Housing Needs Assessment – Final Allocations

¹ Extremely low-income was determined by assuming the need is 50 per-cent of the very low-income RHNA.

SPECIAL HOUSING NEEDS

Household groups with special needs include seniors, mentally and physically disabled persons, single-parent households (both female-headed and male-headed), large family households, agricultural workers, and home-less persons. Households with special housing needs often have greater difficulty in finding decent and afford-able housing. As a result, these households may experience a higher prevalence of overpayment, overcrowding, and other housing problems.

Senior Households

Senior households have special housing needs primarily resulting from physical disabilities and limitations, in-come, 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 2006–2010 American Community Survey, there were 5,461 households in the City headed by a person 65 years or older. The median household income in the City at this time was \$79,754; as shown in **Table 27**, more than 20 percent of elderly-headed households were earning less than 30 percent (approximately \$23,926) of the median income.

Table 27
Elderly Households by Income

Income Level	Elderly-Headed Households	
	Number	Percent
Less than \$10,000	266	4.87%
\$10,000 to \$14,999	393	7.20%
\$15,000 to \$19,999	321	5.88%
\$20,000 to \$24,999	276	5.05%
\$25,000 to \$29,999	308	5.64%
\$30,000 to \$34,999	344	6.30%
\$35,000 to \$39,999	248	4.54%
\$40,000 to \$44,999	252	4.61%
\$45,000 to \$49,999	203	3.72%
\$50,000 to \$59,999	645	11.81%
\$60,000 to \$74,999	380	6.96%
\$75,000 to \$99,999	623	11.41%
\$100,000 to \$124,999	521	9.54%
\$125,000 to \$149,999	329	6.02%
\$150,000 to \$199,999	305	5.59%
\$200,000 or more	47	0.86%
Total	5,461	100%

Source: 2006-2010 American Community Survey, B19037

Of the senior households in the City, approximately 79 percent are owner-occupied and 21 percent are renter occupied, as shown in **Table 28**.

Table 28
Senior Householders by Tenure

Householder Age	Owners	Renters	Total
65-74 years	3,089	676	3,765
75 plus years	1,954	699	2,653
Percentage	78.58%	21.42%	100%
TOTAL	5,043	1,375	6,418

Source: 2010 Census

Senior Housing

Residential care homes (for six or fewer people) are a permitted use in all residential and agricultural zones, as well as the General Commercial (GC) zone. Residential care facilities (for more than six people) are a permitted use in the higher-density residential designations (RD-20, RD-25, and RD-30), and are allowed with a Conditional Use Permit (CUP) in all agricultural zones and in the Limited Commercial (LC), GC, and Commercial Recreation (C-O) zones. Adult day care centers are a permitted use in all residential

zones except for the higher-density designations (where they are allowed with a CUP), as well as being a permitted use in all agricultural zones. Housing types for persons with disabilities are provided for in the Zoning Code adequately and no constraints are present.

Further, caretaker housing is allowed with a CUP in the industrial zones and is permitted by right in all commercial zones. No special design or permitting standards have been established for residential care facilities other than the CUP where required. In addition, the City ensures compliance with all standards of the Americans with Disabilities Act (ADA).

A number of residential care homes for the elderly are located in the City and provide living assistance to persons 60 years of age and older. As of early 2013, licensed care homes and those with their licenses pending had a capacity of 1,036 people. In addition to care homes, the City has five senior apartment complexes providing a total of 710 units for persons 55 and over. Of these units, all but 115 are affordable senior housing.

Disabled Persons

According to the California Government Code, a “disability” includes, but is not limited to, any physical or mental disability as defined in Section 12926.

“Mental disability” includes, but is not limited to, having any mental or psychological disorder or condition, such as intellectual disability, organic brain syndrome, emotional or mental illness, or specific learning disabilities, that limits a major life activity.

“Physical disability” includes, but is not limited to, having any physiological disease, disorder, condition, cosmetic disfigurement, or anatomical loss that affects one or more of the following body systems: neurological, immunological, musculoskeletal, special sense organs, respiratory, including speech organs, cardiovascular, reproductive, digestive, genitourinary, hemic and lymphatic, skin, and endocrine.

Physical, mental, and/or developmental disabilities could prevent a person from working, restrict a person’s mobility, or make caring for oneself difficult. Therefore, disabled persons often 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 counter-tops, grab bars, adjustable showerheads) and special sensory devices including smoke alarms and flashing lights.

The Census defines three types of disabilities including work disability, mobility limitation, and self-care limitation. According to the 2008–2010 American Community Survey, 14,993 people in the City over the age of 5 possessed some type of disability. **Table 29** shows the total number of disabilities by employment status. Many of these persons have more than one disability, which is the reason for a higher number of disabilities than disabled persons. The greatest proportion of disabilities are employment disabilities

Housing Element

followed closely by physical disabilities, which are often related to each other, meaning a person with a physical disability may not be able to work.

According to the 2008–2010 American Community Survey, of the 73,807 people in the City’s labor force, 3,376 people are employed with a disability, and 644 members of the labor force are unemployed and possess a disability.

The City incorporates the Federal Fair Housing Act, the California Fair Employment and Housing Act of 1964, and the ADA as supported in Title 24 of the California Government Code, as a part of its building requirements. These three statutes address the fair housing and building standards adhered to by the City for persons with disabilities.

Table 29
Disability Type by Employment Status (Ages 16–64)

Total Disabilities	Number	Percentage 100%
Employed	3,376	-
Hearing difficulty	1,237	36.64%
Vision difficulty	335	9.92%
Cognitive difficulty	953	28.23%
Ambulatory difficulty	1,187	35.16%
Self-care difficulty	116	3.44%
Independent living difficulty	395	11.70%
Unemployed	644	-
Hearing difficulty	223	34.63%
Vision difficulty	197	30.59%
Cognitive difficulty	249	38.66%
Ambulatory difficulty	167	25.93%
Self-care difficulty	0	0%
Independent living difficulty	95	14.75%
Not in Labor Force	3,763	-
Hearing difficulty	845	22.46%
Vision difficulty	656	17.43%
Cognitive difficulty	1,635	43.45%
Ambulatory difficulty	2,564	68.14%
Self-care difficulty	1,200	31.89%
Independent living difficulty	1,739	46.21%

Source: 2008–2010 American Community Survey, B18120

* Figures in each category may not add up to the total because some individuals may report having multiple disabilities.

In accordance with Government Code Sections 65583, an analysis of the City's codes and development procedures to identify any constraints to the development of housing for persons with disabilities was completed as a part of this Housing Element update.

Residential care homes are allowed by right in all residential zones, with the exception of residential care facilities (for more than six persons) which are only allowed by right in the higher density designations (RD-20, 25, 30). Adult day care service uses are also allowed by right in all residential zones except in the RD 20, 25, and 30, where a conditional use permit (CUP) is required. Housing types for persons with disabilities are provided for in the Zoning Code adequately and no constraints are present.

The Zoning Code has provisions for group homes (residential care facilities) over six persons specifically for disabled residents and has no siting requirements or other standards specifically for residential care facilities that affect the cost or development of housing for persons with disabilities. In addition, the City ensures compliance with all the standards of the Americans with Disabilities Act (ADA). The Zoning Code's definition of family is consistent with state law.

In order to accommodate persons with disabilities, residential care homes for six or fewer adults are allowed in the City's residential zones by right. In addition, residential care facilities with more than six adults are permitted in all of the agricultural zones as well as some of the commercial zones in the City with a CUP. Further, care-taker housing is allowed with a CUP in the industrial zones and is permitted by right in all commercial zones. No special design or permitting standards have been established for residential care facilities other than the CUP where required.

The City has 39 adult residential care homes that are licensed or have licenses pending, which provide living assistance to persons 18 to 59 years of age.

Persons with Developmental Disabilities (Senate Bill 812)

Government Code Section 65583(a)(7) requires the City to discuss the needs of individuals with a developmental disability in the special needs housing analysis. A developmental disability is defined in Section 4512 of the Welfare and Institutions Code 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 intellectual disability, cerebral palsy, epilepsy, and autism. This includes disabling conditions found to be closely related to intellectual disability, or requiring treatment similar to that required for individuals with intellectual disability, but does not include other handicapping conditions that are solely 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 California Department of Developmental Services provides community-based services to approximately 243,000 individuals with developmental disabilities and

their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The City 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 and nonprofits to offer a wide range of services.

As of October 2012, the Alta California Regional Center provided services to 17,127 people across six counties; 1,407 of these individuals lived in the City. **Table 30** summarizes the number of City residents being served by age group.

Table 30
Developmentally Disabled Persons in Elk Grove Assisted by Alta California Regional Center by Age

Age Group	Number	Percentage
0 to 14 years old	587	41.72%
15 to 22 years old	345	24.52%
23 to 54 years old	415	29.50%
55 to 64 years old	39	2.77%
65 years old and over	21	1.49%
Total	1,407	100%

Source: Alta California Regional Center Data, Sacramento County, 2012

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, Section 8 vouchers, special programs for home purchase, HUD housing, and Senate Bill 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 child care, healthcare, and other supportive services.

Table 31 illustrates the percentage of all families that are female-headed with no husband present and male-headed with no wife present, as well as the percentages of single-parent families in poverty, as reported by the 2006-2010 American Community Survey. Single-parent female-headed families comprised 18 percent of all families in the City, and approximately two-thirds (63 percent) have children under 18. Among all families below the poverty level, 40 percent are female-headed single-parent families, and 36 percent are female-headed single-parent families with children under 18. By contrast, single-parent male-headed households make up just under 9 percent of families below the poverty level.

**Table 31
Single-Parent Families**

Householder Type	Number	Percentage
Female-Headed Families (no husband present) with Children under 18	4,475	62.92%
Female-Headed Families (no husband present) without Children under 18	2,072	37.08%
Total Female-Headed (no husband present) Families	6,547	100%
Male-Headed Families (no wife present) with Children under 18	1,343	66.29%
Male-Headed Families (no wife present) without Children under 18	683	33.71%
Total Male-Headed (no wife present) Families	2,026	100%
Total Single-Parent Families	8,573	23.77%
Total Families	36,063	100%
Total Female-Headed Families (no husband present) under the Poverty Level	915	40.11%
Female-Headed Families (no husband present) with Children under 18 under the Poverty Level	820	35.95%
Male-Headed Families (no wife present) under the Poverty Level	198	8.68%
Total Single-Parent Families under the Poverty Level	2,281	100%

Source: 2010 Census, QT-P11, 2006–2010 American Community Survey, DP02, B17012

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 percent of all households in the City include five or more people, as shown in Table 32. Approximately 71 percent of large households own their homes (slightly less than the community average of 75 percent), and 29 percent rent.

According to the 2006–2010 American Community Survey, more than 87 percent of all housing units in the City had at least three bedrooms. Approximately 95 percent of all owner-occupied units and 64 percent of all renter-occupied units had three 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 the City. However, affordability of larger housing units for large lower-income families may still be an issue.

**Table 32
Large Households**

Household Size	Number	Percentage
1 person	7,252	15.13%
2 people	12,547	26.18%
3 people	9,051	18.88%
4 people	9,865	20.58%
5 people	5,146	10.74%
6 people	2,381	4.97%
7 people or more	1,685	3.52%
All large households (five or more people)	9,212	19.23%
All households	47,927	100%

Source: 2010 Census

Agricultural Workers

Agricultural workers earn their primary income through permanent or seasonal agricultural labor. According to the 2006-2010 American Community Survey, 187 people (0.28 percent of all employed civilians) in the City worked in the agriculture, forestry, fishing, hunting, and mining economic sectors. In all of Sacramento County, 0.6 percent of workers are employed in these industries.

The types of agricultural production in the City do not require large numbers of migrant and seasonal farm laborers and a large influx of farm labor does not occur. It is considered that the housing need for the limited number of farmworkers in the City is met through existing housing. Housing for employees is a permitted use in all agricultural zones. Employee housing serving six or fewer employees is considered a single-family residence and allowed in all residential zones. Any application for farmworker housing is treated in the same way as other affordable housing projects and all the resources the City has to offer for affordable housing are made available for the development of the project. Incentives such as fee reduction, expedited permitting process, and streamlining and modification of development standards are available for the production of farmworker housing.

Homeless Persons

Homeless individuals and families 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. California state law requires that housing elements estimate the need for emergency shelter for homeless people.

According to the 2011 Sacramento County Homelessness Count, 2,376 persons were homeless throughout the County on any given night in January of that year, 353 of whom were considered chronically homeless (some-one with a disabling condition who

has either been continuously homeless for at least a year or has been homeless at least four times in the previous three years). The California DOF projects that Sacramento County had a population of 1,427,961 in January 2011, so approximately 0.18 percent of the County population was homeless and 0.02 percent was chronically homeless. Applying these percentages to the City's projected 2011 population, it can be assumed that the City had 278 homeless people, 31 of whom were chronically homeless.

The City has two main providers of homeless services: the Elk Grove Food Bank and Sacramento Self Help Housing (SSHH). The Elk Grove Food Bank indicated that it served approximately 62 homeless persons in December 2012, comprising 39 households. Of these 62 individuals, 12 were children, and 10 were considered chronically homeless. SSHH offers assistance to City residents in need of housing, with a focus on persons who are homeless or at risk of becoming homeless. SSHH's clientele includes people living on the streets or living with friends or family; it served more than 90 households in 2011-12.

In March 2013, the City opened its first transitional home, Grace House, located in Old Town Elk Grove. In 2012, the City purchased the 2,200-square-foot, five-bedroom, three-bathroom home and subsequently completed a full renovation of the property. Grace House provides a temporary place for homeless persons to stay while they get on their feet and work on finding permanent housing. Homeless residents can stay for up to six months. The home is operated by SSHH, in cooperation with the Elk Grove Food Bank and People Assisting the Homeless, which provides job training, mentoring, and case management to the residents.

New legislation (SB 2) requires local jurisdictions to strengthen provisions for addressing the housing needs of the homeless, including the identification of a zone or zones where emergency shelters are allowed as a permitted use. Emergency shelters are permitted without any discretionary action in the General Commercial (GC) and Light Industrial (LI) zones in the City of Elk Grove. The GC zone is especially appropriate as it is intended to support the development of urban villages that offer a mixture of retail, offices, services, entertainment and commercial. As of July 2008, there were 76 acres of vacant GC and LI land in the City and an additional 34 acres of underdeveloped sites, which provides ample opportunity for the development of emergency shelters. Emergency shelters are also allowed with a conditional use permit in the RD-7, RD-10, RD-15, RD-20, RD-25, and RD-30 zones. The CUP requirement does not constrain the development of emergency shelters, because the application must comply with only two criteria: (1) consistency with the General Plan (i.e., Housing Element goals and policies); and (2) that the use will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood.

Transitional housing is defined by Section 50675.2 of the Health and Safety Code. Transitional and supportive housing may be designated for a homeless individual or family transitioning to permanent housing. Taking several forms, transitional housing can be group housing or multifamily units and may include supportive services. Transitional housing is a permitted use in all residential zoning districts.

Individuals and families that are homeless or are at risk of becoming homeless are part of the extremely low-income group. Government Code Section 65583, as amended in

2006, requires the identification and analysis of the housing needs of extremely low-income households. A Housing Element must also identify zoning to encourage and facilitate supportive housing and single-room occupancy units. Supportive housing types differ slightly from transitional housing. According to Section 50675.14 of the Health and Safety Code, supportive housing has no limit on the length of stay when occupied by a target population as defined in Health and Safety Code Section 53260 (i.e., low-income person with mental disabilities, AIDS, substance abuse or chronic health conditions or persons whose disabilities originated before the person turned 18), and is linked to on-site or off-site services that assist residents in retaining housing, improving their health skills, maximizing their ability to live and, when possible, work in the community. The City allows supportive housing as a permitted use in all residential zoning districts. Additionally, single-room occupancy units are specifically allowed with a CUP in RD-10, RD-15, RD-20, RD-25, and RD-30 zones, as well as being a permitted use in GC zones.

5. ADEQUATE SITES

COMPLYING WITH THE ADEQUATE SITES REQUIREMENT

State law requires jurisdictions to demonstrate that “adequate sites” will be made available over the planning period (2013–2021 for the SACOG region) to facilitate and encourage a sufficient level of new housing production. Jurisdictions must also demonstrate that appropriate zoning and development standards, as well as services and facilities, will be in place to facilitate and encourage housing.¹ The Housing Element provides an inventory of land suitable for residential development, including vacant and underutilized sites, and analyzes the relationship of zoning and public facilities and services to these sites.

To comply with the adequate sites requirement, the City can take credit toward the RHNA for any new housing units during the 2013–2021 planning period. New housing units include either those built (issued a certificate of occupancy) or approved since January 1, 2013 (the beginning of the 5th Housing Element cycle).

The following discussion identifies how the City may provide for a sufficient number of sites to facilitate housing production commensurate with the 2013–2021 RHNA numbers. In evaluating the adequacy of sites to fulfill the RHNA by income level, HCD assesses a jurisdiction’s development potential by zoning district and corresponding density level. The assumption is that density can reduce the per-unit cost of development and therefore the sales price or rent of the housing developed.

PROGRESS TOWARD MEETING HOUSING NEEDS

An important component of the Housing Element is the identification of sites for future housing development and evaluation of the adequacy of these sites in fulfilling the City’s share of regional housing needs as determined by SACOG. Between January 1, 2013, and August 31, 2013, 343 housing units were completed.

After considering units constructed, the City’s remaining housing allocation to be accommodated under the SACOG Regional Housing Needs Plan is 7,059 housing

units: 1,018 extremely low-income units, 1,017 very low-income units, 1,427 low-income units, 1,377 moderate-income units, and 2,220 above moderate-income units. **Table 33** summarizes the City’s progress in meeting its 2013–2021 RHNA.

Table 33
Progress in Meeting Regional Housing Allocation

Income Category	2013–2021 RHNA	2013–2021 Units Constructed	Remaining RHNA	Land Inventory Capacity	Surplus
Extremely Low	1,018	0	1,018	3,508	46
Very Low	1,017	0	1,017		
Low	1,427	0	1,427		
Moderate	1,377	0	1,377	4,427	830
Above Moderate	2,563	343 ¹	2,220		
Total Units	7,402	343	7,059	7,935	876

¹ Units receiving a Certificate of Occupancy between January 1 and August 31, 2013

AVAILABLE SITES

As part of the 5th round Housing Element update, the City analyzed sites appropriate for single- and multifamily development that were vacant or underdeveloped. Sites zoned RD-25 or higher, and sites that have the multifamily overlay zoning, (see Table 35) are available to meet the City’s lower income RHNA. The entitled projects included in Table 36 will accommodate the City’s moderate and above moderate income RHNA. Please refer to **Figure 1** for a map of these sites.

The City’s approach to meeting its regional housing need allocation included modifying the density range for the RD-25 zone from 20.1-25 units per acre to 20.1-30.0 units per acre, and evaluating a list of candidate sites to apply the new RD-25 zoning.

In determining the candidate sites, the City looked at several factors, which were consistent with the City’s General Plan. Some of the general factors considered for each site were:

- Compatible with surrounding land uses
- Between 8-15 acres
- Proximity to multifamily (within 1/3 mile)
- Services nearby (today)
- Major roads (existing)
- Public transit (existing)
- Pedestrian accessible (existing)

All sites identified met a minimum of one of the factors listed above.

The total number of multifamily units that could be developed on available sites is

¹ State of California, Government Code, Section 65583(c)(1).

3,501 and 30 on sites with the multifamily overlay. While the City is not relying on any multifamily overlay sites (Site 4-8) to meet its RHNA, there is additional capacity available on these sites if needed. For sites included in **Table 35** where an onsite constraint has been identified, the capacity for the site has been adjusted to only include the buildable acreage.

In addition, to ensure the City has enough capacity to meet its lower income RHNA, the City has included Program H-1, Action 2, which requires rezoning approximately 60 gross acres of the Southeast Policy Area (site 13) and 15 acres of site 21 to High Density Residential.

Southeast Policy Area (SEPA)

On July 27, 2012, the City Council directed staff to prepare a master plan for the 1,200 acre Southeast Policy Area. Their initial direction focused on providing a strong jobs center to address the City's jobs-housing imbalance, along with refining the ideas found in a series of visioning workshops held with the public in the preceding months. On March 13, 2013, after review and refinement by the Planning Commission, the City Council re-viewed and directed staff to proceed in the master planning based upon a refined illustrative land use map. That map indicates the location and scale of various land uses planned for the area, and includes 60 acres of higher density residential uses (20.1 to 30.0 dwellings per acre). Since the March 2013 meeting, staff has been working to refine the illustrative land use map (e.g., including drainage infrastructure, parks, trails, roadway sizing). The 60 gross acres of high density residential has not been modified through this process.

The ultimate master plan will include four key components, described below:

- 1) A Community Plan, which will be adopted as part of the General Plan, and will provide policy-level guidance on future development of the 1,200 acres.
- 2) Four technical studies, including traffic, drainage, water, and sewer, which will “pre-plan” the public infrastructure and streamline future development of the area, thereby reducing a constraint to the development of housing.
- 3) The required Environmental Impact Report under the California Environmental Quality Act (CEQA), which will provide programmatic-level coverage for future development. It is anticipated that most, if not all, future projects will qualify for streamlined review and minimal to no further CEQA work under State CEQA Guidelines Section 15183.
- 4) A Special Planning Area, or SPA, which will serve as the zoning regulations for the area. The document includes a land plan and regulation pertaining to minimum density, allowed building height, setbacks, and other development standards and regulations applicable to the area. Properties within the SPA will be rezoned into the SPA as part of the adoption of the master plan.

As of December 2013, these four components are being finalized for release for public review in early 2014. Plan adoption is scheduled for May 2014.

Site 21

Site 21 (Sheldon Farms) is located at the southeast corner of Sheldon Road and Bruceville Road and is directly adjacent to the City's boundary with Sacramento City. The site measures approximately 146 acres across five parcels, is bisected by Laguna Creek, and is under common ownership. It is currently zoned Laguna Community/Floodplain Special Planning Area, a special purpose zoning district established in the 1980s by Sacramento County prior to Elk Grove incorporation. The current zoning limits development of the site to limited agricultural uses, on an interim basis, until certain drainage improvements are completed upstream of the site. These improvements were completed by the City around 2006.

In 2008, the City adopted General Plan Land Use Policy LU-40, which requires that between 10 and 15 acres of the 146 acres be developed with high density residential uses. Implementation of this program will require, at a minimum, the rezoning of a portion of the property. The City anticipates that a mini-master plan will be prepared for the site. This plan will replace the existing regulations and provide the zoning information necessary to develop the site. Given the common ownership of the site, the City anticipates this to be an applicant-initiated master plan.

The sites in **Table 36** are all currently entitled projects and can accommodate the City's moderate and above moderate RHNA. These sites are planned for moderate to lower-density single-family projects. Sites with General Plan designations of LDR, MDR, and HDR allow densities ranging from 4 to 20 units per acre for a total capacity of 4,427 units.

It is assumed that the City's moderate- and above moderate-income RHNA will be met on sites included in **Table 36**. Based on data in the Housing Needs Assessment regarding recent sales prices and affordability by income level, moderate-income households can afford current market-rate sales prices. **Tables 20** (Median Home Prices in Elk Grove) and **24** (Affordable Owner-Occupied Housing Costs) show that median sales prices in the City range from \$260,000 to \$350,000 and the maximum affordable cost for a moderate-income household is \$357,000.

For sites noted as underutilized in **Table 35**, these sites generally have one to two single-family homes on them. On several sites, property owners have expressed interest in developing them with more intensive uses (including residential development of various densities). Based on location, size, and surrounding uses, these sites have the potential to be developed at a higher density. Because of this, the City feels they are appropriate to include in the site inventory

Realistic Capacity

In an effort to determine the realistic capacity for each site, the City staff reviewed affordable multifamily projects in the City since 2005 (**Table 34**). It was determined that the average density of multifamily development projects was approximately 24 units per acre. Although the City has assumed a density of 21 units per acre when determining the realistic capacity for each site, the maximum allowable density in the RD-25 zone will be 30 du/acre.

Table 34
Elk Grove Affordable Multifamily Housing Projects

Year Built	Project Name	Number of Income Restricted Units	Density (units/acre)
2012	Ridge Apartments	103 very low- and 100 low-income units	19
2012	Vintage at Laguna II	23 very low- and 45 low-income units	30
2009	Montego Falls	26 very low- and 105 low-income units	25
2009	Seasons Apartments	45 very low- and 176 low-income units	26
2007	Stoneridge	36 very low- and 59 low-income units	19
2006	Waterman Square	34 very low- and 49 low-income units	21
2006	Crossings at Elk Grove	40 very low- and 131 low-income units	21
2005	Vintage at Laguna I	32 very low- and 125 low-income units	38

Source: City of Elk Grove, 2013

*Funding through Affordable Housing Loan Program.

Table 35
Elk Grove Higher Density Vacant/Underutilized Sites Characteristics

Map ID	APN	Developable Acreage	Location	General Plan	Zoning	Realistic Unit Capacity	Vacant or Underdeveloped	Entitlement Status	Clear of Known Site Constraints
1	134-1010-013	15.3	North end of Lent Ranch	HDR	SPA	245	Vacant	DA requires affordable units	Y
2	132-1780-046	12.4	East Franklin at SW corner of Quail Run Lane/Poppy Ridge Road and Bruceville Road	HDR	RD-25	260	Underdeveloped	None	Y
3	132-0050-050	14	Laguna Ridge, SE corner of Poppy Ridge Road and Bruceville Road	HDR	RD-25	294	Underdeveloped	None	Y
6	116-0042-025 & 007	5.04		C/O/MF	AR-5 (MF)	60	Vacant	Application withdrawn	Floodplain issues; final station sitting unresolved
8	116-0320-024	2	NW corner of Laguna Boulevard and Big Horn Road	O/MF	MP (MF)	30	Vacant	None	Y
9	115-0150-069	8.68	East Stockton Boulevard just north of Sheldon Road	HDR	RD-25	182	Vacant	None	Y
10	116-0011-004	6.50 ¹	NW corner of Big Horn and Bruceville Road	HDR	RD-25	137	Vacant	None	Laguna Creek; some area available to de-velop
11	Not yet assigned	Approx. 60	Southeast Policy Area ²	SEPA	RD-25	1,260	Underdeveloped	In process, consistent	Y
12	119-1110-089	3.91	Laguna West Town Center	HDR	RD-25	82	Vacant	None	Y
13	119-1110-090	3.92	Laguna West Town Center	HDR	RD-25	82	Vacant	None	Y
14	132-0050-091	9.5	Laguna Ridge, SW corner of Poppy Ridge and Big Horn	HDR	RD-25	200	Vacant	None	Y
15	132-0050-052	0.9		HDR	RD-25	19	Vacant	None	Y
16	132-0050-044	1.6		HDR	RD-25	34	Vacant	None	Y
17	115-0180-012	2.08	Elk Grove Florin Road just south of Calvine	HDR	RD-25	93	Underdeveloped	Prior application withdrawn	Y
	115-0180-013	2.34		HDR	RD-25				
18	116-1560-002	0.16	Elk Grove Boulevard at Backer Ranch (next to Nug-get)	HDR	RD-25	64	Vacant	Application in process, consistent	Y
	116-1560-003	0.14							
19	119-1920-017	1.8	Harbour Point at Maritime	HDR	RD-25	63	Vacant	None	Y
	119-1920-018	1.2							
20	115-0162-033	4.75	East Stockton Boulevard at Bow Street	HDR	RD-25	171	Vacant	None	Y
	115-0162-011	1.66							
	115-0162-019	1.18							
	115-0162-023	0.56							
21	116-0012-051	44.8	Sheldon/Bruceville/Big Horn/Lewis Stein	HDR	RD-25	315	Vacant	None	Y
	116-0012-059	35.87							
	116-0012-049	20.01							
	116-0012-048	31.6							
	116-0012-064	13.8							
Total		245.7				3,591			

Source: City of Elk Grove, 2014

¹ 118-acre site. Only 6.5 acres assumed to be buildable due to floodplain.

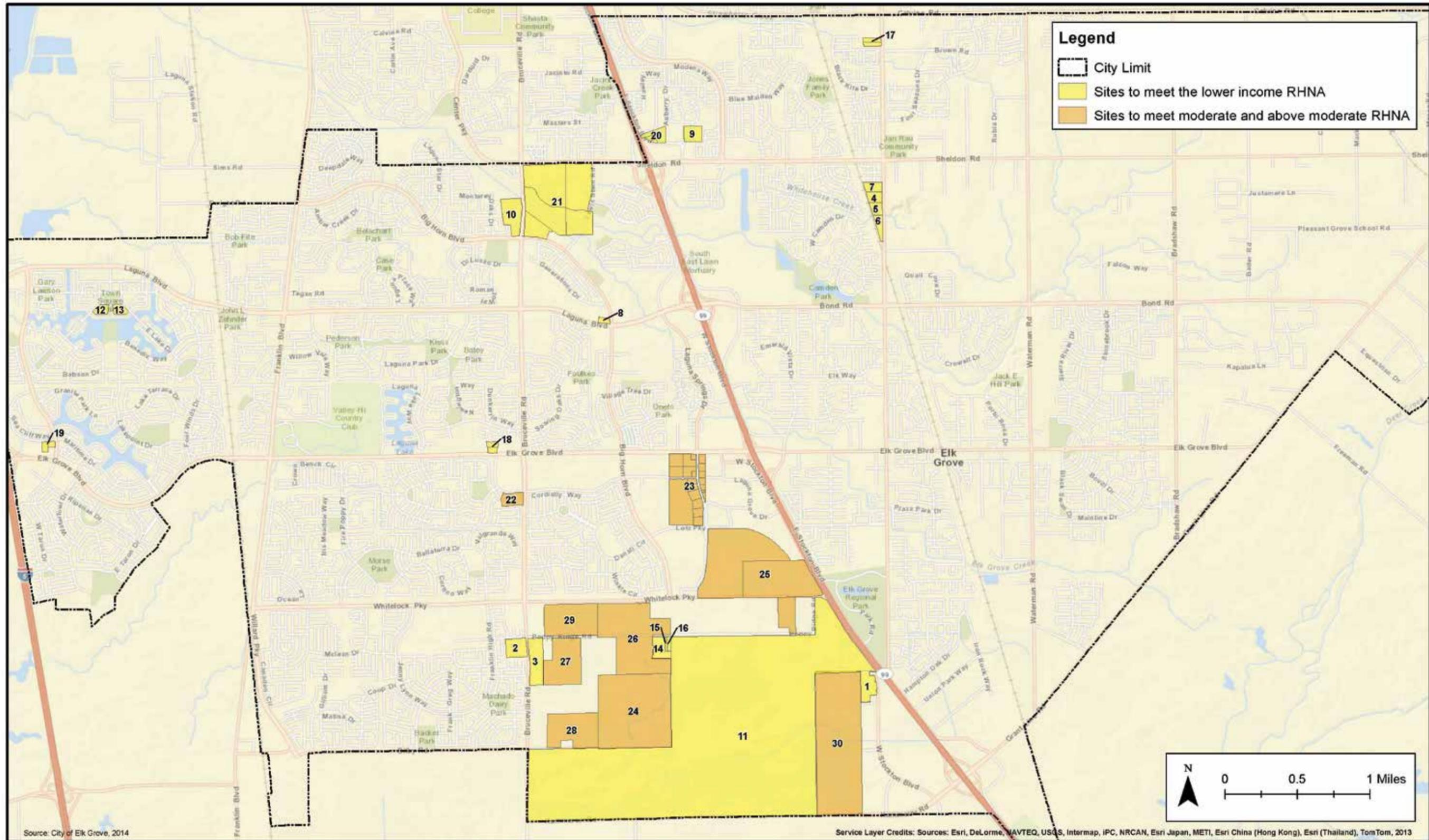
² The Southeast Policy Area (SEPA, aka Meridian) will be adopted after the Housing Element. Planning is underway for this area and parcels are yet to be designated. Of the 1,200 acres in SEPA, approximately 60 will be designated for high-density residential development.

Table 36
Elk Grove Low Density Vacant/Underutilized Sites Characteristics (Entitled Projects)

Map ID	APN	Developable Acreage	Project Name	Current Designations		Allowed Density	Entitled Units	Vacant or Underdeveloped
				General Plan	Zoning			
22	132-0870-019	8.4	Backer Ranch	HDR	RD-20	20	152	Vacant
23	132-2150-001 through 132-2150-022	72.7	Jackson	C, LDR	SC, BP, RD-5	Varies by Zone	158	Vacant
24	132-0050-0610, 132-0050-062	164.1	Arbor Ranch	LDR	RD-5, RD-7, RD-8	5-8	734	Vacant
25	132-0280-0080, 132-0280-0340, 132-0290-029	79.9	Madeira East/ Zehnder Ranch	LDR	RD-5, RD-7	5-7	879	Underdeveloped
26	132-0050-058, 132-0050-090, 132-0050-101, 132-0050-105, 132-0050-108	113.	Madeira South	LDR, MDR	RD-5, RD-7, RD-10	5-10	460	Underdeveloped
27	132-0050-009, 132-0050-068	47.5	McGeary Ranch	LDR	RD-5	5	227	Underdeveloped
28	132-0050-057	21.0	Tuscan Ridge East	LDR	RD-5	5	97	Underdeveloped
29	132-0050-011	19.5	Tuscan Ridge West	LDR	RD-5	5	133	Underdeveloped
30	132-0050-031, 132-0050-065	50.7	Treasure	LDR	RD-4, RD-5	4-5	179	Vacant
31	132-0050-119, 132-0050-128, 132-0050-131	52.0	Zraggen	LDR	RD-5, RD-7	5-7	224	Vacant
32	132-0152-001	197.7	Sterling Meadows	LDR, MDR, HDR	RD-5, RD-7, RD-10, RD-15, RD-20	5-20	1,184	Vacant
Total		827.4					4,427	

Source: City of Elk Grove, 2014

Figure 1: Site Inventory



WATER AND SEWER CAPACITY

Tables 35 and 36 provide the parcel number, size of parcel, zoning, any development constraints, and the availability of infrastructure to service any future development.

Water

Water is provided to the City by two service providers: Sacramento County Water Agency (SCWA) and the Elk Grove Water District (EGWD). SCWA has a conjunctive use (“the planned use of surface and groundwater to improve overall water supply reliability”) program in its initial phases that will meet the City’s projected water needs. EGWD operates a series of wells and purchases wholesale raw water from SCWA.

Water supplies for the City come from three main sources: groundwater, surface water, and recycled (this is planned but not yet implemented) water. Groundwater refers to groundwater pumped from the Central Sacramento County Groundwater Basin. Surface water is defined as water from the American and/or Sacramento Rivers, and recycled water is defined as recycled wastewater used for non-potable purposes.

Wastewater

The City’s wastewater is handled by two service providers. The first, the Sacramento Area Sewer District, formerly known as the Sacramento County Sanitation District 1, operates the collection system, which includes over 4,200 miles of sewer pipelines ranging in size from 4 to 75 inches in diameter. The second is the Sacramento Regional County Sanitation District, which operates the Sacramento Regional Wastewater Treatment Plant (SRWTP). The SRWTP receives and treats an average of 150 million gallons per day (mgd) and has a permitted dry weather flow design capacity of 181 mgd.

The collection system within the Elk Grove Planning Area includes trunks (designed to carry flows from 1 to 10 mgd) and laterals, which are wastewater conveyance facilities that carry wastewater flows of less than 1 mgd. The Sacramento Sewerage Facilities Expansion Master Plan identifies improvements and modifications needed to ensure sufficient capacity in both conveyance and treatment facilities for the General Plan buildout.

To comply with Government Code Section 65589.7, upon adoption, the City will immediately forward its adopted Housing Element to its water and wastewater providers so they can grant priority for service allocations to proposed developments that include units affordable to lower-income households.

6. HOUSING RESOURCES AND INCENTIVES

AFFORDABLE HOUSING PROJECTS IN ELK GROVE

The City's affordable housing projects include projects funded by low-income housing tax credits, HUD funding, and local funding. The majority of the City's deed-restricted housing is in rental apartment complexes.

- There are three public housing developments with a total of 46 units located in the City that are managed and owned by the Sacramento Housing and Redevelopment Agency (SHRA).
- There are 15 apartment complexes in the City that provide more than 2,000 affordable housing units. Project funding sources include low-income housing tax credits, Elk Grove's Affordable Housing Fund and Very Low Income Housing Trust Fund, HOME, and SHRA's Housing Trust Fund.
- A total of 25 units are currently part of the Affordable Homeownership Program, which offers deed-restricted ownership units to income-qualified purchasers.

Assisted housing projects are listed along with the number of housing units in **Table 37**. The term of affordability for these projects ranges between 30 and 55 years. Since incorporation, the City has provided financial assistance to 11 of the listed projects, resulting in the construction of more than 1,500 affordable units.

The Housing Choice Voucher (HCV, formerly known as Section 8) program provides assistance to low-income households by paying the difference between what the household can afford to pay for rent and the market-rate rent cost. Vouchers can be portable (moving with a household if they move to a new home) or property-based. Funding for the HCV program originates from HUD, and SHRA is responsible for administering the program. There are currently 987 housing units in the City that utilize HCV assistance to pay the rent. Vouchers in use in the City are portable, and may be used for housing units in multifamily complexes or for single-family homes.

Besides the HCV program, HUD also funds and administers various affordable housing opportunities for lower-income persons, which include Section 221(d)(3), Section 202, Section 236, and Section 811 housing. However, according to the local office of HUD, there are no HUD-administered or -subsidized affordable housing complexes or individual housing units located in the City.

**Table 37
Assisted Housing Projects**

Name	Address	Assisted Units	Term of Affordability ¹
Affordable Housing Complexes			
Agave ²	10070 Willard Parkway	187	30-year term ends in 2035
The Crossings ²	8575 Elk Grove Florin Road	115	55-year term ends in 2062
Geneva Pointe ²	8280 Geneva Point Drive	151	55-year term ends in 2061
Montego Falls ²	9950 Bruceville Road	131	33-year term ends in 2041
Renwick Square	3227 Renwick Ave.	149	55-year term
Ridge ²	8151 Civic Center Drive	202	38-year term ends in 2051
Seasons ²	7301 Bilby Road	221	50-year term ends in 2059
Stoneridge ²	8515 Elk Grove Florin Road	95	55-year term ends in 2062
Terracina at Elk Grove	9440 West Stockton Blvd.	123	30-year term
Terracina at Laguna Creek	9274 Franklin Blvd.	135	30-year term
Terracina at Park Meadows ²	8875 Lewis Stein Road	116	Term ends in 2040
Village Crossing	9241 Bruceville Road	100	30-year term ends in 2031
Vintage at Laguna ²	9210 Big Horn Blvd.	157	37-year term ends in 2042
Vintage at Laguna II ²	9204 Big Horn Blvd.	68	40-year term ends in 2052
Waterman Square ²	9150 and 9160 Waterman Road	83	55-year term ends in 2064
Public Housing			
Ashley Apartments	9205 Elk Grove Blvd.	16	No ending term date
Unnamed	9353 Elk Grove Florin Road	10	No ending term date
Unnamed	9205 Elk Grove Blvd.	20	No ending term date
For-Sale Homes (Deed-Restricted)			
Coventry	Sheldon Road and Elk Grove Florin Road (multiple addresses)	14	55-year term (varied starting dates)
Gallery Walk	Crystal Walk Circle (multiple addresses)	11	55-year term (varied starting dates)
Total		2,104	

Source: City of Elk Grove May 2013

¹ Term of affordability per City Regulatory Agreement is shown. Other funding sources may require longer affordability periods. Most City loan documents require affordability to continue if the City loan is not fully repaid by the date shown.

² Denotes City-funded project.

AT-RISK HOUSING

The Housing Element Law in the California Government Code (Section 65583) requires all jurisdictions to include a study of all low-income housing units which may at some future time be lost from the affordable inventory by the expiration of affordability restrictions. There are a few cases that present the opportunity for the conversion of affordable units including:

- 1) Prepayment of HUD mortgages, such as Section 221(d)(3), Section 202, and Section 236. (Section references are to the following: Section 221(d)(3) - National Housing Act (12 U.S.C. 17151(d)(3) and (d)(4); Section 202 - Housing Act of 1959 (12 U.S.C. 1701q), as amended; and Section 236 - Housing and Urban Development Act of 1968 (12 U.S.C 1701.)
- 2) Opt-outs and expirations of project-based Section 8 contracts. (Section 8 references are to Title 24 of the Code of Federal Regulations, Part 892.)
- 3) Other cases.

A prepayment of HUD mortgages under Section 221(d)(3) involves a privately owned project with HUD providing either below market interest rate loans or market-rate loans with subsidy to the tenants. In a Section 236 complex, HUD provides assistance to the owner to reduce the costs for tenants by paying most of the interest on a market-rate mortgage. Additional rental subsidy may be provided to the tenant. In a Section 202 complex, HUD provides a direct loan to nonprofit organizations for project development and rent subsidy for low-income tenants. All Section 202 handicapped units are designed for physically handicapped, mentally disabled, and chronically mentally ill residents.

In a housing choice voucher contract for new construction or substantial rehabilitation, HUD provides a subsidy to the owner for the difference between a tenant's ability to pay and the contract rent. The likelihood for opt-outs increases as the market rents exceed the contract rents.

Other cases that create the opportunity for the conversion of affordable housing include the expiration of low-income use periods of various financing sources, such as Low Income Housing Tax Credit (LIHTC), bond financing, density bonuses, California Housing Finance Agency (CHFA) and CDBG and HOME funds, and redevelopment funds.

None of the affordable housing units in the City are at risk of losing affordability restrictions during the Housing Element planning period.

Cost Analysis

State Housing Element law requires that all housing elements include additional information regarding the conversion of existing, assisted housing developments to other non-low-income uses (Statutes of 1989, Chapter 1452). This was the result of concern that many affordable housing developments throughout the country were going to have affordability restrictions lifted because their government financing was soon to expire or could be pre-paid. Without the sanctions imposed due to financing restrictions, affordability of the units could no longer be assured.

There are no units funded by federally assisted (HUD) programs (i.e., Rural Housing Services or Section 8 Moderate Rehabilitation Assistance) in the City that have affordability covenants expiring between 2013 and 2021. Therefore, a cost analysis to preserve at-risk housing in the City is not included as a component of this Housing Element.

Resources and Incentives for Affordable Housing

Efforts by the City to assist in the development, rehabilitation, and preservation of affordable housing would utilize organizational and financial types of resources. The following programs include local, State, and federal housing programs that are valuable resources in assisting in the development of affordable housing, preserving at-risk housing, and for housing rehabilitation.

Affordable Housing Fee Program

The City has established an Affordable Housing Fee Program which provides a linkage between the demand for very low- and low-income housing and the development of residential and all non-exempt nonresidential commercial uses. The fee varies depending on the type of use, and funds generated are deposited into the City’s Affordable Housing Fund. Table 38 illustrates the current fees, which are updated annually. The use of the Affordable Housing Fund is restricted to creating or preserving housing affordable to low- or very low-income households.

Table 38
Affordable Housing Fee Program Fees

Land Use	
Single-Family (1-2 units, includes duplexes)	\$2,884.00 per unit
Multifamily (3 or more units)	\$1,730.40 per unit
Commercial/retail	\$0.47 per square foot
Hotel	\$1.40 per square foot
Manufacturing	\$0.53 per square foot
Office	\$0.00 per square foot
Warehouse	\$0.57 per square foot

Source: City of Elk Grove, 2013 Development Related Fees Booklet. July 26, 2013

Density Bonus Program

The City has instituted a housing density bonus for very low- and low-income and senior households in accordance with Government Code Sections 65915 and 65917. This was done as part of the City’s comprehensive update of the City’s Zoning Code (Title 23 of the City’s Municipal Code) in 2006. The City’s density bonus provisions provide for incentives to units affordable to low- and very low-income and age-restricted projects up to a maximum density bonus of 35 percent. High-density single-family uses that include affordable units are allowed by right within the multifamily overlay zone.

Cities grant density bonuses based on a minimum of 25 percent and maximum of 35

percent above the base zoning density and one additional concession or incentive. The City could provide the following:

- A reduction in site development standards or a modification of Zoning Code requirements or architectural design requirements that exceed the minimum building standards.
- Approval of mixed-use development in conjunction with the housing development if the nonresidential land uses will reduce the cost of the housing development and if the nonresidential land uses are compatible with the housing development and the surrounding development.
- Other regulatory incentives or concessions proposed by the applicant or that the City determines will result in identifiable financially sufficient and actual cost reductions (California Government Code §65915(h), 2002).
- Priority processing of a housing development that provides income-restricted units.

Government Code Section 65915 also allows the City to “provide other incentives of equivalent financial value based upon the land cost per dwelling unit” in place of the density bonus and other incentives as detailed previously.

Home Investment Partnerships (HOME) Program

HOME was created under the Cranston-Gonzalez National Affordable Housing Act enacted in November 1990. HOME funds are awarded annually as entitlement grants to participating jurisdictions. HUD provides a line of credit that the jurisdiction may draw upon as needed to fund eligible projects. The program’s flexibility allows states and local governments to use HOME funds for grants, direct loans, loan guarantees or other forms of credit enhancement, or rental assistance or security deposits.

The City is not eligible to be a HOME-participating jurisdiction on its own. For many years, the City participated in the HOME program through SHRA, but this ended due to a federal rule regarding matching fiscal years (the City operates on a July-June fiscal year, while SHRA operates on a calendar fiscal year). The City is currently able to apply for HOME funding through the State, where funds are awarded competitively and eligible project categories are limited.

Public Housing Authority (PHA)

The local PHA is operated by SHRA, which manages housing and community development activities, including conventional housing (public housing) and the HCV program. The conventional housing program involves housing developments that are managed and maintained by the SHRA. The voucher program involves a tenant-based rental subsidy administered by the agency. Qualified families are selected and certified from a waiting list. A qualified family can utilize the voucher at any decent, sanitary, and safe housing unit (single-family or multifamily) that accepts the vouchers. The tenant’s portion of the rent is based on 30 percent of the adjusted family gross income. SHRA pays the landlord the difference between 30 percent of the family’s adjusted gross income and either the payment standard or the gross rent for the unit, whichever is lower. The payment standard is based on local fair market rents. The family may choose a unit with a higher rent and pay the landlord the difference.

Community Development Block Grant (CDBG)

HUD awards funding under the CDBG program annually to entitlement jurisdictions and states for a wide range of activities, including housing, public services, and economic development activities. HUD also offers various other programs that can be utilized by the City, nonprofit, and for-profit agencies for the preservation of low-income housing units, such as Section 202 and Section 108 loan guarantees.

The City has received CDBG funding annually since 2003. The amounts and projects vary from year to year, but generally include the following types of activities:

- Home repair for low-income homeowners.
- Homeless facilities, such as transitional housing.
- Graffiti abatement for private property.
- ADA improvements, including curb ramps and sidewalk infill projects.
- Nonprofit facility improvements.
- Economic development, such as loans to expanding businesses and employer assistance for new hires.
- Public services, including senior meals, housing counseling, fair housing advice and investigation, youth programs, and general social service assistance.

Community Reinvestment Act (CRA)

The CRA, enacted by Congress in 1977, is intended to encourage depository institutions to help meet the credit needs of the communities in which they operate, including low- and moderate-income neighborhoods, consistent with safe and sound banking operations. The CRA requires that each insured depository institution's record in helping meet the credit needs of its entire community be evaluated periodically. That record is taken into account in considering an institution's application for deposit facilities, including mergers and acquisitions.

Low Income Housing Tax Credit Program (LIHTC)

In 1986, Congress created the federal LIHTC program to encourage private investment in the acquisition, rehabilitation, and construction of low-income rental housing.

Because high housing costs in California make it difficult, even with federal credits, to produce affordable rental housing, the California Legislature created a State LIHTC program to supplement the federal credit.

The State credit is essentially identical to the federal credit: the Tax Credit Allocation Committee allocates both, and State credits are only available to projects receiving federal credits. Twenty percent of federal credits are reserved for rural areas and 10 percent for nonprofit sponsors. To compete for the credit, rental housing developments have to reserve units at affordable rents to households at or below 60 percent of area median income. The units must be reserved for the target population for a minimum of 30 years. A greater level of tax credit investment (9 percent credits) usually carries a 55-year restriction term.

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The federal tax credit provides a subsidy over 10 years toward the cost of producing a unit. Developers sell these tax benefits to investors for their present market value to provide up front capital to build the units.

Credits can be used to fund the hard and soft costs (excluding land costs) of the acquisition, rehabilitation, or new construction of rental housing. Projects not receiving other federal subsidies receive a federal credit of 9 percent per year for 10 years and a State credit of 30 percent over 4 years (high cost areas and qualified census tracts get increased federal credits). Projects with a federal subsidy receive a 4 percent federal credit each year for 10 years and a 13 percent state credit over 4 years.

California Housing Finance Agency (CalHFA)

CalHFA offers permanent financing for acquisition and rehabilitation to for-profit, nonprofit, and public agency developers seeking to preserve “at-risk” housing units. In addition, CalHFA offers low-interest predevelopment loans to nonprofit sponsors through its acquisition/rehabilitation program.

Federal Home Loan Bank System

The Federal Home Loan Bank System facilitates Affordable Housing Programs, which subsidize the interest rates for affordable housing. The San Francisco Federal Home Loan Bank District provides local service within California. Interest rate subsidies under the Affordable Housing Programs can be used to finance the purchase, construction, and/or rehabilitation of rental housing. Very low-income households must occupy at least 20 percent of the units for the useful life of the housing or the mortgage term.

California Department of Housing and Community Development (HCD)

HCD administers the Predevelopment Loan Program, which provides funds for predevelopment costs to construct, rehabilitate, convert, or preserve assisted housing, including manufactured housing and mobile home parks. These funds can cover costs for site control, site acquisition for future low-income housing development, engineering studies, architectural plans, application fees, legal services, permits, bonding, and site preparation. Priority is given to projects that are located in rural areas, in public transit corridors, or that preserve and acquire existing government-assisted rental housing at risk of converting to market rents.

HCD also administers the acquisition and rehabilitation component of the Multifamily Housing Program to acquire and rehabilitate permanent or transitional rental housing developments of five or more units as well as permanent supportive housing. These funds are only provided for post-construction permanent financing. Eligible costs include child care, after-school care and social service facilities integrally linked to the assisted housing units; real property acquisition; refinancing to retain affordable rents; necessary on-site and off-site improvements; reasonable fees and consulting costs; and capitalized reserves. Eligible applicants include local government agencies, private nonprofit organizations, and for-profit organizations.

Housing Choice Voucher Program

The federal government provides funding and oversight, and SHRA administers the HCV program at a local level. The program assists very low-income families, elderly, and the disabled to afford safe and sanitary rental housing. Housing choices are also not limited and participants can include single-family homes, townhomes, and apartments.

Other State Programs

Affordable Housing Partnership Program: A State program that provides lower-interest rate CalHFA loans to homebuyers who receive local secondary financing.

Single-Family Housing Bond Program (Mortgage Revenue Bonds): Bonds that are issued to local lenders and developers so that below market interest-rate loans can be issued to first-time home-buyers.

Incentives for Affordable Housing Development

In addition to the affordable housing resources listed above, the City anticipates offering incentives to promote the development of housing affordable to very low- and low-income households. As identified under the Goals, Policies, and Actions section of this Housing Element, these incentives may include:

- Financial assistance
- Expedited development review
- Streamlined processing
- Fee waivers and reductions
- Modification of development requirements

Interested Entities

The City maintains a list of entities that have expressed interest in developing new affordable housing or pre-serving current affordable housing in Elk Grove. Some of the entities already operate facilities that benefit Elk Grove residents. A partial listing of entities that have expressed interest in developing affordable housing in Elk Grove includes the following:

- Adobi Ventures
- Amcal Multi-Housing
- Capital Valley Partners, LLC
- CFY Development, Inc.
- Chelsea Investment Corporation
- Conkey Development
- Domus Development
- Lyon Real Estate

- Mercy Housing
- Meta Housing
- Mutual Housing California
- The Pacific Companies
- Sacramento Affordable Housing Organization
- Sea to Summit Investments
- Seali Development
- St. Anton Partners
- Triple Bow Capital, Inc.
- Urban Housing Communities
- USA Properties
- Van Horn Group

7. HOUSING CONSTRAINTS

GOVERNMENTAL AND NON-GOVERNMENTAL CONSTRAINTS

Various interrelated factors can constrain the private and public sector's ability to provide adequate housing and meet the housing needs for all economic segments of the community. These factors can be divided into two categories: governmental and non-governmental. Possible non-governmental constraints may consist of land availability, environmental factors, vacancy rates, land cost, construction costs, and availability of financing. Governmental constraints may include land use controls, development standards, processing fees, development impact fees, code enforcement, site improvement costs, development permit and approval processing, and provision for a variety of housing types.

Non-Governmental Constraints

Land Availability

The City incorporates approximately 42.02 square miles (26,890 acres) of land area. The City is located in the southern portion of the Sacramento metropolitan area and is surrounded on three sides by primarily agricultural and open space land uses. The City borders urban areas of the City of Sacramento and of the County of Sacramento to the north.

Available Multifamily Sites

The City is currently in the process of identifying candidate sites to ensure the City has vacant land zoned for multiple-family development. The majority of the vacant multifamily sites are located adjacent to existing residential developments, thereby making infrastructure available. The details for each candidate multifamily vacant site are provided in **Table 35**.

Environment

The City incorporates various environmental qualities that require protection and therefore constrain residential development. The most notable environmental constraint is floodplains. The City is relatively flat and does not incorporate any significant geologic features like hills or ridges. Areas located near the Cosumnes River and near tributaries of the Sacramento River are prone to floods. The only significant portion of the 100-year flood-plain inside the City is located in the north central area of the City.

Another significant natural feature is the native oak trees, which contribute to the City's aesthetic identity. In addition, oak trees line a majority of the streets located in the eastern portion of the City. The City requires a project to be redesigned or to mitigate the loss of oak trees in prospective developments; therefore, this may be considered a constraint to residential development.

The City's agricultural and vacant land contain some habitat for special status species, in particular the Swainson's Hawk. Development in special species habitat areas generally requires mitigation. The cost of mitigation (currently about \$9,400 per acre for Swainson's Hawk habitat) may be considered a constraint to residential development.

Land Cost

The cost of raw, developable land creates a direct impact on the cost for a new home and is considered a non-governmental constraint. A higher cost of land raises the price of a new home. Therefore, developers sometimes seek to obtain City approvals for the largest number of lots allowable on a parcel of raw land. This allows the developer to distribute the costs for infrastructure improvements (e.g., streets, sewer lines, water lines) over the maximum number of lots. As with housing costs, land prices declined significantly during the recent recession but are beginning to increase again. In March 2013, the cost of land in the City varied widely depending on the lot's location and whether it had any infrastructure improvements. The size of available land ranged from slightly under 2 acres to approximately 10.5 acres, and prices varied from \$1.12 to \$9.18 per square foot (approximately \$49,000 to \$400,000 per acre).

Construction Costs

Construction costs can vary widely depending on the type of development. Multifamily residential housing generally costs less to construct than single-family housing on a per-unit basis.

Labor and materials costs also have a direct impact on housing costs and make up the main component of housing costs. Residential construction costs vary greatly depending on the quality of materials used and the size of the home being constructed. If labor or material costs increased substantially, the cost of construction in the City could rise to a level that impacts the price of new construction and rehabilitation. Therefore, increased construction costs have the potential to constrain new housing construction and rehabilitation of existing housing.

According to an Internet source of construction cost data (www.building-cost.net) provided by the Craftsman Book Company, a wood-framed single-story four-cornered home is estimated to cost approximately \$112 per square foot as of December 2012.

This cost estimate is based on a 2,200-square-foot house of good quality construction including a two-car garage and forced heating and air conditioning. The total construction costs are estimated at \$246,227, excluding land costs and additional off-site infrastructure improvement costs required by the City.

Availability of Financing

The cost of borrowing money to finance the construction of housing or to purchase a house affects the amount of affordably priced housing in the City. Fluctuating interest rates can eliminate many potential homebuyers from the housing market or render a housing project infeasible that could have been successfully developed or marketed at lower interest rates.

The fluctuation of the prime interest rate gives some indication of the costs of borrowing money for housing. The prime rate is the base rate banks give to their most creditworthy corporate customers. It is typically the lowest going interest rate and serves as a basis for other higher risk loans. In the second half of 2006, the prime rate was 8.25%, but began dropping shortly thereafter as a result of the economic recession. As of March 2013, it was 3.25%, unchanged since December of 2008.

Governmental Constraints

Land Use Controls

The Elk Grove General Plan establishes policies that guide new development, including residential development. These policies, along with zoning regulations, control the amount and distribution of land allocated for different land uses in the City. The land use designations established by the General Plan allowing single-family and multiple-family residential developments are provided in **Table 39**. A total of five residential land use designations provide for residential densities ranging from rural (as low as 0.1 dwelling unit(du)/acre) to multifamily (up to 30 du/acre). There are also two agricultural designations, both of which allow for single-family dwellings on properties that are at least 20 acres in size.

Residential Development Standards

The City of Elk Grove Zoning Code is the major guide for residential development policies. The policies establish and control the type, location, and density of residential development in the City. The zoning regulations serve to protect and promote the health, safety, and general welfare of the community residents and also implement the goals and policies of the General Plan. The specific residential land use zones used in the City and the respective maximum densities are shown in **Tables 39** and **40**. The minimum lot area and lot coverage requirements were removed in the latest Zoning Code update.

Housing development is constrained by the amount of available land designated for residential uses and by the density and lot sizes permitted.

In addition to zoning and minimum lot sizes, the City further controls residential development through development standards. **Table 41** details permitted residential uses in the City. **Table 42** details the development standards that are applied to residential development in the City.

The Multifamily Overlay District (MF Overlay) supplements the allowed uses and development standards of the underlying zoning district. The MF Overlay established multifamily residential (three or more attached units) use as a permitted use. Detached single-family units may be permitted if the project furthers the City’s affordable housing goals. Multifamily development may occur independently or in conjunction with other nonresidential uses permitted in the underlying zone.

**Table 39
General Plan Residential Land Use Designations**

Commercial Land Uses	
Designation	Notes
Commercial	Generally characterized by the retail sale of goods and services; may include ancillary office uses. No residential uses permitted.
Commercial/Office	Generally characterized by office, professional, and retail sales uses. No residential uses permitted.
Commercial/Office/Multifamily	Generally characterized by office and commercial land uses; may include ancillary retail sales. Also includes retail uses and/or residential at a maximum density of 30 units per gross acre.
Office	Generally characterized by office and professional land uses; may include ancillary retail sales. No residential uses permitted.
Office/Multifamily	Generally characterized by office and professional land uses; may include ancillary retail sales. Also includes retail uses and/or residential at a maximum density of 30 units per gross acre. Former GP Designation: Commercial/Office
Light Industry	Generally characterized by industrial or manufacturing activities which occur entirely within an enclosed building.
Heavy Industry	Generally characterized by industrial or manufacturing activities which may occur inside or outside of an enclosed building.
Public, Quasi-Public, and Open Space Land Uses	
Designation	Notes
<i>Note: These categories will typically be applied to lands after acquisition by the City or another agency has occurred or after the acceptance of roadways by the City or the California Department of Transportation (Caltrans), and are intended to reflect existing land uses, rather than planned facilities.</i>	
Public/Quasi-Public	Includes lands owned by the City of Elk Grove, the Elk Grove Unified School District (with the exception of public schools), the Elk Grove Community Services District (with the exception of public parks), and other public agencies.
Public, Quasi-Public, and Open Space Land Uses	
Designation	Notes
Public Parks	Includes public parks owned by the Elk Grove Community Services District or other public agencies.
Public Open Space/Recreation	Includes lands owned by public entities which have been reserved for open space uses such as habitat mitigation, lakes, trails, golf courses, and similar uses.
Private Open Space/Recreation	Includes lands owned by private entities which have been reserved for open space uses such as habitat mitigation, lakes, trails, golf courses, and similar uses. Included in this category are commercial recreation facilities principally oriented to outdoor uses. Former GP Designation: Recreation and Natural Reserve

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Public Schools	Includes public schools or sites (K-12) owned and operated by the Elk Grove Unified School District or other public school districts.	
Institutional	Includes facilities such as hospitals, congregate care facilities, and the like.	
Private Streets	Used to designate existing private streets; locations of planned private streets are not shown on the General Plan Land Use Map.	
Residential Land Uses		
Designations	Dwelling Units Per Gross Acre	Notes
Rural Residential	0.1-0.5	Minimum lot size: 2 to 10 acres gross. Areas with minimum lot size greater than 10 acres are included in agricultural land use categories.
Estate Residential	0.6-4.0	
Low Density Residential	4.1+ -7.0	
Medium Density Residential	7.1+ -15.0	
High Density Residential	15.1+ -30.0	
Commercial/Multifamily	up to 20	Multifamily allowed at a maximum density of 20 units per gross acre.
Commercial/Office/Multifamily	15.1-30	Multifamily allowed as overlay zone at a maximum density of 30 units per gross acre.
Office/Multifamily	15.1-30	Multifamily allowed as overlay zone at a maximum density of 30 units per gross acre.
Multifamily Overlay	15.1-30	Subject to development standards of high-density residential zones (RD-20, RD-25 and RD-30); mixed-use development is subject to the standards of the underlying district.
Agriculture		
Designation	Minimum Parcel Size (Gross Acres)	Notes
Rural Agriculture	10-20	Residential uses permitted; one dwelling unit per parcel.
General Agriculture	20+	Applies only to areas outside of the 2002 City limits. Residential uses permitted; one dwelling unit per parcel.
Other Designations		
Designation	Notes	
Urban Study Area	Area is planned for future urban uses, subject to preparation of detailed land use, infrastructure, and financing plans (see Land Use Element text for further information).	
Transit-Oriented Development (TOD)	Area is identified for potential transit-related uses, including train stations, transit hubs, and park-and-ride facilities (see Land Use Element text for further information).	

Note: This table provides a summary of land use designations described in additional detail in the Land Use Element and is not intended to establish land uses. City of Elk Grove General Plan, Land Use Element, 2009.

**Table 40
Residential Land Use Zones and Densities**

Zone	Minimum Area	Lot Width (feet)	Maximum Density (units per acre)	Residential Types
AG-80	80 acres	1000	1/80 acres	Very low-density single-family and agricultural labor housing.
AG-20	20 acres	500	1/20 acres	Very low-density single-family and agricultural labor housing.
AR-5/10	5/10 gross acres	250/300	1	Rural and agricultural detached single-family residences.
AR-2	2 gross acres	150	1	Rural and agricultural detached single-family residences.
AR-1	1 gross acres	75	1	Rural and agricultural detached single-family residences.
RD-1	1 net acre	75	1	Detached single-family residences.
RD-2	20,000 s.f.	75	2	Detached single-family residences.
RD-3	10,000 s.f.	65	3	Detached single-family residences.
RD-4	8,500 s.f.	65	4	Detached and attached single-family and two-family residences.
RD-5	5,200 s.f.	52	5	Detached and attached single-family and two-family residences.
RD-6	4,000 s.f.	40	6	Detached and attached single-family and two-family residences and cluster developments.
RD-7	No minimum ¹	No minimum ²	7	Detached and attached single-family and two-family residences and cluster developments.
RD-10	No minimum ²	No minimum ²	7.1 (minimum)-10	Detached and attached single-family and two-family residences and low-density multifamily.
RD-15	No minimum ²	No minimum ²	10.1 (minimum)-15	Small lot attached or detached single-family, two-family and/or multifamily like townhomes, condos, rowhouses and garden apartments.
RD-20 RD-25 RD-30	No minimum ²	n/a	20 25 30	Multifamily developments and high-density attached single-family homes. Apartments and condominiums are expected to be primary types in RD-30.
RM-1	5,200 s.f.	52	N/A	Mobile homes on individual lots.

¹ The front yard setback may be reduced when separated sidewalks are utilized. The setback reduction shall not exceed the width of the planter separating the sidewalk and the street.

² Determined in the Design Review process. Source: City of Elk Grove 2013

**Table 41
Permitted Uses**

P = Use Permitted	CUP = Conditional Use Permit Required					N = Not Permitted
Land Use	Permit by Residential Zoning District					Specific Use Regulations
	RD-1/2/3	RD-4/5/6	RD-7	RD-10/15	RD-20/25/30	
Residential Use Listings						
Adult Day Care Home	P	P	P	P	CUP	Chapter 23.88
Child Day Care Facility	P	P	P	P	P	
Dwelling, Multifamily	N	N	P	P	P	
Dwelling, Second Unit	P	P	P	P	N	Chapter 23.90
Dwelling, Single-Family	P	P	P	P	CUP	
Dwelling, Two-Family	P	P	P	P	N	
Emergency Shelters ¹	N	N	CUP	CUP	CUP	Chapter 23.80
Group Residential	N	N	CUP	CUP	CUP	Chapter 23.88
Guest House	P	P	P	P	N	
Home Occupations	P	P	P	P	P	Chapter 23.82
Live-Work Facilities	N	N	CUP	CUP	CUP	
Manufactured Home	P	P	N	N	N	
Mobile home	P	P	N	N	N	
Residential Care Home (≤6)	P	P	P	P	N	Chapter 23.88
Residential Care Facilities (>6)	N	N	N	N	P	
Single-Room Occupancy (SRO) Facilities	N	N	N	CUP	CUP	
Supportive Housing ²	P	P	P	P	P	
Transitional Housing ²	P	P	P	P	P	Chapter 23.80

Source: Elk Grove Zoning Code 2012

¹ Emergency shelters are permitted by right in the GC (General Commercial) and LI (Light Industrial) districts and with a CUP in RD-7 through RD-30.

² Transitional and supportive housing are permitted as a residential use and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone.

Table 42
Residential Development Standards

Standard	Very Low Density	Low Density	Medium Density	High Density	Habitable Accessory Structures
Front Yard	20 ft.	18-22 ft.	No minimum	25 ft.	Same as primary structure
Side Yard	5 ft. for interior-side yards, 12.5 ft. for street-side yards (corner lots only)	5 ft. for interior-side yards, 12.5 ft. for street-side yards	No minimum	25 ft.	No minimum to 5 ft. for interior sides, no minimum to 12.5 ft. for street-side
Rear Yard	25 ft.	15-20 ft., or 15% of average lot depth, to living area; 5-15 ft. to garage or secondary unit	No minimum	20 ft.	
Height	30 ft.	30 ft.	35 ft.	40 ft.	16 ft.
Parking	2 spaces per house		For single family: 2 spaces per house. For multifamily: 1.5 spaces per unit for studio and one-bedroom units, 2 spaces per unit for two and three-bedroom units, 3 spaces per unit for units with four or more bedrooms; 1 guest space for every four units.		1 space per bed-room
Open Space	n/a	n/a	No minimum	25% of lot area	n/a

Elk Grove Zoning Code 2013.

Note: Specific Plan areas and Special Planning Areas may incorporate different development standards.

The City’s parking requirements for residential projects vary by housing type. **Table 42** also provides the parking requirements for residential developments. Single-family residential units are required to have two off-street spaces per unit. The number of parking spaces required for multiple-family residential units ranges from 1.5 off-street spaces for one-bedroom or studio units to three spaces for units with four or more bedrooms. An additional 0.25 parking spaces per unit are required to accommodate guests in multifamily residential projects. Residential lots with a habitable accessory structure must provide one off-street space for each bedroom. The Zoning Code allows the required off-street parking spaces to be provided in a garage, under a carport, on an open dust-free surface, or any combination of these.

Building setbacks, maximum height limits, and open space requirements are also compulsory for all housing developments in the City. The requirements are minimal but may constrain the full development of land to its maximum density. However, none of these requirements are considered constraining to development, as exhibited by the amount of housing development occurring in the City, and are used to ensure an aesthetically pleasing project which allows for recreational uses and open space areas.

Specific Plan and Special Planning Areas

The City has Specific Plans and Special Planning Areas (SPA) that are each distinguished by their location and unique development characteristics. While the Specific Plans, such as the East Franklin and East Elk Grove Specific Plans, rely on the existing development standards in the zoning ordinance, SPAs may establish development standards for minimum lot area, building setbacks, lot width and depth, and building height that differ slightly from citywide development standards. Specifically, SPAs are designed to preserve and enhance certain resources of the City from incompatible land uses and to preserve and protect areas with special and unique social, architectural, or environmental characteristics that require special considerations not otherwise adequately provided by regular zones. For example, the Elk Grove Old Town SPA residential standards require front, back, and side yards to conform to the existing surrounding structures and allow for a maximum height of two stories or 20 feet, whichever is less. However, in general, the SPA intent is to allow a developer to receive relief from the development standards and allow flexibility to the existing zoning. Developers are encouraged to cultivate a variety of housing designs and densities for these areas, such as mixed-use commercial/residential and carriage houses. Developers are required to maintain minimum densities based on the established zoning for the area.

The SPAs and Specific Plans, in many cases, lessen the development standards required of other areas in the City and allow for a variety of housing design and densities. The SPAs and Specific Plans do not hamper housing development and, in reality, promote housing development through the easing of these standards.

Overall, the City's residential development standards do not constrain the development of new housing or affordable housing. The overriding constraint to the development of affordable housing involves high land costs, high construction costs, availability of funding to cover the subsidy gap necessary to make affordable housing projects achievable, and various market factors.

Design Guidelines

The City maintains design guidelines for multifamily housing units, nonresidential development, and some single-family houses, along with a set of supplemental guidelines in the Laguna Ridge area. These guidelines allow a variety of materials and designs and are considered essential in keeping with the character of the City. Building materials initially may be slightly more expensive; however, this nominal expense is offset by the longevity and aesthetics of the more expensive building materials, and the public availability of these guidelines helps to lessen the cost of building materials by showing a developer what is acceptable early in the process.

These guidelines are intended to:

- Encourage high-quality land planning and architecture.
- Encourage development in keeping with the desired character of the City.
- Ensure physical, visual, and functional compatibility between uses.
- Ensure proper attention is paid to site and architectural design, thereby protecting land values.

All new subdivisions are required to adhere to the land use Design Guidelines, which include standards for streets, bikeways, open space and parks, and streetscape design. Generally, new residential streets are required to comply with the City's street standards identified in **Table 44**, but allow for alternative designs such as sidewalks separated from the street by landscaping, landscape medians, tree preservation within the right-of-way, traffic circles, narrow sections/neck to slow traffic, and other approved traffic-calming devices. To encourage the incorporation of separated sidewalks, minimum front and street side yard setbacks may be modified. Street systems are required to be designed in order to improve traffic circulation in and through the site.

Parks and open space should be consistent with current open space plans adopted by the City. Specific locations of parks and open space are to be determined by the Community Services District and City Council in conjunction with area plan or subdivision map review.

Bikeways are required throughout the site and may be incorporated into the street design or as separate bike/pedestrian pathways.

Streetscape design includes landscaping and lighting. The minimum width of landscape corridors along arterial/thoroughfare streets is 36 feet. Except where houses front on collector streets, the minimum width of landscape corridors along collector streets is 25 feet. Lighting is required to be on a pedestrian scale not more than 14 feet in height and in character with the area.

Design review is required for master home plans developed for each neighborhood or subdivision in the City, as well as for new multifamily developments. Design review approval for master home plans and multifamily buildings is required prior to issuance of building permits for model homes and all subsequent homes within the identified development. Design Guidelines for home master plans and multifamily developments are intended to achieve the following:

- Pedestrian-friendly streetscapes where homes are oriented to the street and to common open space areas.
- Home designs that incorporate authentic architectural styles.
- Variety in mass and scale of homes that is visually appealing from the street.
- Landscape that softens the appearance of pavement and structures, and provides an eventual tree canopy along the street.

Design Guidelines for home master plans and multifamily developments include requirements for a minimum number of floor plans depending on the number of units, the placement of identical units, design techniques that minimize bulk and mass, the placement of the building on the lot, unit architecture, architecture detailing/finish, roof lines, the unit's main entrance, garage placement, driveways, landscaping, and project themes.

Design Guidelines for multifamily development do require the inclusion of at least one on-site amenity, which may include a tot lot/play structure, community garden, picnic tables and barbecue areas, pool, or indoor recreation facilities. The guidelines do not require specific architectural types but are in place to ensure a project is cohesively

designed and of a standard that will be a good neighbor and good place for future residents. These guidelines have been in place for a few years and have not impacted the cost or feasibility of multifamily development in the City.

While the use of design guidelines may be considered a detriment to housing development in some communities, the City's Design Guidelines would have minimal impact and promote sustainable housing by encouraging quality of design and pedestrian-friendly neighborhoods.

To ensure the entitlement does not add any time constraints to a project, Design Review is typically conducted concurrently with the various required processes including improvement plan review, building permit application, and any requests for financial assistance from the City. To further expedite the process, the Planning Director is afforded the authority to approve Design Review for multifamily projects of 150 units or less. The Planning Commission is the approving authority for multifamily projects larger than 150 units. No specific materials or building techniques are required in the Design Guidelines and a multitude of designs are acceptable to the City. The City encourages neighborhood design patterns to utilize a mix of densities and lot sizes to create a diversity of housing products. By adopting special standards that allow for flexibility in design and an increase in density, the Design Guidelines promote the development of housing affordable to lower-income households. The following standards have been incorporated into the Design Guidelines to increase densities and promote affordability:

- On corner lots, the minimum lot sizes and widths in the underlying zoning district shall apply to combined lots for duplexes and halfplexes.
- Minimum building setbacks in the RD-7 zoning districts have been reduced to 18 feet for the front yard, and the rear yard setback was reduced to 10 feet for one-story structures and 15 feet for two-story structures.
- Minimum lot sizes and widths have been eliminated in the RD-10 and RD-15 zoning districts allowing for greater densities and design flexibility.

Provision for a Variety of Housing Types

The Housing Element must identify adequate sites that are available to encourage the development of various housing types for all economic segments of the population through appropriate zoning and development standards. Housing types include single-family residential housing, multifamily residential housing, residential accessory dwelling units, mobile homes, duplexes and halfplexes, and residential care homes. **Table 43** shows the housing types permitted in the City's various residential zoning districts.

**Table 43
Housing Types Permitted by Zoning District**

Housing Type	Zone				
Agricultural Residential Zoning Districts					
	AG-80	AG-20	AR-5/10	AR-2	AR-1
Single-Family Dwelling	P	P	P	P	P
Mobile Home	P	P	P	P	P
Manufactured Home	P	P	P	P	P
Residential Care Home	P	P	P	P	P
Residential Care Facility	CUP	CUP	CUP	CUP	CUP
Second Dwelling Unit	P	P	P	P	P
Group Residential	CUP	CUP	N	N	N
Single-Family Residential Zoning Districts					
	RD-1/2/3		RD-4/5/6		
Single-Family Dwelling	P		P		
Duplex, Halfplex ¹	P		P		
Apartments	N		N		
Mobile Home	P		P		
Manufactured Home	P		P		
Residential Care Home	P		P		
Residential Care Facility	N		N		
Second Dwelling Unit	P		P		
Single-Room Occupancy (SRO) Facilities	N		N		
Multiple-Family Residential Zoning Districts					
	RD-7	RD-10/15	RD 20/25/30		
Single-Family Dwelling	P	P	CUP ²		
Duplex, Halfplex ¹	P	P	N		
Apartments	P	P	P		
Mobile Home	N	N	N		
Manufactured Home	N	N	N		
Residential Care Home	P	P	P		
Residential Care Facility	N	N	P		
Second Dwelling Unit	P	P	N		
Single-Room Occupancy (SRO) Facilities	N	CUP	CUP		
Mobile Home Residential Zoning Districts					
	RM-1	MHP			
Single-Family Dwelling	P	P			
Duplex, Halfplex	P	P			
Apartments	P	N			
Mobile Home	P	P			
Mobile Home Park	N	CUP			
Caretaker Housing	N	P			

Housing Element

Housing Type	Zone		
Commercial Zones Allowing Residential			
	GC	LI	HI
Apartment	CUP ³	N	N
Emergency Shelter	P	P	N
Group Residential	CUP ³	N	N
Residential Care Home	P	N	N
Residential Care Facility	CUP	N	N
Single-Room Occupancy (SRO) Facilities	P	N	N
Transitional Housing	P	P	N
Caretaker Housing	P ⁴	CUP	CUP

Source: City of Elk Grove 2013

P = Permitted use, CUP = Permitted use subject to the issuance of a Conditional Use Permit, N= Not permitted

¹ Duplexes and halfplexes are permitted (P) by right on corner lot but require a CUP for interior lots.

² In the RD-20 zone only.

³ Use only allowed in conjunction with nonresidential development.

⁴ Limited to one unit in conjunction with a primary nonresidential use.

Code Enforcement

The City, in accordance with the State housing law, establishes certain minimum requirements for residential construction. The Elk Grove Building Department has adopted by reference and enforces the 2013 California Building Code; 2013 Residential Code; 2013 California Plumbing Code; 2013 California Mechanical Code; 2013 California Electrical Code; and the 2013 California Building Standards Administrative Code. Enforcement of development and building standards does not constrain the production or improvement of housing in the City. The presence of an active code enforcement effort serves to maintain the condition of the City's housing stock.

The City maintains a Code Enforcement Division, which oversees housing code enforcement responsibility. Code enforcement works on a reactive basis with the majority of code enforcement violations originating from renter complaints. There is no official link between the City's code enforcement activities and its rehabilitation program. Instead, the City relies on periodic housing condition surveys to stay apprised of rehabilitation needs in the City.

Site Improvements, Development Impact Fees, and Processing Fees

Costs associated with site improvements are an important component of new residential development costs. Site improvement costs are applied to provide sanitary sewer and water service to a project, to make necessary transportation improvements, and to provide other infrastructure to the project. In addition, the City may require payment for various off-site improvements as part of project mitigation measures (e.g., payment toward an off-site traffic signal).

Developers of new residential projects are also required to construct all on-site streets, sidewalks, curb, gutter, and affected portions of off-site arterials, and to meet Public Works Improvement Standards. Curbs, gutters, and sidewalks are also required in new subdivision development. Generally, new residential streets shall comply with the City's street standards as outlined in Title 22 of the Municipal Code and as adopted in the current improvement standards. A minor residential street is required to have a right-of-way of 42 feet (46 feet when densities are equal or greater than 7 du/ac), a pavement width of 32 feet (36 feet in the higher-density scenario), and 5-foot-wide sidewalks. Minor residential streets are used when serving 99 or fewer single-family residential units. Primary residential streets are required to have a 48-foot right-of-way and a pavement width of 38 feet, and serve between 100 and 399 single-family and duplex units. Residential collector streets, serving areas with 400 or more units, are required to have a 50-foot pavement width and 5-foot-wide sidewalks separated by 6-foot-wide landscape corridors. **Table 44** details all road improvement standards. These standards are considered necessary in order to sustain and improve the quality of life in the City. However, alternative designs to improve aesthetics, pedestrian experience, or circulation are encouraged with the condition that minimum pavement width for both public and private streets shall be consistent with the City's adopted residential street standards. Examples of alternative designs include, but are not limited to, sidewalks separated from the back of curb by a landscape planter strip, landscape medians, tree preservation within the right-of-way, traffic circles, narrow sections/neck to slow traffic, and other approved traffic-calming devices.

Table 44
Site Improvements

Type	Service	Street width	Sidewalk width	Total
Minor Residential	Up to 99 single-family(< 7 du/ac)	32 ft.	5ft.	42 ft.
	Up to 99 single-family (7 du/ac or more)	36 ft.	5 ft.	46 ft.
Primary Residential	100 to 399 single-family and duplexes	38 ft.	5 ft.	48 ft.
Collector Street	400 or more residential units, industrial, commercial, and multifamily	50 ft. + 6 ft. corridor	5 ft.	61 ft.
Collector Approach Street	400 or more residential units, industrial, commercial, and multifamily	56 ft.	5 ft.	62 ft.
Arterial Street	When required by the project traffic analysis	72 ft.	6 ft.	84 ft.
Thoroughfare Street	When required by the project traffic analysis	96 ft.	6 ft.	108 ft.
Special Thoroughfare Street	When shown on the City of Elk Grove General Plan	118 ft.	6 ft.	130 ft.

Source: City of Elk Grove Improvement Standards, Public Works Department, October 2007

The cost for site improvements varies with each project. Therefore, it is difficult to estimate what a “typical” per-unit cost would be for site improvements. Even for infill projects where infrastructure may already be available, there is often a need to upgrade and/or expand the existing improvements to serve new residential development.

The City collects fees from new development projects to cover the costs of planning review and processing permits, which includes plan checks and inspection fees. Further discussion of the development permit and approval processing is provided below.

A variety of development impact fees are often assessed on new residential projects that include City-controlled fees (such as development application fees and building permit fees) and non-City-controlled fees (such as school impact fees and utility connection fees). Another component of project costs involves utility service connection fees (e.g., sewer and water connection fees). There are six citywide development impact fee programs collected and/or administered by the City. Those programs are: capital facilities fee to fund the Civic Center, police facilities, Corporation Yard, library facilities, and transit; affordable housing fees; roadway fees; fire fees; and Measure A Transportation Mitigation Fees to fund regional transportation facilities, which the City collects on behalf of the Sacramento Transportation Authority.

The various planning review and processing fees, development impact fees, and utility service connection fees collectively can add significant costs to housing. The City has adopted citywide impact fees for all developments including single-family and multifamily units. **Table 45** lists the application and environmental fees for development review in effect as of October 2013; the fees may change at any time based on Council action. The fee tables (Tables 45-47) may not be updated in this document as timely as they are updated by resolution. Therefore, to obtain the most recent City fee information, please view the Fee Booklet on the City website (<http://www.elkgrovecity.org/finance/pdfs/fee-booklet.pdf>). The amount of the fee charged is sometimes a flat rate, but may also be a deposit to be used toward the time and materials or task order required to process it, which is indicated by footnote reference in the table. **Table 46** illustrates the cost for a typical single-family unit to be constructed due to City impact fees, and **Table 47** shows the same costs for a typical multifamily unit.

Table 45
Entitlement Processing Fees

Application Type	Approving Body	Fee
Appeals		
Appeal of Planning Director Decision to Planning Commission	PC	\$3,000 ¹
Appeal of Planning Commission Decision to City Council	CC	\$5,000 ¹
Permits and Variances		
Conditional Use Permit	PC	\$8,800 ¹
	CC	\$10,000 ¹
Conditional Use Permit Amendments	PC	\$1,000 ²
	CC	\$1,000 ²
Minor Deviation	PD	\$3,300
	PC	\$4,000
Variance	PC	\$6,000 ¹
	CC	\$6,000 ¹

Application Type	Approving Body	Fee
Design and Site Plan Review		
Design/Site Plan Review Amendment	PD	\$1,000 ²
	PC	\$1,000 ²
	CC	\$1,000 ²
City Council Review	CC	\$13,000
Planning Commission Review	PC	\$12,000 ¹
Planning Director Review	PD	\$3,100 ¹
Development Agreement	CC	\$10,500
Development Agreement Amendment	CC	\$5,250
Zoning		
Zoning Amendment	CC	\$1,000 ²
Plans and Plan Amendments		
General Plan Amendment	CC	\$1,000 ²
Specific Plan/Specific Planning Area Amendment (residential only)	N/A	\$1,000 ²
Specific Plan/Specific Planning Area Initiation (commercial only)	N/A	\$10,000 ¹
Minor Deviation	PD	\$3,300
	PC	\$4,000
Maps and Boundaries		
Annexation Request	CC	\$18,800
Boundary Line Adjustment	PD	\$2,800
Lot Merger/Certificate of Compliance	N/A	\$500
Tentative Parcel Map (residential)	N/A	\$8,800 ¹
Tentative Parcel Map (commercial)	N/A	\$12,300 ¹
Tentative Parcel Map Amendment	N/A	\$1,000 ²
Tentative Parcel Map Extension	N/A	\$1,500
Tentative Parcel Map Waiver for Condos	PC	\$4,850
Tentative Subdivision Map (<25 lots)	N/A	\$10,500 ¹
Tentative Subdivision Map (25-99 lots)	N/A	\$12,500 ¹
Tentative Subdivision Map (100-200 lots)	N/A	\$14,500 ¹
Tentative Subdivision Map (>200 lots)	N/A	\$18,000 ¹
Tentative Subdivision Map Amendment	PC	\$1,000 ²
Tentative Subdivision Map Extension	PC	\$1,500
	CC	\$1,500
Other Actions		
CEQA Review	N/A	Varies
Combined Entitlements	N/A	Varies
Development Agreement	CC	\$5,250 ¹
Development Agreement Amendment	CC	\$1,000 ¹
Williamson Act	CC	\$2,000 ¹

Source: City of Elk Grove Fee Schedule. All fees are subject to change without revision to the Housing Element. Fees may be revised pursuant to resolution and are effective immediately. Therefore, you may not rely on this table for the current fees. To obtain the most recent City fees, please view the Fee Booklet on the City's website at <http://www.elkgrovecity.org/finance/pdfs/fee-booklet.pdf>.

Note: CC - City Council, PC - Planning Commission, PD - Planning Director, HPC - Historic Preservation Committee

¹ Amount noted is a deposit. Applicant will be billed time and materials for staffing and expenses required to process request.

² Amount noted is a deposit. A task order with a consultant will be executed in order to process the request.

Table 46
Estimate of Development Impact and Other Fees for Single-Family Home,
December 2012

Fee Program	Fees Due Per Single-Family Unit	
	Lowest	Highest
Development Impact Fees ¹		
City Administered Fees		
Capital Facilities Fee Program	\$2,432	
Affordable Housing Fee Program ²	\$2,884	
Elk Grove Roadway Fee Program	\$3,120	\$5,992
Various Plan Area Park Fees	\$0	\$13,091
East Franklin Fees (excludes park fee)	\$0	\$1,703
East Franklin Reclaimed Water	\$0	\$402
Technology Fee (due at permit to the City)	\$86	\$86
General Plan Update Fee(due at permit to the City)	\$49	\$49
Total City Administered Fees	\$8,571	\$26,639
Elk Grove Fire Fee Program	\$1,587	\$1,731
Zone 40 Water Fee Program	\$13,166	
Zone 11A Drainage Fee Program	\$2,560	\$2,907
CSD-1 Sewer (4" line and tap)	\$2,539	\$3,039
SRCSO (regional sewer treatment)	\$2,800	\$7,450
School (\$4.66/s.f./2,200 s.f.)	\$10,252	
Sacramento County Transportation Mitigation Fee	\$1,093	
Subtotal Development Impact Fees	\$42,568	\$66,277
Other Fees (due at Permit to the City)		
Building Permit	Varies	
Plan Check	Varies	
Zoning Check (5% of plan check fees)	Varies	
Subtotal in Other Fees to City	\$135³	\$135³
Total Fees	\$42,703	\$66,412

Source:

City of Elk Grove Fee Schedule. All fees are subject to change without revision to the Housing Element. Fees may be revised pursuant to resolution and are effective immediately. Therefore, you may not rely on this table for the current fees. To obtain the most recent City fees, please view the Fee Booklet on the City's website at <http://www.elkgrovecity.org/finance/pdfs/fee-booklet.pdf>.

Note: Excludes plan check/permit fees from other agencies, environmental fees, and City processing/application fees. Fees assume RD-5, 2,200-square-foot house with 450-square-foot garage and construction valuation of \$246,227.

¹ The development impact fees are charged by the City and other agencies.

² This fee is waived for affordable housing projects. The fee noted is as of early 2013.

³ Not including variable fees.

Table 47
Estimate of Development Impact and Other Fees for Multifamily Unit, December 2012

Fee Program or Fee Component	Lowest	Highest
Development Impact Fees¹		
City Administered Fees		
Capital Facilities Fee Program		\$1,715
Affordable Housing Fee Program ²		\$2,264
Elk Grove Roadway Fee Program	\$2,183	\$5,992
Various Plan Area Park Fees	\$0	\$8,728
East Franklin Fees (excludes park fee)	\$0	\$884
East Franklin Reclaimed Water	\$0	\$223
Technology Fee (due at permit to the City)	\$43	\$43
General Plan Update Fee (due at permit to the City)	\$25	\$25
Total City Administered Fees	\$6,230	\$19,874
Elk Grove Fire Fee Program	\$1,098	\$1,139
Zone 40 Water Fee Program	\$13,166	
Zone 11A Drainage Fee Program	\$1,200	
CSD-1 Sewer (4" line and tap)	\$539	
SRCSO (regional sewer treatment)	\$2,100	\$5,588
School (\$4.66/s.f.)	\$8,444	
Sacramento County Transportation Mitigation Fee	\$765	
Subtotal Development Impact Fees	\$33,542	\$50,715
Other Fees (due at Permit to the City)		
Building Permit	Varies	
Plan Check	Varies	
Zoning Check (5% of plan check fees)	Varies	
Subtotal in Other Fees to City	\$68¹	\$68¹
Total Burden per Unit	\$33,610	\$50,783

Source: City of Elk Grove Fee Schedule. All fees are subject to change without revision to the Housing Element. Fees may be revised pursuant to resolution and are effective immediately. Therefore, you may not rely on this table for the current fees. To obtain the most recent City fees, please view the Fee Booklet on the City's website at <http://www.elkgrovecity.org/finance/pdfs/fee-booklet.pdf>.

Note: Excludes plan check/permit fees from other agencies, environmental fees. Assumes 60 units, 3 units per building, 14.4 units per acre, 5,436 square feet per building and 4,270 square feet of living area per building; .21 net acres per building, and \$319,608 in per building valuation.

¹ Not including variable fees.

² This fee is waived for affordable housing projects. The fee noted is as of early 2013.

An affordable housing nexus study completed in 2012 indicated that Elk Grove's impact fees are in line with other jurisdictions in the region. At the time, Elk Grove's fees were about \$19,600 for single-family homes and \$12,000 for multifamily units. Of the five comparable jurisdictions studied, fees for single-family homes ranged from \$12,000 in Sacramento (not including the cost of building inclusionary units) to \$28,000 in Sacramento County. Similar variation existed for multifamily units, but in both cases, the City's impact fees were in the middle of the group of jurisdictions reviewed. Variations

in fees due at the time of building reflect, in part, differing strategies to financing public improvements and maintenance obligations—while some jurisdictions charge fees upfront, others charge fees in the form of long-term assessments against new homes.

The City offers some programs to assist developers of affordable housing with fees. The City's affordable housing impact fee does not apply to deed-restricted affordable units, currently saving developers \$1,700 to \$2,900 per unit. Most of the City's impact fees for new development are lower for multifamily units and age-restricted properties. The Sacramento County Regional Sanitation District also waives or defers fees for affordable housing.

The City also has a fee deferral program that allows certain impact fees to be deferred up to the close of escrow (24 month maximum) for single-family homes and until the close of permanent financing for affordable multifamily projects. The City's Affordable Housing Fund loans often end up being used toward the payment of permit and impact fees, whether or not those fees are deferred.

Development Permit and Approval Process

The development review and permitting process is utilized to receive, evaluate, and approve new development applications. The development review and permitting process ensures that new residential projects reflect the goals and policies of the General Plan and meet the intent and requirements of the Zoning Code.

Applications for development permits are made in writing to the Development Services Department. Applications vary depending on the permit being requested. In addition, some projects require public hearings. Development permit approval processing in the City does not create any unnecessary delays or increases to the cost of housing because applications are processed as expeditiously as possible depending on the complexity of the project and timeframes that are instituted by law.

There are different steps in the approval process a housing development must go through depending on the type and conditions of the development. Small single-family developments which do not require a zone change only need building permits. Single-family subdivisions and master home plans are required to conform to the Design Guidelines and are subject to staff review and either City Planning Director approval or Planning Commission approval depending on the type of project. Multifamily developments that are 150 units or fewer require staff review and are subject to development plan review by the Planning Director. Multifamily developments of more than 150 units require both staff and Planning Commission review. Specific Plans, rezones, subdivisions, and variances require staff, Planning Commission, and City Council review. Multifamily development in commercial and business zones requires the same procedures as in a residential zone.

Emergency and transitional shelters are permitted by right in the General Commercial and Light Industrial zones and are subject to the stipulations under Title III, Chapter 20, Article 4 of the Zoning Ordinance. Emergency shelters do not require a use permit if they adhere to the development standards or special processing procedures. Title III, Chapter 20, Article 4 requires basic development standards such as providing a telephone for use by clients, onsite personnel during hours of operation, providing adequate lighting, a maximum number of beds, and locating near transit corridor, etc.

Project application review is completed within 30 days of accepting an application. Determination of approval is usually based on consistency with the General Plan, character of adjacent land uses, adequate size and shape of lots, zoning compliance, and conformance with design standards. Many other components can also factor into the determination of approval, such as public interest that may require additional outreach. An approved development plan is in effect for three years.

Various development review activities, such as general plan amendments, rezones, and specific plans, require the preparation of an environmental document (e.g., environmental impact report or negative declaration) before a project can be approved. The requirement to prepare an environmental document can substantially lengthen the development review process, sometimes taking up to one year to obtain project approval. However, the cost associated with preparing an environmental document is not considered to disproportionately affect constraints on residential development in the City. The costs associated with development project review will vary between projects. The City utilizes an efficient and comprehensive approach toward development review and permitting that allows for quick response to applicants. The City utilizes many practices to expedite application processing, reduce costs, and clarify the process to developers and homeowners. Increased development costs resulting from delays in the City’s development review and permitting process are not considered a constraint on housing development.

Table 48
Typical Processing Procedures by Project Type

	Single-Family Subdivision	Single-Family Unit (no subdivision)	Multifamily
List of Typical Approval Requirements	Tentative Subdivision Map (6-12 months)	Design Review for homes (1-2 months)	Design Review (2-6 months)
	Improvement Plans (2-3 months)	Master Home Plan Building Permit (2-4 weeks)	Building Permit (4-6 weeks)
	Final Map (1-2 months)	Batch permit (10 days)	
	Design Review for homes (1-2 months)		
	Master Home Plan Building Permit (2-4 weeks)		
	Batch permit (10 days)		
Estimated Total Processing Time	20 months (excluding improvement construction and plan preparation)	3 months	7-8 months (excludes plan preparation)

Source: City of Elk Grove 2013

* Actual development processing time shall vary based on multiple factors, including environmental review, applicant responsiveness, public outreach, and a multitude of other factors based on each project’s specific needs.

8. OPPORTUNITIES FOR ENERGY CONSERVATION

Energy-related costs could directly impact the affordability of housing in the City, particularly with California in the midst of an energy crisis. Title 24 of the California Administrative Code sets forth mandatory energy standards for new development and requires the adoption of an “energy budget.” Subsequently, the housing industry must meet these standards and the City is responsible for enforcing the energy conservation regulations. Alternatives that are available to the housing industry to meet the energy standards include:

- A passive solar approach that requires suitable solar orientation, appropriate levels of thermal mass, south-facing windows, and moderate insulation levels.
- Higher levels of insulation than what was previously required, but not requiring thermal mass or window-orientation requirements.
- Active solar water heating in exchange for less stringent insulation and/or glazing requirements.

The utility companies serving the City, including Sacramento Municipal Utility District (SMUD) and Pacific Gas and Electric Company (PG&E), offer various programs to promote the efficient use of energy and assist lower- income customers.

SMUD provides electricity to the Sacramento metropolitan area. SMUD has a free shade tree program where homes with eastern, western, or southern exposure that heat up during the day can receive free trees from SMUD. In addition, SMUD provides rebates and financing assistance for the replacement and installation of energy-efficient equipment and materials. Examples of these rebates and financing assistance include energy-efficient appliance buy-downs and financing, airtight duct sealing, duct improvements, compact fluorescent lamps (CFLs), ceiling fans with CFLs, central air conditioning replacement, clothes washers, roof replacements, dishwashers, heat pumps, pools and spas, refrigerators, residential and commercial photovoltaic systems, room air conditioners, and solar water heaters. The installation of central air conditioning, Energy Star sun-reflecting coating, insulation, or a solar water heater is also potentially eligible for a rebate. In an effort to promote the use of renewable energy sources, SMUD customers are now able to have their homes powered by renewable energy sources for a small fee with the SMUD Greenergy Program.

PG&E provides natural gas to consumers in the City as well as a variety of energy conservation services for residents. In addition, PG&E offers energy assistance programs for special needs and lower-income households to help households conserve energy and control utility costs. These programs include the California Alternate Rates for Energy (CARE), the Relief for Energy Assistance through Community Help (REACH), Family Electric Rate Assistance (FERA), and the Energy Partners Program.

The CARE program provides a 20 percent monthly discount on gas and electric rates to households with qualified incomes, certain nonprofit organizations, homeless shelters, hospices, and other qualified nonprofit group living facilities. CARE offers assistance to single-family households, submetered tenants, agricultural, and migrant farmworker housing.

The REACH program provides one-time energy assistance to customers who have no other way to pay their energy bill. The intent of REACH is to assist low-income households, particularly the elderly, disabled, sick, working poor, and the unemployed, that experience hardships and are unable to pay for their necessary energy needs. Individuals who experience an uncontrollable or unforeseen hardship can receive credits to pay their energy bills.

The FERA program provides utility assistance to households with three or more members that are low- or middle-income. This program allows these households to be billed at Tier 2 rates for Tier 3 power usage.

The Energy Partners Program provides free weatherization measures and energy-efficient appliances to low-income households.

In addition, the California Department of Community Services and Development funds the Home Energy Assistance Program (HEAP). HEAP provides financial assistance to eligible low-income persons to offset the costs of heating and/or cooling their housing unit.

9. RELATIONSHIP TO OTHER ELEMENTS

State law requires that “the general plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies.” The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement, and development of housing within the City.

This Housing Element was originally prepared as part of the City’s first comprehensive General Plan in 2003. The City performed a comprehensive update of its Zoning Code (Title 23) to ensure consistency with the General Plan. This Housing Element update was developed with close consideration of these updates as well as other General Plan elements. City staff will monitor consistency with other General Plan elements as the programs contained in the Housing Elements are implemented.

In addition, per Assembly Bill 162 (Government Code Section 65302), the City will evaluate and amend as appropriate the Safety and Conservation Elements of the General Plan to include analysis and policies regarding flood hazard and management information.

10. REVIEW OF PREVIOUS ELEMENT

HOUSING ELEMENT ACTION ITEM IMPLEMENTATION

In order to develop an effective housing plan for the 2013–2021 period, the City must assess the effectiveness of its existing housing programs and determine the continued appropriateness of such programs in addressing housing adequacy, affordability, and availability issues.

This section evaluates the accomplishments of each program against the objectives established in the 2008–2013 Housing Element, explains any discrepancy in program achievements, and recommends programmatic changes to the 2013–2021 Housing Element.

Housing Element

The City has diligently implemented the actions identified in its Housing Element. The status of each action item and the effectiveness of implementing that item are discussed in **Table 49**.

Table 49
Review of 2008 Housing Element

Action	Implementation	Result/Effectiveness	Continue/Modify /Delete	
Housing Goal 1: Provide adequate sites, including land suitable for multifamily rental housing, manufactured housing, mobile homes, housing for agricultural employees, emergency shelters, and transitional housing, to accommodate the City's share of regional housing needs through appropriate zoning and development standards.				
H1 Action 1	To ensure adequate sites are available throughout the planning period to meet the City's RHNA, the City will continue to annually update, as legally required, an inventory that details the amount, type, and size of vacant and underutilized parcels to assist developers in identifying land suitable for residential development and that also details the number of extremely low, very low, low, and moderate income units constructed annually. If the inventory indicates a shortage of available sites, the City shall rezone sufficient sites to accommodate the City's RHNA. The City has identified residential capacity within the mixed use zone to accommodate 2,868 units of the City's RHNA for lower income households. To ensure sufficient residential capacity is maintained within this zone to accommodate the identified need, the City will develop and implement a formal ongoing (project by project) evaluation procedure pursuant to Government Code Section 56863. Should an approval of commercial development result in a reduction of capacity within mixed use zones below the residential capacity needed to accommodate the remaining need for lower income households, the City will identify and zone sufficient site to accommodate the shortfall on land zones exclusively zoned exclusively for multifamily use at a minimum density of 20 du/acre.	Time Frame: Development of evaluation procedure for mixed use zones to implement Government Code section 65863 by July 1, 2009 Responsibility: Development Services Funding Source: City Development Services Fund	Planning staff completed a comprehensive review of the land inventory in 2010, 2011, and 2012 to ensure there were adequate sites to meet the City's RHNA. The City continued to have adequate sites throughout the planning period.	Continue, but update language to reflect review practices.
H1 Action 2	Consider amending the Zoning Code to include an RD40 zone to assist in meeting the regional housing needs. As the City annually updates its vacant land inventory the City will evaluate the need for an RD40 zone and/or identify an additional methodology to meet the RHNA shortfall.	Time Frame: Annually Responsibility: Development Services Funding Source: City Development Services Fund	The City completed an annual review to ensure the City was meeting the RHNA during this planning period and did not amend the Zoning Code to create an RD40 zone.	Delete. The City may pursue this program in the future as a transit oriented design strategy. At this point in time, feedback from developers indicates that this zoning is difficult to achieve without excess construction costs.

Housing Element

Action	Implementation	Result/Effectiveness	Continue/Modify /Delete	
HI Action 3	Projects shall continue to consider the City's housing needs and designate residential sites at densities consistent with the City's identified housing needs through a Specific Plan, rezoning, Special Planning Area, and/or annexation rezoning.	Time Frame: The City will review its housing needs as projects are received by Development Services. Responsibility: Development Services Funding Source: City Development Services Fund	The 2003 General Plan identified a number of planning areas that require master planning prior to subsequent entitlements. All but one of these areas have been master planned. The remaining area, the Southeast Policy Area (SEPA), covers 1,200 acres and is at the southern end of the City between Kammerer Road and Bilby/Poppy Ridge Road. In July 2012, the City Council authorized the preparation of a master plan for the area as a City project. A portion of the 2013-2021 RHNA will be targeted for the SEPA (aka Meridian) as part of that effort. Adoption of the master plan is targeted for spring 2014.	Modify. This program will be revised to include future land opportunities within the SEPA (aka Meridian).
HI Action 4:	Continue to exempt high density projects from the infrastructure requirements that are typically required in phasing plans for larger residential development projects. This approach results in less up front costs for high density developments because the infrastructure requirements are based on the needs of the individual high density project instead of the entire planned development.	Time Frame: Ongoing Responsibility: Development Services Funding Source: City Development Services Fund	The City exempted two affordable housing projects, the Ridge Apartments and Seasons Apartments.	Delete. As of October 2010, the City no longer requires upfront infrastructure construction for the entire phase. This is now a phased infrastructure approach.
HI Action 5	Continue to encourage the development of affordable multifamily projects in the newly created multifamily overlay (MF) zoning designation, which allows multifamily uses of 15.1 to 30 units per acre on sites that are identified for other uses, including commercial and office uses. In order to facilitate development of housing affordable to lower income housing within the overlay, the City will prioritize assistance from Programs H4 Action 1, H4 Action 2, H6 Action 1, H6 Action 2, and H6 Action 5 to housing within the mixed use zones. In addition, the City will provide information about available parcels on its website to encourage the use of these sites.	Time Frame: Ongoing Responsibility: Development Services Funding Source: City Development Services Fund	Within the City, the Vintage at Laguna II affordable housing project (69 units) was developed in the MF overlay zone. The City provided assistance in the form of a \$5.6 million loan in 2011 and construction was completed in September 2012. The City provides this information as requested.	Delete. The City no longer plans to rely significantly on the multifamily overlay zone in order to meet its RHNA.
HI Action 6	Continue to permit transitional housing and emergency shelters as a permitted use in the GC and M1 zoning districts in the Elk Grove Zoning Code.	Time Frame: Ongoing Responsibility: Development Services Funding Source: City Development Services Fund	The City continued to permit transitional housing and emergency shelters in the GC and M1 zoning districts. No transitional housing or emergency shelter facilities were opened in these zones during the planning period.	Delete. This program has been completed.

Housing Element

Action	Implementation	Result/Effectiveness	Continue/Modify /Delete	
H1 Action 7	Continue to allow emergency shelters and transitional housing with a conditional use permit in the RD7 through 30 zones.	Time Frame: Ongoing Responsibility: Development Services Funding Source: City Development Services Fund	The City continued to allow emergency shelters and transitional housing with a conditional use permit in the RD7 through 30 zones. There were no transitional housing or emergency shelter facilities opened in these zones during the planning period. In 2012, the City did purchase a property within an RD5 zone to use as a small transitional house (five homeless plus one onsite manager).	Delete. This program has been completed.
H1 Action 8	Continue to permit housing for agricultural employees as a permitted use in agricultural zones and housing serving six or fewer employees as a permitted use in all residential zones, in accordance with Health and Safety Code Sections 17021.5 and 17021.6.	Time Frame: Ongoing Responsibility: Development Services Funding Source: City Development Services Fund	No interested developers or persons have requested approval of farmworker housing.	Delete. Farmworker housing is permitted in the City's agricultural zone.
H1 Action 9	Continue to provide for the development of mobile home parks by retaining the Mobile home Park zoning district in the Elk Grove Zoning Code.	Time Frame: Ongoing Responsibility: Development Services Funding Source: City Development Services Fund	No interested developers or persons have requested approval of mobile home parks.	Delete. Mobile homes are permitted through the zoning code.
H1 Action 10	Continue to allow the placement of manufactured housing on single-family lots in residential zones.	Time Frame: Annually Responsibility: Development Services Funding Source: City Development Services Fund	No interested developers or persons have requested approval of placement of manufactured housing on single family lots in residential zones.	Delete. Manufactured homes are allowed on single family lots per the City's zoning code.
H1 Action 11	Continue to require new development to be consistent with the development standards described in the City's National Pollutant Discharge Elimination System (NPDES) permit as described in the Conservation and Safety Elements of the General Plan.	Time Frame: Ongoing Responsibility: Development Services Funding Source: City Development Services Fund	The City continues to require new development be consistent with the development standards described in the City's National Pollutant Discharge Elimination System (NPDES) permit.	Delete. This is implemented through the Public Works Department.
H2 Action 1	Continue to provide the opportunities for encourage the utilization of the City's density bonus and the construction of higher density residential projects by notifying developers of the City's new lot size standards adopted in 2006.	Time Frame: Ongoing Responsibility: Development Services Funding Source: City Development Services Fund	The City continues to provide density bonus consistent with State law.	Delete. Density bonuses are promoted through the Planning Department and requirements are called out in the Zoning Code.
H2 Action 2	Continue to allow corner duplexes in single family residential developments without a use permit.	Time Frame: Ongoing Responsibility: Development Services Funding Source: City Development Services Fund	No interested developers or persons have requested approval of corner duplexes in single family residential developments.	Continue.

Housing Element

Action	Implementation	Result/Effectiveness	Continue/Modify /Delete	
H3 Action 1	<p>Continue to encourage multifamily opportunities on sites meeting the following criteria: (a) proximity to public transit or bus service; (b) proximity to commercial and social services; (c) parcel size and configuration which enhances the feasibility of development; (d) lack of physical constraints (noise, wetlands); (e) provision for a variety of housing types and affordable housing opportunities; (f) generally be no smaller than eight (8) acres and no larger than fifteen (15) acres unless a development request for rezone has been submitted that reasonably identifies that a smaller parcel will serve a special needs group or meet an affordable housing need and that the size of the parcel is appropriate to meet the housing need. This guideline will not serve as the primary basis of denial of a multifamily project and (g) other criteria deemed appropriate including integration of multifamily units within the larger adjacent neighborhood. Although not required, these criteria should be considered in the review of applications and proposals and for long-term general planning purposes for the siting of multifamily opportunity sites and will not be used to limit or constrain the development of multifamily projects. Note: Policy LU6 in the Land Use Element includes criteria to be followed in determining multifamily sites. Applicant initiated requests for rezone are subject to the City's Zoning Code and can be requested at any time.</p>	<p>Time Frame: Ongoing Responsibility: Development Services Funding Source: City Development Services Fund</p>	<p>The City and the Affordable Housing Loan Committee continue to encourage multifamily housing on sites meeting these criteria by evaluating them as a part of considering funding requests.</p>	<p>Modify. This program will be modified to address the role of reviewers in the affordable housing project approval process. It will be combined with H3 Action 2.</p>
H3 Action 2	<p>Support high density residential development along transit (e.g., light rail) corridors that provide regular service by placing high density residential or mixed use sites near transit opportunities, where appropriate and feasible, when developing a new Specific Plan or Special Planning Area.</p>	<p>Time Frame: Ongoing Responsibility: Development Services Funding Source: City Development Services Fund</p>	<p>Both of the City's recently built affordable housing projects, Ridge Apartments and Vintage at Laguna II, are close to transit and transit connections.</p>	<p>Modify. This action will be combined with H3 Action 1.</p>
<p>Housing Goal 2: Assist in the development and provision of adequate housing stock to meet the needs of extremely low, very low, low, and moderate income households and special needs groups.</p>				

Housing Element

Action	Implementation	Result/Effectiveness	Continue/Modify /Delete	
H4 Action 1	Continue to focus efforts for the provision of affordable housing by maintaining the City's commitment to processing development projects as efficiently as possible and by giving preference in the allocation of City resources (including funding and staff time) first to multifamily housing affordable to extremely low , very low, and low income households, then to zero lot line, or reduced setback, single family housing, corner duplexes, and second dwelling units affordable to very low and low income households.	Time Frame: Ongoing Responsibility: Development Services Funding Source: City Development Services Fund, Building and Planning Fees	The City processed two affordable multifamily projects (a total of 271 affordable units) during the planning period.	Modify.
H4 Action 2	Continue to support affordable housing development through direct financial assistance and regulatory incentives.	Time Frame: Ongoing Responsibility: Development Services Funding Source: City Development Services Fund, CDBG Program Funds (when available), Affordable Housing Trust Fund, Very Low Income Housing Trust Fund	The City committed \$15.3 million to two affordable multifamily projects in 2011. Funds used were the City's Affordable Housing Fund and the Very Low Income Housing Trust Fund.	Continue.
H5 Action 1	Continue to encourage affordable housing and mixed use development by offering a density bonus of up to 35 percent for single family uses and/or multifamily uses to developments that provide more than the required number of affordable units.	Time Frame: Ongoing Responsibility: Development Services Funding Source: City Development Services Fund	Vintage at Laguna I, built in 2003, used the City's density bonus program. No other eligible projects have requested a density bonus.	Delete. The efforts of this program are addressed in H2 Action 1.
H6 Action 1	Continue to assign Very Low Income Housing Trust Funds, Affordable Housing Trust Funds, and pursue CDBG/HOME funds and other affordable housing subsidies for housing projects affordable to very low and low income households.	Time Frame: Ongoing Responsibility: Development Services Funding Source: Very Low Income Housing Trust Fund, Affordable Housing Trust Fund, CDBG and HOME Funds	The City committed \$15.3 million to two affordable multifamily projects in 2011. Funds used were the City's Affordable Housing Fund and the Very Low Income Housing Trust Fund. The projects also received funding through the California Debt Limit Allocation Committee and the Tax Credit Allocation Committee.	Continue.
H6 Action 2	Continue to offer predevelopment financing assistance as needed through available federal, state, local, and private sources, including the HOME and CDBG programs, to assist affordable or special needs housing development being carried out by qualified nonprofit housing corporations.	Time Frame: Ongoing Responsibility: Development Services Funding Source: City Development Services Fund, CDBG and HOME Funds (when available)	No predevelopment financing was requested by qualified nonprofit housing corporations during the planning period.	Delete. The City will use federal, State, local, and private sources to produce affordable projects.
H6 Action 3	Continue to provide waivers of select fees to all affordable housing projects and participate in the Sacramento County Regional Sanitation Board's fee waiver and deferral program to reduce impact fees for affordable housing development, prioritizing developments that offer first time homebuyer units.	Time Frame: Ongoing Responsibility: Development Services Funding Source: City Development Services Fund, Sacramento County Regional Sanitation Board	The City provides a waiver of the affordable housing fee on affordable housing projects and continues to participate in the Sacramento County Regional Sanitation District's fee waiver and deferral program to reduce impact fees for affordable housing development.	Continue.

Housing Element

Action	Implementation	Result/Effectiveness	Continue/Modify /Delete	
H6 Action 4	Continue to offer affordable housing funding sources on a first come, first served basis consistent with the City's Affordable Housing Fund guidelines.	Time Frame: Ongoing Responsibility: Development Services Funding Source: City Development Services Fund	The funds were offered in this manner for the two affordable projects approved in 2011. In August 2011, the City amended its Affordable Housing Program Guidelines to allow for issuance of an RFP when the affordable funds balances reach a total of \$5 million, although exceptions may be made to the threshold by the Council. This will better allow the City to encourage deeper rental subsidies and development consistent with the policies in H3, Action 1.	Modify. The City now offers funding through the issuance of an RFP process.
H6 Action 5	Continue to offer assistance to developers to encourage affordable housing development through the use of the Affordable Housing Fund and Very Low income Housing Trust Fund, density bonuses, and fee waivers.	Time Frame: Ongoing Responsibility: Development Services Funding Source: City Development Services Fund, Building and Planning Fees	The City committed \$15.3 million to two affordable multifamily projects in 2011. Funds used were the City's Affordable Housing Fund and the Very Low Income Housing Trust Fund.	Delete. Already addressed through financial assistance programs.
H7 Action 1	Evaluate best practices for filling the affordability gap for potential first time home buyers.	Time Frame: Annually Responsibility: Development Services Funding Source: City Development Services Fund	The City worked with NeighborWorks, HCD, and HUD to explore the most feasible options for offering down payment assistance to first time homebuyers within the regulatory confines of individual funding sources.	Delete. Program is complete.
H7 Action 2	Continue to obtain HOME funds through the Sacramento Housing Redevelopment Agency agreement process to encourage homeownership through access to these funds for down payment assistance and by continuing the Affordable Home Ownership program, which provides fee waivers for affordable housing projects. Information on these programs will be available on the City's website.	Time Frame: Ongoing Responsibility: Development Services Funding Source: CDBG and HOME Funds, Affordable Housing Trust Fund	Prior to 2011, the City was determined to be ineligible for continued participation in the SHRA HOME Consortium. However, the City pursued HOME funding through HCD, and in 2012 received a \$700,000 HOME award to provide homebuyer assistance. The Affordable Homeownership Program continued to be available to developers who requested it; the City received one request for information regarding the program in 2011, and the developer ultimately decided not to pursue participation in the program.	Modify. The City is no longer a part of the SHRA HOME Consortium. The City now obtains funds though through HCD.
H7 Action 3	Continue to partner with NeighborWorks to provide homeownership services such as homebuyer workshops currently hosted by the City on an as needed basis.	Time Frame: Ongoing Responsibility: Development Services Funding Source: City Development Services Fund	The City continued to partner with NeighborWorks to provide access to homebuyer education and foreclosure counseling. Although no workshops were hosted by the City, many residents participated in the workshops held by NeighborWorks weekly at its Alhambra Boulevard location in Sacramento.	Continue.

Housing Element

Action	Implementation	Result/Effectiveness	Continue/Modify /Delete	
H8 Action 1	Continue to require all affordable housing developments subsidized by the City or required by the City to be deed restricted for a period of at least 45 years and monitor as necessary.	Time Frame: Ongoing Responsibility: Development Services Funding Source: City Development Services Fund, Building and Planning Fees, Very Low Income Housing Trust Fund, Affordable Housing Trust Fund	The two affordable housing developments funded by the City in 2011 will both be affordable for 55 years, per the terms of their tax credit financing.	Delete. Project financing requires the specific deed restricted time frame.
H9 Action 1	Continue to promote and support energy efficiency in new construction by encouraging developers to utilize SMUD's Energy Efficient New Construction Program and other energy efficiency programs.	Time Frame: Ongoing Responsibility: Development Services Funding Source: City Development Services Fund	The developers of affordable multifamily housing were encouraged to work with SMUD and other utility providers to improve energy efficiency in their projects.	Continue.
H9 Action 2	Continue to require housing developers (both single family and multifamily) to build a minimum percentage of units that meet Title 24, Tier II, or Tier III energy standards.	Time Frame: Ongoing Responsibility: Development Services Funding Source: City Development Services Fund, Building and Planning Fees	The current baseline standards provide the same level of efficiency as Title 24 Tier II and Tier III; therefore the City only uses its baseline standards.	Delete. City projects are meeting or exceeding Title 24 energy standards.
H9 Action 3	Continue to encourage participation in SMUD's PV (photovoltaic) Pioneer program by issuing PV system permits at no charge upon SMUD's approval.	Time Frame: Ongoing Responsibility: Development Services Funding Source: City Development Services Fund	There have been 429 PV permits issued since 2008.	Continue.
H10 Action 1	Continue to allow flexibility in development standards such as smaller unit sizes and parking reduction for senior projects and by supporting development using universal design measures.	Time Frame: Ongoing Responsibility: Development Services Funding Source: Building and Planning Fees	The City allowed for flexible development standards on the following senior projects: Seasons Apartments, Vintage at Laguna II Apartments, Carlton Plaza, and Camden Springs.	Continue.
H10 Action 2	Continue to encourage housing projects targeted to senior households by committing Affordable Housing Funds to projects for senior citizens.	Time Frame: Ongoing Responsibility: Development Services Funding Source: City Development Services Fund	In 2011, the City committed \$5.6 million from the Affordable Housing Fund to the Vintage at Laguna II project, a 69unit affordable senior project. The City's inventory now includes 595 units in affordable senior complexes (29 percent of total affordable housing units). Additionally, many family complexes have one and two bedroom apartments that are suitable for seniors.	Delete. Affordable housing projects will be reviewed on a project by project basis.

Housing Element

Action	Implementation	Result/Effectiveness	Continue/Modify /Delete	
H10 Action 3	Continue to contribute funding and work closely with other entities, such as Sacramento SelfHelp Housing, to assess homeless needs and develop plans to address homelessness at a regional level. The City will annually meet with local service providers as well as with surrounding jurisdictions to assess the homeless needs of the region.	Time Frame: Ongoing Responsibility: Development Services Funding Source: CDBG and HOME Funds (when available)	In 2011, the City continued to fund Sacramento Self Help Housing, increasing its funding level for the 2011-12 fiscal year in order to respond to increasing demand. The City also participates in an informal Homeless Solutions Committee that is focused on local solutions to homelessness as well as regional coordination; meetings are open to all but primarily attended by nonprofits and members of the faith based community. The City holds an annual meeting to solicit feedback on the community's needs related to low income persons (including the homeless).	Continue.
H10 Action 4	Continue to procure funding sources such as CDBG that will allow the City to contribute to agencies that provide services for persons with special housing needs including the homeless. As funding is available, the City will continue to support organizations serving people with special needs such as Sacramento SelfHelp Housing, the Elk Grove Adult Community Training (EGACT), the Human Rights Fair Housing Commission, Elk Grove Senior Center, and Sacramento County Department of Human Assistance (Meals on Wheels).	Time Frame: Ongoing; as NOFAs released Responsibility: Development Services Funding Source: CDBG, HOME and other funds if available	The City continued to receive CDBG funding throughout the planning period and also made available local funding for several organizations serving special needs populations. In 2012, the City funded housing counseling through Sacramento Self Help Housing, fair housing advice and investigation through the Human Rights/Fair Housing Commission, senior services (including meals and transportation) through the senior center, senior home delivered meals through Meals on Wheels by ACC (a successor to the County agency), and improvements to the Elk Grove Adult Community Training facility. The City also continued work on the Grace House, a five bed transitional house that opened in 2013.	Modify to remove references to specific nonprofits.
H10 Action 5	Continue to provide assistance to agencies, such as Sacramento SelfHelp Housing, that provide emergency shelter facilities for the homeless population, including alcohol and drug recovery programs, through the County Department of Human Assistance (DHA) and nonprofit service providers.	Time Frame: Ongoing Responsibility: Development Services Funding Source: CDBG and HOME Funds	The City continued to fund Sacramento Self Help Housing, which provides housing counseling to homeless and at risk homeless persons; a portion of its funding was set aside for motel vouchers for those in need of emergency shelter. The City also funded the Elk Grove Food Bank, which provides a variety of social services and casework under its Support Works program. Local agencies make referrals to County programs as needed.	Continue.

Housing Element

Action	Implementation	Result/Effectiveness	Continue/Modify /Delete	
H10 Action 6	Continue to support the creation and operation of transitional housing programs operated by Sacramento SelfHelp Housing and other nonprofit housing groups.	Time Frame: Ongoing Responsibility: Development Services Funding Source: CDBG and HOME Funds	In 2012, the City purchased a five bedroom home to be used for transitional housing. Sacramento Self Help Housing owns and manages the transitional house, which opened in 2013.	Modify. This action is combined with H10 Action 7.
H10 Action 7	Continue to assist Sacramento SelfHelp Housing in identifying sources of decent, suitable, and affordable shelter for homeless individuals and families sufficient to meet the City's identified needs.	Time Frame: Ongoing Responsibility: Development Services Funding Source: CDBG and HOME Funds	The City provided information on available affordable housing resources to Sacramento Self Help Housing. In 2012, the City transferred two condo units to a subsidiary of Sacramento Self Help Housing for use as permanent housing for extremely low income households.	Modify. This action is combined with H10 Action 6.
H11 Action 1	Continue to update the affordable housing unit database and continue to provide information regarding affordable housing opportunities, both through direct response to inquiries and making information available on the City's website.	Time Frame: Ongoing Responsibility: Development Services Funding Source: City Development Services Fund	A list of the affordable housing opportunities in the City (including rental complexes and the homebuyer assistance programs) is available on the City's website and accessible to the public. The City's Housing Program Manager and AskElkGrove team respond to public inquiries.	Continue.
H12 Action 1	Continue to support affordable housing development and also encourage a diverse blend of housing options to promote the retention of households through the development of moveup housing for first time homebuyers.	Time Frame: Ongoing Responsibility: Development Services Funding Source: City Development Services Fund	Changes in the economy and the housing market in recent years have led to increased affordability of much of the City's housing stock. In 2011 and 2012, there were many homes for sale at prices affordable to low income and moderate income households, and there continued to be an adequate supply of housing for above moderate income households.	Delete. Currently there is not a market for this program.
Housing Goal 3: Identify and, where appropriate, remove governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and special needs groups.				
H13 Action 1	Encourage the utilization of adopted changes to the development standards that accommodate and encourage a variety of housing development types including multifamily, low income housing, and to identify incentives to be offered in association with density bonuses. Modifications may include reduced requirements for a Special Planning Area (SPA) including an affordable housing component and changes to curb, gutter, and sidewalk requirements, setbacks, and lot coverage.	Time Frame: Ongoing Responsibility: Development Services Funding Source: City Development Services Fund	The City did adopt changes to the development standards, which proved not effective at incentivizing multifamily and low income housing. Feedback from developers suggests that they prefer uniformity and predictability in costs and time frames to approval and completion over the incentives offered.	Delete. The City currently works with developers to process developments quickly and efficiently.

Housing Element

Action	Implementation	Result/Effectiveness	Continue/Modify /Delete	
H13 Action 2	Amend the Zoning Ordinance to ensure that transitional housing is considered a residential use and is subject only to those restrictions that apply to other residential uses of the same type in the same zone, consistent with Sections 65582, 65583, and 65589.5 of the California Government Code.	Time Frame: December 2009 Responsibility: Development Services Funding Source: City Development Services Fund	In May 2011, the City Council adopted major updates to the Zoning Code to comply with Government Code Section 65589.5 requirements.	Delete. This program has been completed.
H13 Action 3	Amend the Zoning Ordinance to ensure that supportive housing types are defined according to Section 50675.14 of the Health and Safety Code, are considered a residential use, and are subject only to those restrictions that apply to other residential uses of the same type in the same zone, consistent with Sections 65582, 65583 and 65589.5 of the California Government Code.	Time Frame: December 2009 Responsibility: Development Services Funding Source: City Development Services Fund	In May 2011, the City Council adopted major updates to the Zoning Code to comply with Government Code Section 65589.5.	Delete. This program has been completed.
H13 Action 4	Pursuant to SB 520 enacted January 1, 2002, amend the Zoning Ordinance to include a definition of family that provides zoning code occupancy standards specific to unrelated adults. In addition, the City will periodically analyze and determine whether there are constraints on the development, maintenance and improvement of housing intended for persons with disabilities. The analysis will include an evaluation of existing land use controls, permit and processing procedures, zoning and building codes. If any constraints are found in these areas, the City will initiate actions to address these constraints, including removing the constraints or providing reasonable accommodation for housing intended for persons with disabilities	Time Frame: December 2009 Responsibility: Development Services Funding Source: City Development Services Fund	In May 2011, the City Council adopted major updates to the Zoning Code to comply with Government Code Sections 65583(a)(4) and 65583(c)(3), including adding an updated definition of family and adding procedures for reasonable accommodations for persons with disabilities.	Delete. This program has been completed.
H13 Action 5	Continue to review the appropriateness of reducing, waiving, and/or deferring fees for units affordable to extremely low, very low, and low income households, including second dwelling units, senior housing, and apartment units, and housing for special needs groups, including agricultural employees, emergency/ transitional housing, and housing for persons with disabilities, and take subsequent action, as appropriate, based upon this review to make the development of such units more financially feasible.	Time Frame: Ongoing Responsibility: Development Services Funding Source: City Development Services Fund, Very Low Income Housing Trust Fund, Affordable Housing Trust Fund	The City provides a waiver of the affordable housing fee on affordable housing projects and continues to participate in the Sacramento County Regional Sanitation District's fee waiver and deferral program to reduce impact fees for affordable housing development.	Modify. This program will be modified to include the incentives that the City provides, including regulatory incentives.
H13 Action 6	Amend the Zoning Ordinance to include a definition of single room occupancy units (SROs) in accordance with AB 2634, which requires jurisdictions to explicitly allow SRO's in their zoning codes.	Time Frame: December 2009 Responsibility: Development Services Funding Source: City Development Services Fund	In May 2011, the City Council adopted major updates to the Zoning Code to define and allow for SROs within the code.	Delete. This program has been completed.

Housing Element

Action	Implementation	Result/Effectiveness	Continue/Modify /Delete	
H13 Action 7	<p>To ensure continued compliance with the Employee Housing Act especially California Health and Safety Code Section 17021.5 and 17021.6, the City will review the zoning code for the following concerning employee housing:</p> <p>Employee housing providing accommodations for six or fewer employees shall be deemed a single family structure with a residential land use designation; For the purpose of all local ordinances, employee housing shall not be included within the definition of a boarding house, rooming house, hotel, dormitory, or other term that implies the employee housing is a business run for profit or differs in any other way from a family dwelling;</p> <p>No conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone;</p> <p>The use of a family dwelling for purposes of employee housing serving six or fewer persons shall not constitute a change of occupancy;</p> <p>The review will ensure consistency with the following concerning employee housing consisting of no more than 36 beds in group quarters or 12 units or spaces designed for use by a single family or household: Employee housing shall not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use; No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone; and The permitted occupancy in employee housing in an agricultural zone shall include agricultural employees who do not work on the property where the employee housing is located.</p>	<p>Time Frame: December 2009</p> <p>Responsibility: Development Services</p> <p>Funding Source: City Development Services Fund</p>	<p>In May 2011, the City Council adopted major updates to the Zoning Code to comply with all employee housing requirements outlined in the action.</p>	<p>Delete. This program was completed.</p>
H14 Action 1	<p>Continue to designate a staff planner to guide affordable housing development projects through the planning process and implement housing related programs and policy initiatives.</p>	<p>Time Frame: Ongoing</p> <p>Responsibility: Development Services</p> <p>Funding Source: City Development Services Fund</p>	<p>All projects are assigned a staff person to guide the developer through the planning process. The Housing Program Manager implements all housing related programs and policy initiatives.</p>	<p>Continue.</p>
H14 Action 2	<p>Continue to empower the Planning Director as the approving authority on all multifamily projects of 150 units or less, including affordable projects, that are consistent with General Plan and zoning requirements.</p>	<p>Time Frame: Ongoing</p> <p>Responsibility: Development Services</p> <p>Funding Source: City Development Services Fund</p>	<p>Within the planning period, the Planning Director administratively approved the Vintage at Laguna II and Camden Springs projects.</p>	<p>Continue.</p>

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Action	Implementation	Result/Effectiveness	Continue/Modify /Delete	
H14 Action 3	Continue to conduct interdepartmental coordination meetings to coordinate the early review of development projects and address policy concerns.	Time Frame: Ongoing Responsibility: Development Services Funding Source: City Development Services Fund, Planning and Building Fees	The City's Development Services team met monthly to discuss issues related to new developments, with the goal of streamlining the process from the developer's perspective.	Continue.
H15 Action 1	Continue to encourage more creative and flexibly designed projects with an affordable housing component through the use of the recently established Design Review Process, which eliminated minimum lot width and public street frontage requirements, thus creating more flexibility for higher density projects.	Time Frame: Ongoing Responsibility: Development Services Funding Source: City Development Services Fund	The City continues to allow for flexibility, but no recent project has needed it.	Continue.
H16 Action 1	Publish the drafted summary information handouts for residential developers to explain applicable Zoning Ordinance and General Plan requirements. Provide specific examples of projects meeting these requirements. Continue to train staff in the residential project review process to ensure consistency in the application of all City standards.	Time Frame: 2009 Responsibility: Development Services Funding Source: City Development Services Fund	This information is available on the City's website or in printed form upon request.	Delete. The City will continue to provide this information on a by request basis and on the City's website.
H17 Action 1	Continue to annually review the Housing Element to determine its effectiveness and its consistency with the General Plan, as part of the annual review required by Government Code Section 65400. Report to the Planning Commission and City Council the findings of this review and suggest changes if needed.	Time Frame: Ongoing Responsibility: Development Services Funding Source: City Development Services Fund	The City annually reports on the progress of the Housing Element and submits the annual report to HCD.	Continue.
Housing Goal 4: Conserve and improve the condition of existing affordable housing stock.				
H18 Action 1	Continue to operate the Owner Occupied Housing Rehabilitation Program that assists very low and low income households occupying housing in need of repair.	Time Frame: Ongoing Responsibility: Development Services Funding Source: City Development Services Fund, CDBG and HOME Funds	The City continued to offer the Owner Occupied Housing Rehabilitation program through June 30, 2012, and advertised it through the City newsletter (delivered to all households in the City) and through waste bill inserts. Despite this, the City received only one eligible application. On July 1, 2012, the City rolled out a new Minor Home Repair program that offers forgivable loans of up to \$10,000 to low income homeowners whose homes have one or more health and safety hazards.	Modify. The City no longer has an Owner Occupied Housing Rehab Program. The program will be revised to include the Minor Home Repair program.

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Action	Implementation	Result/Effectiveness	Continue/Modify /Delete	
H18 Action 2	Continue to refer individuals interested in utility assistance to the appropriate local energy provider, usually SMUD, which offers many programs to assist with utility costs.	Time Frame: Ongoing Responsibility: Development Services Funding Source: City Development Services Fund	The City continued to refer persons needing utility assistance to SMUD and PG&E programs. The City also referred people who had received a three day shutoff notice to South County Services, which receives federal funding to provide emergency utility assistance.	Continue.
H18 Action 3	Continue to market the Emergency Repair program to senior households by sending program information in the City's monthly newsletter and by posting information on community boards especially in mobile home park communities.	Time Frame: quarterly Responsibility: Development Services Funding Source: CDBG and HOME Grants	The City published two articles on the housing repair programs in the City's newsletter in 2011, and continued to advertise housing repair programs in 2012. Over the planning period, the City made eleven housing repair loans, six of them to seniors.	Modify. The program will be marketed to all City residents who qualify.
H18 Action 4	Continue to perform a biannual review of City neighborhoods to identify areas that appear to be in decline and provide information on available housing rehabilitation programs to neighborhood residents.	Time Frame: 2009, 2011, 2013; as needed Responsibility: Development Services Funding Source: CDBG Funds	Pursuant to HUD direction, the City advertised the housing rehab programs Citywide in order to have the greatest potential audience. The City's Code Enforcement staff is aware of the City's housing repair programs and encourages homeowners with violations to apply for assistance.	Delete. The City evaluates the housing stock through the Code Enforcement Department.
H18 Action 5	Continue to enforce the City code, including the building code on a case by case basis for market rate units and affordable projects.	Time Frame: Ongoing Responsibility: Development Services Funding Source: City Development Services Fund, CDBG Funds	The City continued to enforce the Building Code and other codes on all residential development.	Delete. The building code is enforced by the Building Department.
H18 Action 6	Continue to carry out Neighborhood Preservation activities to ensure the quality of the housing stock and residential neighborhoods. Remove unsafe or dilapidated housing through the Neighborhood Preservation Program.	Time Frame: Ongoing Responsibility: Development Services Funding Source: CDBG and HOME Funds	The City's Code Enforcement staff continued to enforce the City's code relative to housing quality and safety in all residential neighborhoods. The City implemented its Neighborhood Stabilization Program (NSP) grant, a portion of which was used to acquire foreclosed homes in poor condition and rehab them prior to resale to low income households.	Delete. The City has expended its NSP funds.
H18 Action 7	Explore available mechanisms that prohibit tax deductions for owners of substandard rental units cited for code violations.	Time Frame: December 2009 Responsibility: Development Services Funding Source: City Development Services Fund	The City was unable to identify any such mechanism during the current planning period.	Delete. This is currently being addressed through the City's Code Enforcement Department.

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Action	Implementation		Result/Effectiveness	Continue/Modify /Delete
H19 Action 1	The City Public Works staff will continue its regular inspections of all City owned infrastructure facilities to ensure that the systems are adequately maintained and do not contribute to the deterioration of neighborhoods.	Time Frame: Ongoing Responsibility: Development Services Funding Source: City Development Services Fund	The City's Public Works and Facilities staff continued its inspection and maintenance efforts related to City owned infrastructure throughout the planning period.	Delete. This is implemented though the Public Works Department.
H20 Action 1	If the one mobile home park in the City is in danger of being removed from the housing stock, partner with tenant associations or a nonprofit organization to provide assistance to mobile home park tenants in preserving their homes through the state Mobile home Park Resident Ownership Program (MPROP) when appropriate.	Time Frame: Work with tenant associations as need arises Responsibility: Development Services Funding Source: MPROP, CDBG and HOME Funds	There has been no indication that the City's only mobile home park was in danger of being removed from the housing stock. The homes in the park are generally well maintained and the park ownership and management appears to be stable.	Continue.
H21 Action 1	Monitor and evaluate the conversion of rental housing units to condominiums in order to assist in amending of the land use plan to provide for additional multifamily areas if necessary.	Time Frame: Annually Responsibility: Development Services Funding Source: City Development Services Fund	There were no condominium conversions during the planning period.	Continue.
H21 Action 2	Continue to utilize the condominium conversion ordinance as necessary. Requirements and evaluation factors of the ordinance include rental vacancy rate (the vacancy rate shall be determined through an annual market rate rental survey), maximum number of units allowed to convert annually, relocation assistance to tenants, and affordability of units.	Time Frame: Ongoing Responsibility: Development Services Funding Source: City Development Services Fund	No condominium conversions were proposed during the planning period. Given the current market, many condominiums have been converting to apartments.	Delete. There is not a market for condominium conversions.
Housing Goal 5: Promote housing opportunities for all persons, regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.				
H22 Action 1	Continue to provide information about fair housing choices to residents by distributing the fair housing brochures produced by the Sacramento Human Rights/Fair Housing Commission to all rental units and public locations throughout the City. The brochures will also be supplied to the Elk Grove Police Department for distribution.	Time Frame: Ongoing Responsibility: Development Services Funding Source: City Development Services Fund	The City continued to refer persons with fair housing questions to the Human Rights/ Fair Housing Commission. The commission, due to budgetary constraints, no longer prints large quantities of the Fair Housing Handbook, but the handbook is available on the commission's website and the City will print it on demand for interested persons.	Modify this program to remove any mention of specific organizations.
H22 Action 2	Continue to comply with federal and state antidiscrimination laws.	Time Frame: Ongoing Responsibility: Development Services Funding Source: City Development Services Fund	The City continued to comply with federal and State antidiscrimination laws.	Delete. Will be combined with H22 Action 1.

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Action	Implementation	Result/Effectiveness	Continue/Modify /Delete	
H22 Action 3	Promptly address complaints of discrimination in the sale, rent, and development of housing. Continue to fund the Fair Housing Commission and work closely with Sacramento Human Rights/Fair Housing Commission to address fair housing complaints.	Time Frame: Ongoing Responsibility: Development Services Funding Source: City Development Services Fund	The City continued to provide funding to the Human Rights/Fair Housing Commission; in 2011, the commission received \$25,000 and in 2012, it received \$10,000. In addition to investigating complaints, the commission used its funding to conduct proactive audits of rental property discrimination as well as to provide tenant/landlord advice.	Delete. Will be combined with H22 Action 1.
H22 Action 4	Continue to enforce the City's Design Guidelines, which require a minimum of one onsite amenity for multifamily development. These amenities may include childcare centers, clubhouses, or other recreational facilities.	Time Frame: Ongoing Responsibility: Development Services Funding Source: City Development Services Fund, Planning and Building Fees	The City continues to enforce the Design Guidelines, which require a minimum of one onsite amenity for multifamily development. Amenities associated with recent multifamily projects include: Ridge Apartments: pool, clubhouse, playground, business center Vintage at Laguna II: clubhouse, fitness center, spa Carlton Plaza: community rooms (assisted living) Camden Springs: movie theater, recreation center, many other amenities	Delete. Addressed through the City's Design Guidelines.
Housing Goal 6: Preserve assisted (subsidized) housing developments for lower income households.				
H23 Action 1	Maintain and update the City's affordable housing database as a mechanism to monitor and identify units at risk of losing their affordability subsidies or requirements.	Time Frame: Annually Responsibility: Development Services Funding Source: City Development Services Fund	The City continued to maintain the affordable housing database. No units were identified as being at risk of losing their affordable housing status during the planning period.	Continue.
H23 Action 2	Continue to work with federal, state, and nonprofit housing organizations, such as Sacramento Housing and Redevelopment Agency, that function to purchase or fund the purchase of subsidized, at risk complexes that the owner wishes to convert to market rate and annually evaluate the need for the City to establish a program to preserve affordable units at risk of conversion.	Time Frame: Annually evaluate and apply for funding as necessary. Responsibility: Development Services Funding Source: City Development Services Fund	The City was not aware of any affordable complexes wishing to convert to market rate housing during the planning period. The majority of the City's affordable multifamily housing stock is newer and will be deed restricted for the foreseeable future.	Continue.
H23 Action 3	Participate with the California Housing Finance Agency, developers using mortgage revenue bond allocations, and lending institutions to preserve and/or replace subsidies for federally assisted housing with expiring Section 8 subsidies.	Time Frame: when necessary Responsibility: Development Services Funding Source: City Development Services Fund	The City was not aware of any federally assisted housing with expiring Housing Choice Voucher subsidies during the planning period.	Delete. There are no expiring Housing Choice Voucher subsidies during this planning period.

11. PUBLIC PARTICIPATION

State law requires cities and counties to make a diligent effort to achieve participation by all segments of the community in preparing a Housing Element.

The City conducted a broad range of public outreach and meetings in order to develop housing policies and programs that address the needs of the City's residents and workforce. All of these efforts have informed and contributed to the development of the 2013-2021 Housing Element update. As a part of identifying current and future housing needs for residents, City staff conducted a number of public outreach efforts including:

- Committee and commission meetings
- Stakeholder meetings
- Nonprofit consultations
- Public outreach to local agencies
- Public workshops
- Public hearings

COMMITTEE AND COMMISSION MEETINGS

City staff attended the regularly scheduled meetings of the following committees and commissions. These groups' meetings are publicly noticed, and members of the public are welcome to attend and provide feed-back.

Disability Advisory Committee - November 6, 2012.

Members of the Disability Advisory Committee noted the following needs:

- Affordable housing near transit and in mixed-use areas.
- More affordable and market-rate units with universal design features.
- More extremely low-income units, particularly for households with Supplemental Security Income (SSI).
- Developments or buildings within developments dedicated to persons with disabilities (of a certain type or in general), to foster a sense of community among residents without isolating them.
- More separated sidewalks, curb ramp improvements, accessible parks and recreational areas, and community gathering places.
- High-quality professional local jobs for disabled residents.

Youth Commission - November 13, 2012.

Members of the Youth Commission noted the following needs:

- Homes located near schools and jobs.
- Increased homeownership to allow students to have more stability in schools.

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- More parks and recreational amenities, including teen centers and senior centers.
- More housing for active seniors.

Affordable Housing Loan Committee (AHLC) – January 16, 2013.

Members of the AHLC noted the following needs:

- Affordable rental housing, in particular for extremely low-income and very low-income families.
- More affordable housing for large families (three-bedroom units or larger) and for persons with physical and mental disabilities.
- Greater range of accessible units, to accommodate persons with different types of disabilities.
- Greater emphasis on developing family housing as opposed to senior housing. The AHLC felt that the City's current senior housing is sufficient and seniors are comparatively easy to house.
- Proactive rental housing inspection program.

The AHLC also noted challenges to developing affordable housing in the City, including the cost of fees and Mello-Roos, lack of available land in areas with amenities, lack of local funds to subsidize housing, tax credit priorities for urban transit amenities, and Senate Bill 2 legislation that gives preference to urban areas.

STAKEHOLDER MEETINGS

City staff met with two of the region's housing advocacy groups to gather feedback on needs.

Sacramento Housing Alliance – January 23, 2013.

The Executive Director and a board member of the Housing Alliance attended the meeting and provided the following feedback:

- The top priority is creating affordable rental housing for extremely low- and very low-income households.
- Providing affordable units in each neighborhood, whether through inclusionary housing or another strategy, is very important.
- The City should encourage more nonprofit affordable housing developers, who provide stability and supportive services in their communities.
- Homeless residents need a women's/children's shelter or transitional house, emergency shelter during winter months, and a day center.
- The City should consider a universal design ordinance.
- The City should consider a proactive rental housing inspection program.

Legal Services of Northern California (LSNC) - January 24, 2013.

A representative of LSNC provided the following feedback:

- The City should retain the tools it has for supporting affordable housing, in particular maintaining the afford-able housing fee.
- Preserving existing subsidized housing is important.
- A proactive rental inspection program, with a local contact requirement, is desirable.
- The City should encourage landlords to accept housing choice vouchers (Section 8) and provide resident and landlord education on the HCV program.
- Offering developers the option of land or unit dedication in lieu of fee payment is acceptable, but the City should avoid any mandate to build affordable housing (inclusionary housing), at least until some of the re-cent legal issues are resolved.

Homeless Solutions Committee - January 16, 2013.

Although not a formal City committee, the Homeless Solutions Committee comprises several nonprofit service providers and faith-based organizations. Their feedback included the following points:

- The City's homeless population covers all demographics: singles, families, youth, seniors, etc. Most are unemployed and there is an increase in those that have been homeless for more than one year.
- There is a shortage of very low-income housing for families and for seniors. Seniors are generally easier to house because they can access Social Security or other benefits and there is less of a shortage of senior housing.
- Employment and training is a huge component of the homeless solution. Short-term training or re-training opportunities are needed.
- The City should consider ways to implement an emergency shelter (winter sanctuary), day shelter, and transitional housing for families.
- Supportive services, mentoring, job training, and employer hiring incentives are needed.

NONPROFIT CONSULTATIONS

The City sent a survey to 54 agencies that had requested to be on the City's grant opportunities interest list or that have applied for City grants in the past three years. The City received 10 responses to the survey. A summary of feedback is below.

- Affordable housing resources are a major issue for homeless, special needs (physically or developmentally disabled), and seniors. Housing for very low-income households is most needed. Rent and utility assistance is also needed.
- Seniors, special needs adults, victims of domestic violence, and the homeless are underserved populations in the City. There are also an increasing number of single

parents with multiple children and grandparents raising grandchildren.

- The e-tran system is too limited and not well connected to Sacramento's transit system.
- The need for social services is increasing, particularly for the homeless and for seniors.
- Youth programs are needed to replace those cut by schools.
- Job placement, life skills training programs, and domestic violence intervention programs are needed by adults.

PUBLIC OUTREACH

The City reached out to clients at two local agencies:

Elk Grove Food Bank - February 12 and February 21, 2013.

- The Food Bank provides monthly food distributions to needy households within the City, most of whom are very low income. It also has a Senior Brown Bag Program, which once a month provides food assistance specifically to seniors. Interviews were conducted both with regular clients and Senior Brown Bag clients.

Elk Grove United Methodist Church Saturday Breakfast - February 23, 2013.

- The church provides a weekly breakfast on Saturdays and lunch on Sundays to any member of the community wishing to attend. There is no religious component. Many of the attendees are homeless and/or very low-income. The Housing Program Manager attended the two-hour Saturday breakfast and spoke with most of the 120 guests.

Overall, residents tended to mention affordability and accessibility as the two main housing issues. Most considered the rents at many of the City's affordable housing units (\$700+ per month) to be too high and wanted to see more units in the \$300-400/month range. Additionally, residents of affordable housing noted that annual rent increases, sometimes of \$50+ per month, were difficult to accommodate. Utility assistance was also frequently mentioned as a need—some households earned too much to qualify for SMUD or PG&E programs, but still paid so much for housing, medical bills, etc. that there was not enough money left to pay for utilities.

Many seniors owned a home with a reverse mortgage, but still struggled to afford necessities. One senior noted that losing the income of a spouse was what made the difference in being able to continue to afford their home. Seniors in particular mentioned assistance with medical bills as a key economic issue.

Transportation was also an issue for many residents—for those that didn't own a car, the e-tran bus system was not convenient or affordable. More weekend bus service and better connections with Sacramento Regional Transit routes were noted as priorities.

Several residents noted the need for more jobs, and assistance with job training and networking. Other needs mentioned included transitional housing for the homeless, assistance with the SSI process, homeless programs, and youth programs.

PUBLIC WORKSHOPS

The City conducted public workshops on March 4, April 15, and April 18, 2013. Notices of the public meetings were posted prior to the meetings in the local newspaper, on the City's website, through e-mails to local and regional stakeholders, and in a prominent location in City Hall. The first meeting, held on March 4, focused on the Housing Element update process and scope, the demographic information from the 2010 Census, and the City's current Housing Element goals, policies, and programs. The second meeting was held on April 15, with discussion regarding the potential rezoning of 42 sites in order to meet the needs identified in the RHNA allocation. The third meeting was held on April 18 at the regularly scheduled Planning Commission meeting. City staff made a presentation on the Housing Element process and timeline, the City's RHNA allocation, and various Housing Element goals, policies, and programs. Public comments were received and recorded at the March 4 and April 15 meeting. There were no public comments received at the April 18 meeting, although the Planning Commission did provide comments.

COMMENTS RECEIVED

The City received the following oral questions and comments at the March 4, 2013 meeting:

- What are the current vacancy rates for rental and owner housing in the City?
- Residents would like to see affordable housing options near transit and public services.
- Residents advocated for universal design and they encouraged the City to consider a universal design ordinance.

The following oral questions and comments were received at the April 14, 2013, meeting focused on the rezoning of certain sites within the City:

General Comments and Questions

- How did SACOG allocate the RHNA? Did they consider impacts of the recession? Staff explained SACOG process and noted that the RHNA is focused on new need, not existing need.
- How does the City get a higher-density product? Staff responded that higher-density includes townhomes, condominiums, and apartments.
- What is the status of multifamily overlay zone? Staff responded that the City is not looking to rely on the overlay zone in this Housing Element update.
- Rezoning devalues land.
- If an application came forward, would the site still be considered for rezoning? Staff responded that any owner can submit an application for any of these sites and then the site would probably not be considered for rezoning.
- Who pays for affordable housing? Staff responded that the Housing Element focus is in ensuring there is adequate land for multifamily development, but that it is the market that produces it. Affordable housing is funded through private financing, federal and state tax credits, and local funding (such as the City's Affordable

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Housing Fund). City would like to try and get 9 percent tax credit projects.

- Regarding a question about Folsom’s strategy, Legal Services of Northern California clarified that Folsom was sued and lost the option to build, and didn’t want to provide any high-density land. Elk Grove does want to carry its “fair share” and provide for all income levels.
- City should have some architecture standards for affordable projects. Affordable apartments should look nicer than the current projects.

General Site Comments

- City needs to include high-density zoning throughout the City.
- City has enough sites to meet the needs for moderate and above moderate sites. This is based on mostly entitled projects.
- Generally not appropriate to rely on non-vacant sites, need to include the methodology for that development potential.
- Over concentration is a concern. Size of parcels, sites shouldn’t be too large, or large sites shouldn’t be placed right next to each other.
- City should consider transportation and shopping access when planning for high-density housing.
- Sites for affordable housing should ideally be 2-6 acres in size.
- High-density development should be spread throughout the City, not like Mack Road.
- Resident asked about the possibility of adding a site at Elk Grove Florin and Sheldon Roads, as well as a site along Waterman Road. Staff responded they would look into this.
- Does City staff go look at the sites identified? Staff responded that further investigation of the feasibility of individual sites will be considered in the environmental review stage and other analyses.
- City should take into consideration impacts on the surrounding properties’ owners so they are not adversely affected by the rezones.

Specific Property Questions

- C-22: Owner inquired if she could sell her house to someone other than a developer. Staff responded that the property could remain as current use, but redevelopment of site would need to be in conformance with zoning designation in effect at the time.
- C-22/C-9: There are existing apartments to the south on Brown Road, resulting in concerns about traffic. City did not identify existing apartments in the area.
- C-12: Is the City going to rezone that whole area? Staff responded that this is the Southeast Policy Area (SEPA, aka Meridian), which will include high-density residential along with other uses. On March 13, the Council reviewed the SEPA and anticipated 1,200 units at a density of 20+ units/acre. Since the SEPA is still in the planning stages, it is too early to identify specific sites. After sites are identified, the Housing Element will be updated to reflect the final plan for the site.

- C-12: What is the timing for development of this site—is it going to happen next year or ten years from now? Staff responded that while this is generally up to the market, it will probably take several years for the SEPA to develop.
- C-4: What is happening with this site? Staff responded that no application has been received for this site. City received comments from property owner, but doesn't know what they are planning to do with the site and may possibly sell it.
- C-23: Owner had land taken for Sheldon Road widening, asked if they would have to move if the site is re-zoned. Staff responded that they could remain living on the property, and that any new zoning would only come into play if they tried to redevelop the site.

During the April 18, 2013, Planning Commission public workshop, no comments or questions were presented by the attending residents, land owners, SACOG representative, or housing advocates in attendance. However, the following questions were presented by the Planning Commissioners:

- Where did the RHNA numbers come from? Staff responded that the numbers are based on 2013–2021 population projections from SACOG.
- Why does the City need to increase densities to meet the RHNA? Elk Grove staff responded that their RHNA is high and unrealistic during the current market conditions.
- What barriers will be removed? Staff responded that development fees are considered a barrier to development. The City used its affordable housing fund to subsidize these fees.
- What kind of buffer in the land inventory is the City looking to include? Staff responded that this will be decided as the site list is brought forward.
- Commissioner wants to see the allocation by jurisdiction throughout the SACOG region and how the methodology for the allocation was determined. Staff responded that they can provide a memo on the allocation. The RHNA methodology challenge period is over.
- What are the other new mandates for the Housing Element? Staff said they will be included in the draft Housing Element.
- Why is the City not using the overlay approach? The City does not have a long history of successful projects in the overlay so sites will be zoned for high density outright during this next planning period.
- Inclusionary zoning does not exist in Elk Grove. City has a fee on market rate and nonresidential development.
- Does the City have the ability to create mixed-income housing within developments? The City should avoid over concentration, what policies and programs does the City have in place to prevent this. City has an RFP out to build affordable housing units. Based on tax credits, mixing incomes is difficult.
- City should consider not using overlays so we don't create a shortfall situation.

PUBLIC HEARINGS

The City conducted public hearings with the Planning Commission on May 16 and June 6, 2013. Notices of the hearings were posted prior to the meetings in the local newspaper, on the City's website, through e-mails to local and regional stakeholders, and in a prominent location in City Hall. The May 16 meeting focused on the potential sites to be considered to accommodate the City's Regional Housing Needs numbers. Feedback was solicited from the community and the Commission on the potential sites. The June 6 meeting focused on draft Housing Element programs. The input received on the programs will be taken into consideration during drafting of the Housing Element.

May 16, 2013 - Comments Received

Public Comments

Forty-three members of the public spoke during the hearing. Twenty-five people spoke in opposition of specific sites, including candidate sites C-6, -7, -13, -14, -28, -29 and -30. The primary concern was the potential negative impacts of high-density development. The most prominent theme among the remaining 18 speakers was concerns about adding High Density Residential (HDR) zoned land to their community.

General Site Comments

- Several spoke in opposition to low-income housing projects because they bring drugs and crime to areas.
- The City should remove the Laguna West sites from the list for consideration.
- Based on experience working with low-income families, a concentration of low-income housing in one area can cause a huge impact to that area.
- High-density development causes negative impacts to communities and agencies and low-income housing is difficult to police.
- Allowing HDR land uses in the Laguna West Master Plan Community would decrease property values.
- Opposed to allowing HDR land uses because of how a recent condo project in the area failed and was changed to apartments. Another speaker was opposed due to concerns about safety.
- The owner of sites C-15 and C-16 noted that the sites have minimal road frontage and back up to a railroad track which creates a security problem for high-density developments. His desire has been to develop low density and asked that those properties not be considered on the potential list of sites to be rezoned to RD-25.
- Opposed to the proposed sites surrounding Laguna Town Hall because of existing parking issues and because there are already apartments and senior housing in the area.
- Opposed to the four sites off Laguna Boulevard.
- Would the tenants of projects developed on HDR-designated sites be subject to the same homeowner's association fees as existing homeowners? The Assistant City Attorney stated that no property is required to form an association.

- Opposed the four properties in Laguna West because of the impacts to schools, parking, and parks. Said high-density projects would change the community.
- Consider commercial development instead of high-density residential development on the site in Laguna West.
- Opposed to the Laguna West sites due to the negative impacts to businesses.
- Representative of the Laguna West Association was intrigued by the General Plan policy that no HDR land uses should be allowed unless the sites have 1/3 mile separation. Said that the 10 sites proposed are very close together and encouraged the Commission to remove the sites and not waste money with an environmental analysis.
- Sites C-3, -4, and -5 (subsequently combined and shown as C-41) owned by Sheldon Farms - General Plan Policy LU40 has a floating 10-15 acre requirement for HDR on the sites. Suggested these sites be removed from the candidate list and include an asterisk that there must be 10 to 15 acres when the site is master planned.
- Concerns about adding high density to an existing problem area in Laguna West.
- Representative for owners of site C-37 said the owners are opposed to including this site on the list of potential sites because there is an active development agreement and tentative map on the site. Strongly encouraged the Commission to consider an overlay opportunity so that the City could potentially add a high-density element with commercial.
- Opposed to sites C-27 and C-31 because there seemed to be little consideration given to the classification scheme of the Maritime West Rezone and the requirement for commercial development. Also noted that the stormwater system criteria for access to public sewer and water would be impacted because of the severed relationship between parcel owners and Lakeside Community Owners Association.

Planning Commission Comments

- The Commission agreed to reserve their comments on specific sites until after the CEQA process is completed.

June 6, 2013 - Comments Received

Public Comments

- A representative from the Sacramento Housing Alliance said that part of removing constraints and allowing development to all economic segments is to look to leadership to embrace the fair share component. Said that the programs are designed to be proactive instead of waiting for housing to be substandard. Programs are also used for maintaining rental housing.
- A representative from Sacramento Self Help Housing said that the census showed a surprising level of poverty in the City. Personally has had a hard time finding affordable housing. The City inspection program would be a good idea so that the burden is not on the tenants. Supports anything that can be done to make housing less costly in order to provide for low-income families.

- A representative from Mutual Housing California spoke in support of the analysis presented in the letter submitted by Legal Services of Northern California and the importance of making sure that the sites identified in the land inventory are appropriate to the goals of the housing inventory. Stated that Mutual Housing has been instrumental to the implementation of an inspection program in Sacramento and that it has been a very successful program. In response to a question of what has made the inspection program successful, said that it brings landlords into compliance with safe housing requirements.
- City's housing policy promotes segregation and violates Housing Goal #5. Also suggested that there was a lack of reconciliation between the homelessness in Elk Grove and the high rate of home foreclosure.

Planning Commission and Staff Comments

- Staff presented the details of the update and answered questions of the Commission relating to the pro-posed new programs of a universal design ordinance that would require single-family residential builders to provide universal design features as options for prospective buyers and a rental inspection program that would require City inspection of rental housing. In response to questions of the Commission, staff explained that the Rental Housing Association provided very valuable information to draft the program and that the Building Industry Association sent a letter saying that the design program would be at the expense of the buyer and that they look forward to working with buyers. Staff further explained that the inspection program would be a City-initiated inspection and not traceable back to a tenant afraid of retaliation.
- The Commission felt the programs may be a nuisance and a solution to problems that don't exist. They felt that the programs may be difficult to support with a lack of data.
- Staff explained that the programs as discussed were on the agenda for consideration, not official action.
- The Assistant City Attorney pointed out that actual ordinances not located in Title 23 of the Municipal Code may not come back to the Commission.
- The Commission preferred further study of the new programs before recommending to the City Council for consideration. The Commission said they would want to look at things like incentives and fees.

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