

Jurisdiction	Elk Grove	
Reporting Year	2019	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

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

Table A
Housing Development Applications Submitted

Project Identifier		Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes				
1		2	3	4	5							6	7	8	9	10			
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project (Auto-calculated Can Be Overwritten)	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*
Summary Row: Start Data Entry Below																			
	127-0080-064	10005 Pleasant Grove School Road	Tankersly Parcel Map	PLNG19-006	SFD	O	1/30/2019							2092	2092	1698	394	0	
	132-0050-158	no address	Madeira South Lot A TSM	PLNG19-022	SFD	O	4/15/2019							75	75	75	0		No
	132-0050-163	7710 Poppy Ridge Rd	McGeary Ranch TSM Extension	PLNG19-027	SFD	O	6/4/2019							227	227	227	0		No 36-month extension of previously approved map
	132-0050-061 132-0050-062	no address	Arbor Ranch TSM Extension	PLNG19-028	SFD	O	6/4/2019							810	810	810	0		No 36-month extension of previously approved map
	119-0151-031 119-0151-032 119-0151-033	5171 Tegan Rd	Tegan Estates	PLNG19-031	SFD	O	6/14/2019							39	39	0	39		No Pending approval
	127-0070-035 127-0070-036	10049 Bond Rd	Bond Road TPM and Rezone	PLNG19-032	SFD	O	6/25/2019							3	3	0	3		No Pending approval
	127-0140-019	9291 Waterman Rd	G. K. Waterman TSM Extension	PLNG19-037	SFD	O	7/26/2019							22	22	22	0		No 36-month extension of previously approved map
	132-0050-149 132-0050-150	no address	Maderia South TSM Extension	PLNG19-040	SFD	O	8/21/2019							460	460	460	0		No 36-month extension of previously approved map
	119-1110-089	no address	Toscana Apartments	PLNG19-045	5+	R	10/23/2019							206	206	0	206		No Pending approval
	119-1110-009 119-1110-010 119-1110-013 119-1110-014	300 Vaux Avenue	Laguna Main Street Apartments	PLNG19-047	5+	R	10/31/2019							148	148	0	148		No Pending approval
	132-0050-140 132-0050-041	8000 Poppy Ridge Road	Tuscan Village West Extension	PLNG19-002	SFD	O	1/7/2019							100	100	100	0		No 36-month extension of previously approved map

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

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2									3	4
Income Level		RHNA Allocation by Income Level	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	2035		49			35		63			147	1888
	Non-Deed Restricted												
Low	Deed Restricted	1427		14			62		32			108	1319
	Non-Deed Restricted												
Moderate	Deed Restricted	1377										271	1106
Above Moderate	Non-Deed Restricted	2563	173	74	23	1							
Total RHNA		7402	196	505	616	453	433	793	1012			4008	
Total Units			369	642	639	454	530	793	1107			4534	4313

Note: units serving extremely low-income households are included in the very low-income permitted units totals
 Cells in grey contain auto-calculation formulas

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Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
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.	Review the sites inventory periodically throughout the planning period	Since the adoption of the Housing Element, no high-density residential sites identified as accommodating the City's RHNA have developed with another use. One project (Laguna Main Street Apartments) was submitted in 2019 and is pending approval. If approved, the City will rezone replacement land within 90 days, if needed to maintain an adequate inventory of sites to accommodate the RHNA.

<p>H-1 Action 2</p>	<p>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:</p> <ol style="list-style-type: none"> 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. <p>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</p>	<p>By January 1, 2017</p>	<p>Concurrently with the adoption of the Housing Element in February 2014, the City rezoned designated sites to meet the RHNA, except for Site 21.</p> <p>In July 2014, the City adopted the Southeast Policy Area Strategic Plan, which included a land plan. The land plan designated a total of 64.27 acres as High-Density Residential, on sites ranging from about 5 to 15 acres. The Southeast Policy Area High-Density Residential zoning allows projects from 15.1 to 40 units per acre, but consistent with the Housing Element policy, the City will ensure these sites develop at a minimum density of 20.1 units per acre.</p> <p>In December 2016, the City rezoned 15 acres on Site 21, split between two locations on the site, to high-density residential zoning. The new RD-25 zoning allows for development at a density of 20.1 to 30 units per acre.</p>
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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.	As projects are processed through the Development Services Department	The City processed one subdivision map that included an affordable housing component in 2019. An approximately 12-acre site was subdivided into three parcels (roughly 5.5 acres, 4.5 acres, and 2 acres) to allow the 96-unit Gardens at Quail Run affordable apartment complex to move forward; that project is now under construction.
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: <ul style="list-style-type: none"> • Allow affordable projects to exceed the maximum height limits, • Lessen set-backs, and/or • Reduce parking requirements. The City will also consider offsetting fees (when financially feasible) and concurrent/fast tracking of project application reviews to developers who provide affordable housing.	Ongoing, as projects are processed through the Development Services Department. Annually meet with local developers to discuss development opportunities and incentives for lot consolidation.	<p>Since 2013, the City has completed one lot consolidation in support of an affordable housing project (Avery Gardens). Two lots were combined to create an approximately 3.4 acre site on which a 64-unit complex was built.</p> <p>The City regularly convenes meetings of its Industry Working Group, a group of developers, property owners, public agencies, and others with an interest in high-level development issues in the City. As a part of updates on the Housing Element, the City discussed development opportunities with this group. City staff also responded to individual inquiries from developers related to lot consolidation issues, although none specifically concerned affordable housing.</p>
H-2 Action 1	Continue to allow corner duplexes in single-family residential developments without a use permit.	Ongoing	No interested developers or persons requested approval of corner duplexes in single-family residential developments. They continue to be allowed without a use permit.

<p>H-3 Action 1</p>	<p>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:</p> <ol style="list-style-type: none"> 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. <p>The City may also consider other criteria, as it deems appropriate, in order to determine the feasibility and potential constraints of new multifamily development.</p>	<p>Ongoing</p>	<p>The City used these factors in considering the sites to be rezoned to meet the RHNA, and remains committed to considering these factors in locating future affordable housing.</p>
<p>H-3 Action 2</p>	<p>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.</p>	<p>Ongoing</p>	<p>The City continued to offer these benefits to developers of affordable housing. In 2016, the City approved a density bonus to allow parking and setback concessions for a proposed 98-unit affordable housing project. No such requests were received in 2019.</p>

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.	Ongoing	<p>In 2019, construction was completed on the Bow Street Apartments (97 affordable units and one manager's unit). The project was supported by a \$5 million City loan.</p> <p>The City also made a loan of \$5 million to the Gardens at Quail Run, a 96-unit project (95 affordable units and one manager's unit). The Gardens at Quail Run received 9% tax credit funding, and the project is currently under construction.</p>
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.	Ongoing	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.
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.	Ongoing	In 2019, the City made a loan of \$5 million to the Gardens at Quail Run, a 96-unit affordable apartment complex. The City also determined that strategic land purchases would support the City's affordable housing goals, and to this end purchased a 15-acre (9 buildable acre) parcel at Big Horn/Bruceville. The City plans to release an RFP to solicit a developer partner on this site in late 2020.
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.	Ongoing; apply for HOME/CalHome funds annually or as available/eligible	In 2019, the City continued to implement its Homebuyer Assistance Programs using the City's Affordable Housing Fund, following the expiration of the City's CalHome grant. No loans were made, as there was a mismatch between home prices what low-income buyers could afford, even with City assistance.

H-5 Action 2	Continue to partner with NeighborWorks to provide homeownership services, such as homebuyer education and one-on-one or group counseling.	Ongoing	In 2019, the City contracted with NeighborWorks to provide homebuyer education to participants in the City's Homebuyer Assistance Program. NeighborWorks services, including pre- and post-homeownership counseling and foreclosure counseling, were available to all Elk Grove residents. NeighborWorks operated two convenient locations for Elk Grove residents, in Sacramento and in Stockton.
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.	Ongoing	The developers of affordable multifamily housing were encouraged to work with SMUD and other utility providers to improve energy efficiency in their projects and obtain any fee credits or rebates for which they might be eligible.
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.	Ongoing	There have been 4,244 PV permits issued since January 1, 2013, including 1,084 in 2019.
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.	Ongoing	The City did not receive any requests for flexible development standards on senior projects. City staff discussed potential options for flexibility at initial meetings with developers interested in building senior housing.
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.	Ongoing	The City participated in the HART Solutions Committee, which is a committee of local individuals and organizations focused on local solutions to homelessness as well as regional coordination. The City continued to work with Sacramento Self Help Housing, Elk Grove HART, and the Elk Grove Food Bank on homeless issues. City staff also served on the Continuum of Care Advisory Board, and participated in many discussions through Sacramento Steps Forward and Sacramento County on homeless needs and priorities.

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.	Ongoing; as Notices of Funding Availability are released	For the 2019-20 fiscal year, the City allocated about \$135,000 to Sacramento Self-Help Housing (SSHH) and Elk Grove HART, which provides assistance to homeless persons and housing counseling to persons who are homeless or at risk of becoming homeless. SSHH also owns and operates the City's Grace House and Meadow House transitional housing projects, and the Sun Sprite permanent shared housing project, and provides case management to residents. An additional \$38,000 was provided to the Elk Grove Food Bank for their Support Works self-sufficiency program.
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 permitted 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.	Within one year from adoption of the Housing Element	This Zoning Code amendment was completed in August 2014.
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.	Within one year from adoption of the Housing Element	The City met with Elk Grove Adult Community Training, which locally provides service to many Alta California Regional Center clients, to collect information on housing needs and share information on City housing programs. The City also circulated information on the Homebuyer Assistance Program and provided information to individuals with disabilities regarding affordable rental units and homebuyer programs.

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.	Ongoing	<p>The City's website lists all affordable housing properties within the City boundaries, including those not directly funded by the City. The listing contains property address, phone, and website information, as well as a photo and map.</p> <p>City staff continued to respond directly to public inquiries regarding affordable housing, and received an average of 10-15 calls per week plus additional emails.</p>
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.	Education outreach would occur annually	<p>The City provided information on the Section 8 program to requesting individuals, including landlords and tenants. When appropriate, inquiries were referred to the Sacramento Housing and Redevelopment Agency (SHRA), which implements the Housing Choice Voucher (HCV or Section 8) program. SHRA participated in a local training for landlords offered by the City's Code Enforcement Department, with a focus on promoting the benefits of participation.</p> <p>An estimated 5-6 calls per week were received related to HCV matters. The vast majority of callers were requesting information on participating in the HCV program. Few calls were complaints about the HCV program.</p>
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.	Ongoing, as projects are processed through the Development Services Department	The City continued to offer regulatory incentives, such as a density bonus, to affordable housing projects.

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.	Ongoing	All projects are assigned a staff planner to guide the developer through the planning process. The Housing Program Manager (now termed the Housing and Public Services Manager) implements all housing-related programs and policy initiatives.
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.	Ongoing	The Planning Director (now termed the Development Services Director and/or Zoning Administrator) continued to have this authority. Since 2013, the Planning Director/Development Services Director has administratively approved two affordable housing projects (Avery Gardens and the Gardens at Quail Run).
H-10 Action 3	Continue to conduct interdepartmental meetings to coordinate the early review of development projects and address policy concerns.	Ongoing	The City's Development Services team met weekly to discuss issues related to new developments, with the goal of streamlining the process from the developer's perspective. City staff also sets up project meetings with relevant divisions throughout the project consideration process, as needed based on the project requirements.
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.	Ongoing	Staff worked extensively with the Gardens at Quail Run developer during the design review process. Additionally, staff met with multiple other affordable housing developers interested in constructing projects in Elk Grove, though none have yet come to fruition.
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.	Consider the adoption of an ordinance by December 2014	City staff continues to collect information from other jurisdictions that have similar ordinances and discuss implementation of an ordinance. There has been relatively little interest from developers or residents in the implementation of such an ordinance.

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.	Ongoing	The City submitted its 2018 Housing Element Annual Progress Report in early 2019.
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.	Ongoing	The City discontinued the Minor Home Repair Program in 2018. In its place, the City contracted with Habitat for Humanity to offer a housing rehabilitation program meeting many of the same needs as the Minor Home Repair Program, but offering greater flexibility and use of volunteers to complete repairs. The City funded Habitat for Humanity at \$174,000 for the 2018-19 fiscal year and \$108,950 in the 2019-20 fiscal year, while the Minor Home Repair program had been previously funded at about \$40,000-60,000 annually.
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.	Ongoing	Staff continued to respond to public inquiries regarding utility assistance, and referred callers to SMUD, PG&E, St Vincent de Paul Society, Elk Grove Food Bank, and South County Services, three nonprofits that provide utility assistance to Elk Grove residents who have received a shutoff notice (limited funding available).
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.	Ongoing; as needed	Staff responded to public inquiries regarding housing needs, including health and safety hazards, and worked with Habitat for Humanity to design applications for their new housing rehabilitation program. The Housing and Public Services Manager worked with Code Enforcement to ensure officers knew about the availability of the housing repair program and Code Enforcement officers also distributed materials on the program.

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.	Consider program by December 2014	<p>In 2016, City staff evaluated the need for a rental inspection program based on the number and type of calls for service received, the age of the City's housing stock, and other factors, and determined that at present the City's strategy of responding to tenant calls is likely adequate. Staff will continue to monitor the need for such a program, including meeting with rental industry representatives and monitoring case logs for potential systemic problems.</p> <p>The City continued to contract with Sacramento Self-Help Housing to provide tenant-landlord mediation through the Renters Helpline, and Sacramento Self-Help Housing refers cases to Code Enforcement when appropriate. City staff also conducts periodic inspections of units in apartment complexes in which the City has a financial investment.</p>
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.	Work with tenant associations as need arises	The City received no information that the one mobile home park in the City is in danger of being removed from the housing stock.
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.	Annually	No condominium conversion requests were received in 2019.
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.	Ongoing	City staff continued to distribute fair housing information on request and referred parties with potential discrimination issues to the Renters Helpline, HUD, or the California Department of Fair Employment and Housing. The City contracted with Sacramento Self Help Housing run the Renters Helpline, which provides tenant-landlord mediation and fair housing services; they referred fair housing complaints to HUD, DFEH, or Project Sentinel (a fair housing nonprofit).

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.	2014	<p>The City worked with Sacramento Self Help Housing and the Rental Housing Association to offer trainings to landlords, property management professionals, etc. on fair housing topics, particularly related to disability and reasonable accommodation. Trainings were offered throughout 2019, both in an in-person format and as webinars.</p> <p>In 2014, the City engaged Project Sentinel to conduct proactive rental discrimination testing at rental units. Their testing found five instances of potential discrimination in Elk Grove (mostly related to handicap/disability), of which three were referred to HUD or DFEH and two were provided with education. In 2019, Project Sentinel continued to provide testing on a complaint-driven basis as a part of the Renters Helpline contract.</p>
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.	Ongoing	<p>The City met several times with representatives from throughout the region, including Citrus Heights, Rancho Cordova, Sacramento, Sacramento County, Roseville, Rocklin, and West Sacramento to discuss fair housing strategies. Together, the jurisdictions collaborated on the development of a regionally-focused Assessment of Fair Housing, and work continued on the document (now called an Analysis of Impediments to Fair Housing Choice after a HUD rule change) in 2019. The new Analysis of Impediments document is expected to be adopted by the City Council in May 2020.</p>
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.	Annually	<p>The City maintained its affordable housing database. No units were at risk of losing their affordability subsidies.</p>
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.	Annually evaluate and apply for funding as necessary	<p>The City did not receive any information regarding affordable complexes that are at risk of conversion to market-rate. The majority of the City's affordable housing is covered by long-term deed restrictions that still have 20+ years remaining on their terms.</p>

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 Cells in grey contain auto-calculation formulas

Table E									
Commercial Development Bonus Approved pursuant to GC Section 65915.7									
Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

No reportable data for this reporting period.

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Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)(2)

This table is optional. Jurisdictions may list (for informational purposes only) units that do not count toward RHNA, but were substantially rehabilitated, acquired or preserved. To enter units in this table as progress toward RHNA, please contact HCD at APR@hcd.ca.gov. HCD will provide a password to unlock the grey fields. Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in Government Code section 65583.1(c)(2).

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1 ⁺
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Total Units by Income									

Summary

Jurisdiction	Elk Grove	
Reporting Year	2019	(Jan. 1 - Dec. 31)

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	63
	Non-Deed Restricted	0
Low	Deed Restricted	32
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		1012
Total Units		1107

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

Housing Applications Summary	
Total Housing Applications Submitted:	11
Number of Proposed Units in All Applications Received:	2,092
Total Housing Units Approved:	1,696
Total Housing Units Disapproved:	396

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

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

Cells in grey contain auto-calculation formulas