

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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March 21, 2014

Ms. Laura S. Gill, City Manager
City of Elk Grove
8401 Laguna Palms Way
Elk Grove, CA 95758

Dear Ms. Gill:

RE: Elk Grove's 5th Cycle (2013-2021) Adopted Housing Element

Thank you for submitting Elk Grove's housing element adopted February 12, 2014 which was received for review on February 28, 2014. Pursuant to Government Code (GC) Section 65585(h), the Department is reporting the results of its review.

The Department is pleased to find the adopted housing element in full compliance with State housing element law (GC, Article 10.6). The adopted element was found to be substantially the same as the revised draft element the Department's January 9, 2014 review determined met statutory requirements. The Department's finding was based on, among other reasons, the adoption of Ordinance 04-2014 which increased the maximum density in the R-25 zone to 30 units per acre.

The element now includes the necessary rezone program identifying adequate sites to accommodate the City's regional housing need for lower-income households. Program H-1 Action 2, commits the City to rezone 15 acres of Site 21 and 60 acres of the South East Policy Area by January 1, 2017 with minimum densities of 20 units per acre. The City must monitor and report on the results of this and other programs through the annual progress report, required pursuant to GC Section 65400.

Please note, Elk Grove now meets specific requirements for several State funding programs designed to reward local governments for compliance with State element law. For example, the Housing Related Parks and Local Housing Trust Fund Programs both include housing element compliance either as a threshold or competitive factor in rating and ranking applications. Specific information about these programs is available on our website at http://www.hcd.ca.gov/hpd/hrc/plan/he/loan_grant_hcompl011708.pdf.

The Department appreciates the assistance and hard work of Ms. Sarah Bontrager, and Ms. Cynthia Walsh, the City's consultant in preparation of the element provided throughout the course of the housing element review. The Department wishes the City of Elk Grove success in implementing its housing element and looks forward to following its progress through the General Plan annual progress reports pursuant to GC Section 65400. If the Department can provide assistance in implementing the housing element, please contact Melinda Coy, of our staff, at (916) 263-7425.

Sincerely,

A handwritten signature in blue ink that reads "Glen A. Campora".

Glen A. Campora
Assistant Deputy Director