



**2013-2018 CONSOLIDATED PLAN  
2013-14 ACTION PLAN  
CITY OF ELK GROVE**

*ADOPTED*  
May 8, 2013



# Executive Summary

## ES-05 Executive Summary

### 1. Introduction

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

The Consolidated Plan serves the following functions:

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

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

The 2013-2018 Consolidated Plan covers the timeframe from July 1, 2013 to June 30, 2018, a period of five fiscal years. During this timeframe, the City anticipates receiving only CDBG funding from HUD.

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

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

The Consolidated Plan tool provides data from HUD-selected sources, primarily the American Community Survey (ACS) 2005-2009 data set. In addition, the Plan tool offers a question-and-answer format. Limited opportunities for customization are available. In some cases, the questions are targeted toward grantees receiving other HUD funding sources, such as HOME, Emergency Shelter Grant (ESG), and Housing Opportunities for People with AIDS (HOPWA).

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

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

- Extremely low-income households are those earning at or below 30 percent of the area median income.
- Very low-income households are those earning 31 to 50 percent of the area median income.
- Low-income households are those earning 51 to 80 percent of the area median income.
- Middle-income households are those earning between 81 and 100 percent of the area median income. Although middle-income households are noted in some of the tables and calculations, households earning at this level are not the focus of the CDBG program.

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

**Table ES-1 - Income Limits, 2013**

Size of Household	One person	Four person	Six Person
Extremely low-income	\$15,200	\$21,700	\$25,200
Very low-income	\$25,350	\$36,150	\$41,950
Low-income	\$40,550	\$57,900	\$67,200

## **2. Summary of the Objectives and Outcomes Identified in the Plan Needs Assessment Overview**

The Needs Assessment identified several target populations:

- Extremely low-income and very low-income households;
- Homeless persons;
- Seniors;
- Youth, mainly ages 6-17;
- Persons with disabilities; and
- Foster youth.

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

- Affordable housing, especially with units targeted to extremely low-income and very low-income households;
- Accessible units, both in affordable and market-rate housing;
- Affordable housing with on-site social services;
- Transitional housing and emergency shelters for individuals and for families with children;
- Public facilities (either new or upgrades/expansions), including senior centers, youth facilities, food banks, and one-stop service centers;
- Public improvements, especially those focused on increasing accessibility, such as ADA curb ramps and sidewalk infill;
- Public services for a wide range of populations, including seniors, youth, disabled persons, homeless households, persons with disabilities, foster youth, and households with fair housing issues or facing eviction.

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

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

### **3. Evaluation of Past Performance**

The City evaluated its past performance as a part of setting the goals and strategies associated with this Consolidated Plan. Demographically, much has changed in Elk Grove over the last decade. During the economic downturn, the City was hard hit by foreclosures and the poverty rate increased to 9.6% of the population, according to some ACS data.

The City has had a great deal of success creating new affordable housing. Since 2002, the City has invested more than \$62 million in the creation of over 1,500 new rental units, mostly affordable to low-income and very low-income households. The goals in this Consolidated Plan include continuing to expand affordable housing resources, including for extremely low-income, very low-income, and low-income populations.

Over the course of the last two years, the City has also taken steps to identify and address needs related to homelessness, which is increasing in the community. The City recently opened its first transitional housing project, but recognizes that there is more work to be done to address homelessness, and plans to explore the idea of a “winter sanctuary” emergency shelter and complete a second transitional housing project.

In the area of accessibility, the City has completed several dozen curb ramps and a couple sidewalk infill projects in recent years. The need for these activities remains high and they are included in this Plan.

The City has typically devoted the full 15% allowed to public services, serving thousands of households with a range of services, from meals to transportation to housing counseling. Many households have come to depend on these services, and new households are accessing them. The City plans to continue to devote the maximum allowable funding to public services, and also to supplement it with around \$300,000 a year in General Fund monies.

### **4. Summary of Citizen Participation Process and Consultation Process**

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

- A public meeting to solicit feedback on needs was held on February 6, 2013. The meeting was noticed in the Elk Grove Citizen (a newspaper of general circulation), and staff also sent emails to interested persons and organizations. The meeting was attended by about 20 individuals.
- The City also offered an opportunity for comment at its March 27, 2013 City Council meeting, when priority needs and 2013-14 funding allocations were discussed.
- Staff sent surveys to more than 50 nonprofit organizations who had expressed interest in applying for grants from the City.
- Staff attended regularly scheduled meetings of the Affordable Housing Loan Committee, Disability Advisory Committee, Homeless Solutions Committee, and Youth Commission to solicit feedback on needs and potential projects. All meetings were open to members of the public.
- Staff conducted interviews with Food Bank clients and at a free weekend meal program offered by the Elk Grove United Methodist Church (with no religious component to meal program).
- The City held an interdepartmental meeting to discuss needs and potential projects.

This Consolidated Plan was made available for public review during a public comment period from April 8 to May 8, 2013. A public notice announcing its availability was published in the Elk Grove Citizen on March 5, 2013. The first public hearing on the Consolidated Plan was held in front of the Elk Grove City Council on March 28 and a second public hearing was held on May 8, 2013.

## **5. Summary of Public Comments**

Feedback received through outreach efforts, such as meetings with committees, nonprofits, or client interviews, is incorporated in the Process and Needs Assessment sections, and to a lesser degree, the Market Analysis.

At the first City Council public hearing on March 27, 2013, several people spoke in support of various organizations:

- Six people spoke in support of the Food Bank’s activities, including case management services, food assistance, GED/ESL classes, and job training. A few speakers noted the growing need for services that the Food Bank is seeing.
- One person spoke in support of the Senior Center, and noted both an increase in seniors and in homelessness.
- One person spoke in support of the Teen Center, which offers an after-school and weekend hangout for local teens.
- One person spoke about the need for more housing for extremely low-income households, as these households are not able to afford market-rate rents anywhere in Elk Grove.
- One person spoke in support of South County Services, and in particular their eviction and utility shutoff prevention services, which are used by many Elk Grove residents.

## **6. Summary of Comments or Views Not Accepted and the Reasons for Not Accepting Them**

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

Any comments received during the public comment period from April 8 to May 8, 2013 will be included in the Plan, including any reasoning for not accepting certain comments, if applicable.

## **7. Summary**

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

- Build healthy communities; and
- Expand economic opportunities.

Those goals align closely with two of the City Council’s four goals, which include “grow and support safe, livable, and attractive neighborhoods” and “create a vibrant, diversified economy.”

Within those priorities, the City identified seven main goals:

- Foster affordable housing;
- Expand homeless housing and services;
- Create local jobs;
- Provide social services;
- Improve accessibility;
- Construct or upgrade public facilities; and
- Maintain community standards.

To address those goals, the City plans to fund the construction of new affordable housing and transitional housing, provide forgivable loans to homeowners needing health and safety repairs, offer businesses loans or other assistance to create quality low-income jobs, support nonprofits offering a wide range of social services, assist with accessibility and new facility projects, and offer assistance in removing graffiti to property owners. Other types of projects may be considered as needed throughout the Consolidated Plan timeframe.

# The Process

## PR-05 Lead & Responsible Agencies

### Agency/Entity Responsible for Preparing/Administering the Consolidated Plan

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

**Table P-1 – Responsible Agencies**

Agency Role	Name	Department/Agency
Lead Agency	City of Elk Grove	Development Services

### Narrative

The Development Services Department - Planning Division is responsible for overseeing the administration of the City's CDBG funding, including the preparation of the Consolidated Plan. Within the Planning Division, the Housing Program Manager oversees the day-to-day administration of the CDBG program.

### Consolidated Plan Public Contact Information

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8401 Laguna Palms Way  
Elk Grove, CA 95758  
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916-627-3209  
sbontrager@elkgrovecity.org

## **PR-10 Consultation**

### **1. Introduction**

In preparing the Consolidated Plan, the City consulted with a variety of agencies, including local and regional nonprofits, Legal Services of Northern California, the Sacramento Housing Alliance, Sacramento Steps Forward, and many others. The City also attended several meetings of specialized City committees and spoke with Food Bank and weekend meal program clients.

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

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

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

At the local level, the Elk Grove Food Bank provides case management services, including referrals to private and governmental health, mental health, and service agencies. The Food Bank serves many clients of affordable housing, and provide on-site services at one senior housing complex. Several other affordable housing complexes have on-site services provision through a nonprofit partnership, but the hours maintained by staff are often limited.

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

The City hopes to become more involved in the Continuum of Care, which is currently administered by Sacramento Steps Forward, over the course of the Consolidated Plan period.

The City's efforts to address the needs of homeless persons have included the formation of the Homeless Solutions Committee, a group of social service providers and faith-based organizations that meets roughly monthly to discuss homeless issues and meaningful ways to address them. The City's first transitional housing opened in April 2013, and the City also funds Sacramento Self-Help Housing, which provides housing counseling to homeless persons or those at risk of homelessness.



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

Sacramento Steps Forward, the lead agency for the Sacramento County Continuum of Care, receives funding through SHRA. Elk Grove does not have sufficient population to receive Emergency Shelter Grant (ESG) funds directly, and typically SHRA has made decisions related to ESG funding. Given the increasing number of homeless in Elk Grove and new awareness of the problem, the City looks forward to being more involved in the Continuum of Care and ESG funding decisions in the future.

**2. Agencies, Groups, Organizations, and Others who Participated in the Process and Consultations**

**Table P-2 – Agencies, Groups, and Organizations who Participated**

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the agency/group/organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
Disability Advisory Committee	Housing Services-Persons with Disabilities Other government - Local	Housing Need Assessment	Staff attended a meeting of the Disability Advisory Committee to collect feedback on housing and public facility/improvements opportunities needed by disabled people. The Committee identified a need for more extremely low-income housing, as well as sidewalks, curb ramps, and accessible parks and recreation areas. They also suggested increasing the number and type of accessible units.
Youth Commission	Services-Children	Housing Need Assessment Public services	Staff attended a meeting of the Youth Commission to collect feedback on community needs. Members identified a need for more public spaces: an aquatic center, second teen center, new parks with varied amenities, and a second senior center. They also suggested increasing homeownership opportunities, as moving between rental homes forces youth to change schools.
Affordable Housing Loan Committee	Housing Other government - Local	Housing Need Assessment	Staff attended a meeting of the Affordable Housing Loan Committee. Committee members identified a need for more extremely low-income and very low-income housing,

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the agency/group/organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
			housing for special needs populations (large families, persons with mental and physical disabilities, and veterans). They also suggested the City look at developing a rental inspection program, and work to ensure a greater range of accessible units.
Homeless Solutions Committee	Housing Services-homeless	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth	Staff attended a meeting of the Homeless Solutions Committee. Committee members noted a growing number of homeless people in Elk Grove, including chronically homeless and homeless families. They noted that many homeless have mental health issues, and finding housing in Elk Grove is particularly difficult due to the relatively high rental rates. Future homeless needs include a emergency shelter resources, women's and children's transitional housing, employment training, and a day center. Staff will continue to work with the Homeless Solutions Committee in identifying projects for potential funding with CDBG.
SACRAMENTO HOUSING ALLIANCE	Housing Regional organization	Housing Need Assessment Market Analysis	Staff met with the Sacramento Housing Alliance. SHA noted the high level of need in Elk Grove for extremely low-income and very low-income rental housing. They recommended increasing the number of accessible units, implementing a rental inspection program, and evaluating the feasibility of an inclusionary housing policy. Staff will continue to coordinate with SHA on matters related to affordable housing.
Legal Services of Northern California	Housing Services-Elderly Persons Services-Persons with Disabilities Services-homeless	Housing Need Assessment Market Analysis	Staff met with a representative of Legal Services of Northern California. They noted a need for additional extremely low-income housing and recommended the City maintain its tools for building affordable housing. They also noted a need for a greater number of units serving disabled individuals.

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the agency/group/organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
	Service-Fair Housing Regional organization		
Elk Grove Adult Community Training	Services-Elderly Persons Services-Persons with Disabilities Services-Education	Housing Need Assessment Non-Homeless Special Needs	Completed a survey. Noted continued need for services for persons with disabilities, also noted a need for affordable housing for this population.
Elk Grove Food Bank Services	Housing Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Education Services-Employment	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Non-Homeless Special Needs Market Analysis Anti-poverty Strategy	Completed a survey and also consulted with staff in a meeting. Noted high and increasing level of need for their services and for affordable housing, especially for seniors and the homeless.
SACRAMENTO SELF-HELP HOUSING	Housing Services-homeless	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth	Completed a survey and participated in meetings/calls with staff. Noted lack of housing options in Elk Grove for homeless and extremely low-income; also noted transit is a problem. Mentioned an increase in homeless in Elk Grove.
WEAVE	Services-Victims of Domestic	Non-Homeless Special	Completed a survey. Noted need for domestic violence

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the agency/group/organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
	Violence	Needs	victim services.
Development Services - City of Elk Grove	Other government - Local Grantee Department	Non-Homeless Special Needs	Met with Department representatives. Noted continued need for accessibility improvements.
Economic Development - City of Elk Grove	Other government - Local Grantee Department	Economic Development Market Analysis	Met with Department representatives. Noted need for business loans and grants.

**Identify any agency types not consulted and provide rationale for not consulting.**

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

**Other Local/Regional/State/Federal Planning Efforts Considered when Preparing the Plan**

**Table P-3 – Other Local/Regional/Federal Planning Efforts**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Sacramento Steps Forward	Both include the goal of addressing homelessness.
Housing Element	City of Elk Grove	Both include the goal of fostering affordable housing.

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

The City participates in regional planning efforts, including the Sacramento Area Council of Governments. The City also works with the cities of Citrus Heights and Rancho Cordova on matters of mutual interest related to CDBG and housing, including conducting joint monitorings of shared subrecipients.

## PR-15 Citizen Participation

### 1. Summary of Citizen Participation Process/Efforts Made to Broaden Citizen Participation

#### Summarize citizen participation process and how it impacted goal-setting.

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

There will be an additional public hearing in front of the City Council on May 8, 2013.

The comments received through the citizen participation process were essential to outlining priorities over the Consolidated Plan timeframe. The majority of the needs identified throughout the Consolidated Plan process are incorporated in the Needs Assessment and covered in the Strategic Plan priorities and goals.

#### Citizen Participation Outreach

**Table P-4 – Citizen Participation Outreach**

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
Other	Food Bank clients	Staff interviewed clients at the Food Bank on two mornings during food distribution, once during regular distribution and once during Senior Brown Bag day. More than 30 clients agreed to share information on their needs, some at length.	Key needs are affordable housing, food assistance, job training, utility assistance, medical cost assistance, legal services, and affordable and convenient transportation. The majority of people interviewed indicated that the Food Bank was the only social service provider they used.	All comments were accepted.	
Other	Weekend Meal Program	Staff attended a free weekend meal program at the Elk Grove United Methodist Church that is attended by many low-income and homeless	Common themes were a need for homeless housing (transitional and emergency shelter), more convenient public transit (including weekend	Some comments, such as the need for mature trees in new subdivisions or the too-fast pace of growth in	

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
		residents. (There is no religious component to the program.) About 120 guests were served, and over half of them were interviewed.	service), local job training programs, youth programs, and senior programs. Attractive affordable housing was also mentioned by a couple people.	Elk Grove, were not well-aligned with the goals of the Consolidated Plan, which focuses on the needs of low-income populations.	
Public Meeting	Non-targeted/broad community	Around 20 people attended this February 6 meeting. Most represented a nonprofit organization. The meeting was noticed in a newspaper ad, on the website, and with emails to organizations interested in applying for grants.	Seniors, youth, foster youth, veterans, and homeless are priority populations. More affordable housing is needed, especially for homeless (transitional and emergency shelter). Needed services include mental health, after-school youth programs, housing counseling, food assistance, job training, childcare, and senior services. Better transit connections with Sacramento are needed. Facility needs include a one-stop center (in general and for youth specifically)--nonprofits can share costs.	All comments were accepted.	
Public Meeting	Persons with disabilities	The Disability Advisory Committee provided feedback on needs and potential activities at its November 7 meeting. The meeting was formally noticed and is open to the public. The Committee members and one member of the public attended.	See description in Consultations section.	All comments were accepted.	

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

The City of Elk Grove has about 130,000 residents and about 40,000 households, according to recent American Community Survey (ACS) data. (Although more recent population estimates from the California Department of Finance indicate the City had about 156,000 residents in January 2012, ACS data is the primary source for the Consolidated Plan because of the greater level of detail.) The City's median household income is about \$81,000.

About 25% of the City's households qualify as low-income. Statistically, large family households (31%) and households with one or more members aged 75 or older (44%) are more likely to be low-income. Households with a young senior (62-74 years) and households with small children are slightly more likely than average to be low-income. Small family households are less likely to be low-income.

### *Housing Problems*

The most common housing problem faced by low-income households in Elk Grove is cost burden. About 73% of low-income households face a cost burden (paying more than 30% of income for housing) and 48% of low-income households face a severe cost burden (paying more than 50% of income for housing). For cost burden in general, the percentage of households affected is about the same for all lower-income categories. However, severe cost burden is most likely to affect extremely low-income households (66%) and less likely to affect low-income households (37%). Small related and large related households are more likely than elderly households to suffer from cost burden issues.

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

### *Housing Needs*

The City's primary housing issue continues to be providing housing that is affordable to the lowest-income segments of the population. Demand for affordable housing, especially for extremely low-income and very low-income units, continues to outpace production. Limited funding resources, the high cost of subsidy, and restrictions on funding sources provide challenges in addressing existing and projected affordable housing needs.

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

- More extremely low-income and very low-income units.
- Increased number of accessible units and range of accessibility features.
- Transitional housing options for families with children.
- Emergency housing options, whether a permanent or temporary shelter, or motel vouchers.

- Social services to be provided on-site at affordable housing.

### ***Public Housing***

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

### ***Special Needs Populations***

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

### ***Priority Needs***

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

- Public facilities
  - Senior centers
  - Youth facilities
  - Food Bank facility
  - Transitional housing
  - Emergency shelter
  - One-stop service centers
- Public improvements
  - ADA-accessible curb ramps
  - Sidewalk infill
- Public services
  - Senior services
  - Youth services
  - Housing assistance
  - Job training/education
  - General assistance



## NA-10 Housing Needs Assessment

### Summary of Housing Needs

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

**Table NA-1 - Housing Needs Assessment Demographics**

Demographics	2000 Census (Base Year)	2005-2009 ACS (Most Recent Year)	% Change
Population	78,154	130,007	66%
Households	26,493	40,036	51%
Median Income	\$60,661	\$81,097	34%

**Data Source:** 2005-2009 ACS Data  
2000 Census (Base Year)  
2005-2009 ACS (Most Recent Year)

### Number of Households Table

**Table NA-2 - Total Households Table**

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	2,525	2,750	4,890	4,450	N/A
Small Family Households *	1,045	1,195	2,075	18,320	N/A
Large Family Households *	305	565	1,285	4,765	N/A
Household contains at least one person 62-74 years of age	425	405	620	650	2,899
Household contains at least one person age 75 or older	365	455	470	325	1,320
Households with one or more children 6 years old or younger *	625	860	1,525	7,319	N/A

\* The highest income category for these family types is >80% HAMFI.

**Data Source:** 2005-2009 CHAS

## Housing Needs Summary Tables for Several Types of Housing Problems

*Housing Problems (households with one of the listed needs)*

**Table NA-3 – Housing Problems Table**

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Substandard Housing - Lacking complete plumbing or kitchen facilities	15	90	0	0	105	0	0	0	45	45
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	15	0	50	0	65	0	0	55	40	95
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	105	115	90	35	345	25	30	45	75	175
Housing cost burden greater than 50% of income (and none of the above problems)	985	575	335	25	1,920	695	845	1,475	885	3,900
Housing cost burden greater than 30% of income (and none of the above problems)	95	480	915	500	1,990	125	195	740	1,440	2,500
Zero/negative Income (and none of the above problems)	35	0	0	0	35	180	0	0	0	180

Data Source: 2005-2009 CHAS

*Housing Problems 2 (Households with one or more severe housing problem: lacks kitchen or complete plumbing, severe overcrowding, or severe cost burden)*

**Table NA-4 – Housing Problems 2**

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Having 1 or more of four housing problems	1,120	780	480	55	2,435	720	875	1,570	1,035	4,200
Having none of four housing problems	275	545	1,305	1,050	3,175	190	545	1,535	2,300	4,570
Household has negative income, but none of the other housing problems	35	0	0	0	35	180	0	0	0	180

Data Source: 2005-2009 CHAS

*Cost Burden > 30%*

**Table NA-5 – Cost Burden > 30%**

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	540	640	695	1,875	390	470	960	1,820
Large Related	215	290	210	715	60	205	800	1,065
Elderly	245	185	105	535	215	259	219	693
Other	200	120	295	615	185	145	315	645
Total need by income	1,200	1,235	1,305	3,740	850	1,079	2,294	4,223

Data Source: 2005-2009 CHAS

Cost Burden > 50%

Table NA-6 – Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	525	315	115	955	330	395	700	1,425
Large Related	215	185	135	535	60	160	475	695
Elderly	190	90	10	290	155	195	104	454
Other	175	55	75	305	185	135	205	525
Total need by income	1,105	645	335	2,085	730	885	1,484	3,099

Data Source: 2005-2009 CHAS

Crowding (more than one person per room)

Table NA-7 – Crowding Information

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Single family households	120	145	90	25	380	25	30	80	50	185
Multiple, unrelated family households	0	0	50	10	60	0	0	20	65	85
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	120	145	140	35	440	25	30	100	115	270

Data Source: 2005-2009 CHAS

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

The most common housing problem faced by households in Elk Grove is cost burden. About 73% of low-income households pay more than they can afford for housing. The problem is more prevalent among owners than renters. A significant portion, 48% of low-income households, face a severe housing cost burden, where they pay more than 50% of their gross income toward housing costs. In addition to the quantitative data on this problem, social service providers also reported a high percentage of people seeking assistance had housing issues. In some cases, even at some of the City's affordable housing complexes, the fact that the majority of the households' income was going to housing costs was a determining factor in their decision to seek assistance.

While the economic decline relieved housing cost burden for some households, including those that left properties with mortgage payments beyond their means and new homebuyers who took advantage of low sales prices and historically low interest rates, many households faced a new cost burden. Job loss or underemployment, adjustable rate mortgages, and stable rents forced many lower-income households to put more of their income toward housing costs.

Housing problems other than cost burden, such as overcrowding or substandard kitchen/bath facilities, are relatively uncommon in Elk Grove. The City's newer housing stock and code enforcement efforts ensure that there are few instances of substandard housing. While some social service providers reported an increase in households "doubling up" in order to afford housing, overcrowding remains rare and affects less than 5% of low-income residents.

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

Severe cost burden is most common among extremely low-income households, where 66% experience the problem. The rate of severe cost burden drops to 52% for very low-income households and to 37% for low-income households. Extremely low-income renters and owners were the most likely to report at least one housing problem (cost burden, substandard facilities, or overcrowding).

As income rose, the incidence of housing problems decreased. However, low-income households still report facing housing cost burden in significant numbers. Low-income renters tended to be slightly better off than low-income owners. Low-income unit rents at the City's affordable apartment complexes are close to market-rate apartment rents in the City and region, and low-income households can now afford many for-sale homes within the City. At the City's affordable apartment complexes, units affordable to households earning around 60% of the area median income are generally available or have short waiting lists.

Family households (small related and large related) are more likely than elderly households to suffer from one or more housing problems. The City heard differing viewpoints on elderly needs during the consultation process—while some agencies reported that the City's and region's senior housing generally met needs, other agencies were particularly concerned about elderly. At the lowest levels, Social Security or Supplemental Security Income (SSI) pay around \$800 a month, and housing in Elk Grove for these seniors remains limited.

Overall, extremely low-income households face the biggest hurdles in securing affordable housing. Although the City has assisted the development of more than 1,500 affordable housing units in the last decade, few of the units are targeted to extremely low-income households. Housing resources, such as

the Housing Choice Voucher Program run by the Sacramento Housing and Redevelopment Agency, are very competitive—when the waiting list was opened in June 2012, tens of thousands of households applied for just 3,000 openings and the waitlist is expected to be closed for at least two more years. Sacramento Self-Help Housing, the City's housing counselor for homeless and at-risk homeless households, noted that this population is the hardest to locate housing for because so few resources exist.

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

There are 2,525 extremely low-income households in Elk Grove, of which 625 have children age 6 or younger. The high incidence of cost burden among extremely low-income households puts these households at special risk for homelessness. The City's social service providers reported that often one unfortunate circumstance, such as job loss or an unexpected car repair, will cause these households to miss rent or mortgage payments, increasing the likelihood of homelessness.

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

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

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

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

For Elk Grove residents, the primary housing characteristic that is linked to instability and an increased risk of homelessness is severe cost burden (paying more than 50% of gross income toward housing costs). Paying a large percentage of income toward housing, especially for lower-income households, leaves insufficient resources to meet other basic needs, such as food and clothing, and provides little ability to amass savings. Unemployment, underemployment, or an unexpected medical bill or car repair force these households to make difficult choices. South County Services provides assistance to households who have received a three-day eviction notice, but the funding is not sufficient to assist all Elk Grove households.

The City's social service providers also reported that family tensions are a source of housing instability. Low-income persons living with family members out of necessity may become homeless as a result of disagreements with the relative who is the property owner or leaseholder.

## **Discussion**

The City's primary housing issue continues to be providing housing that is affordable to the lowest-income segments of the population. While the City has made significant strides in increasing its affordable housing overall, including adding more than 1,500 affordable units since 2003, the demand for affordable housing continues to outpace production. A shortage of resources at the federal and state levels, and a preference at those levels for funding housing in dense urban areas, have created challenges for the City in producing housing affordable to extremely low-income households, and, to a lesser extent, low-income households.

The populations with the highest needs over the next five years are extremely low-income households, very low-income households, and small and large related households (including those with children). The level of need between renters and owners is similar, although the needs of owners are often harder to address.

## NA-15 Disproportionately Greater Need: Housing Problems

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

### Introduction

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

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

For example, 81% of the low-income households in Elk Grove experience one or more housing problem. Therefore, if more than 91% of a particular racial or ethnic group experienced a housing problem, a disproportionately greater need would be presumed to exist.

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

**Table NA-8 - Disproportionally Greater Need 0 - 30% AMI**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,060	245	215
White	865	95	80
Black / African American	335	25	60
Asian	535	100	15
American Indian, Alaska Native	0	0	4
Pacific Islander	0	0	0
Hispanic	255	25	35

Data Source: 2005-2009 CHAS

\*The four housing problems are:

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



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

**Table NA-9 - Disproportionally Greater Need 30 - 50% AMI**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,335	415	0
White	720	205	0
Black / African American	490	20	0
Asian	535	65	0
American Indian, Alaska Native	0	10	0
Pacific Islander	20	0	0
Hispanic	500	90	0

Data Source: 2005-2009 CHAS

\*The four housing problems are:

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

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

**Table NA-10 - Disproportionally Greater Need 50 - 80% AMI**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,705	1,180	0
White	1,375	640	0
Black / African American	570	35	0
Asian	800	315	0
American Indian, Alaska Native	15	10	0
Pacific Islander	24	0	0
Hispanic	760	155	0

Data Source: 2005-2009 CHAS

\*The four housing problems are:

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

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

**Table NA-11 - Disproportionally Greater Need 80 - 100% AMI**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,030	1,420	0
White	1,475	910	0
Black / African American	350	100	0
Asian	695	230	0
American Indian, Alaska Native	10	10	0
Pacific Islander	20	0	0
Hispanic	400	105	0

Data Source: 2005-2009 CHAS

\*The four housing problems are:

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

**Discussion**

Overall, 81% of low-income households in Elk Grove experience at least one housing problem. The two groups with disproportionately greater need are Blacks (95%) and Pacific Islanders (100%). However, the sample size for the Pacific Islander group is only 44 households in total, and so is too small to draw meaningful conclusions.

At the extremely low-income level, there is little racial and ethnic variation. The disproportionate need for Blacks and Pacific Islanders appears at both the very low-income and low-income levels. The disparity is greatest at the low-income level.

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

## NA-20 Disproportionately Greater Need: Severe Housing Problems

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

### Introduction

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

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

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

**Table NA-12 – Severe Housing Problems 0 - 30% AMI**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,845	465	215
White	735	220	80
Black / African American	295	60	60
Asian	495	135	15
American Indian, Alaska Native	0	0	4
Pacific Islander	0	0	0
Hispanic	240	40	35

Data Source: 2005-2009 CHAS

\*The four severe housing problems are:

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

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

**Table NA-13 – Severe Housing Problems 30 - 50% AMI**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,655	1,090	0
White	500	425	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Black / African American	270	240	0
Asian	385	210	0
American Indian, Alaska Native	0	10	0
Pacific Islander	20	0	0
Hispanic	425	165	0

Data Source: 2005-2009 CHAS

\*The four severe housing problems are:

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

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

**Table NA-14 – Severe Housing Problems 50 - 80% AMI**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,050	2,840	0
White	610	1,400	0
Black / African American	280	330	0
Asian	590	525	0
American Indian, Alaska Native	0	25	0
Pacific Islander	20	4	0
Hispanic	435	470	0

Data Source: 2005-2009 CHAS

\*The four severe housing problems are:

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

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

**Table NA-15 – Severe Housing Problems 80 - 100% AMI**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,090	3,355	0
White	470	1,910	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Black / African American	130	315	0
Asian	305	620	0
American Indian, Alaska Native	10	10	0
Pacific Islander	0	20	0
Hispanic	165	340	0

Data Source: 2005-2009 CHAS

\*The four severe housing problems are:

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

## Discussion

Overall, 56% of low-income households in Elk Grove experience at least one severe housing problem. The only group with disproportionately greater need is Pacific Islanders (91%). However, the sample size for the Pacific Islander group is only 44 households in total, and so is too small to draw meaningful conclusions.

At the extremely low-income level, there is little racial and ethnic variation. At the very low-income level, the only group experiencing disproportionate need is Hispanics. At the low-income level, only Asians have a disproportionate need.

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

## NA-25 Disproportionately Greater Need: Housing Cost Burdens

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

### Introduction

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

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

For purposes of comparison, the City's racial/ethnic breakdown per 2005-2009 ACS data was:

- White - 41%
- Asian - 25%
- Hispanic - 17%
- Black - 11%
- Other or multiracial - 9%
- American Indian/Alaskan Native - 1%
- Hawaiian/Pacific Islander - 1%

### Housing Cost Burden

**Table NA-16 – Greater Need: Housing Cost Burdens AMI**

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	21,835	10,720	7,270	215
White	12,175	4,830	2,550	80
Black / African American	1,580	1,675	1,170	60
Asian	4,690	2,240	1,960	15
American Indian, Alaska Native	195	15	10	4
Pacific Islander	140	135	40	0
Hispanic	2,395	1,505	1,250	35

Data Source: 2005-2009 CHAS

### Discussion

Overall, 31% of Elk Grove residents live in a household that experiences a housing cost burden. The only racial/ethnic group that experiences a disproportionate need is Pacific Islanders, of which 48% have a

housing cost burden problem. Asians and Hispanics experience the lowest incidence of housing cost burden.

## **NA-30 Disproportionately Greater Need: Discussion**

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

A few groups experience disproportionate need, but it varies by income level and type of measurement. The only group that consistently displayed a disproportionately greater need was Pacific Islanders, who had a higher incidence of housing problems, severe housing problems, and housing cost burden. However, in the measurement of housing problems, the total number of low-income Pacific Islanders was only 44 households.

Blacks, Asians, and Hispanics in the very low-income and low-income levels had a disproportionately greater need when housing problems were measured.

No group except Pacific Islanders had a disproportionately greater need when only housing cost burden was considered.

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

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

The special needs groups that were most frequently identified in the consultation process were youth, seniors, disabled persons, and extremely low-income and very low-income households.

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

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



## NA-35 Public Housing

### Introduction

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

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

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

### Totals in Use

**Table NA-17 - Public Housing by Program Type**

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

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

Data Source: PIC (PIH Information Center)

## Characteristics of Residents

**Table NA-18 – Characteristics of Public Housing Residents by Program Type**

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

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

Data Source: PIC (PIH Information Center)

## Race of Residents

**Table NA-19 – Race of Public Housing Residents by Program Type**

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

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

Data Source: PIC (PIH Information Center)

## Ethnicity of Residents

**Table NA-20 – Ethnicity of Public Housing Residents by Program Type**

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	131	1,285	73	1,188	8	11	0
Not Hispanic	0	0	852	10,413	465	9,741	123	52	0

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

Data Source: PIC (PIH Information Center)

## **Section 504 Needs Assessment**

### **Needs of Public Housing Tenants and Applicants on the Waiting List for Accessible Units**

According to the SHRA Public Housing Plan for Fiscal Year 2013, there were 13,644 households on the waiting list for public housing or Housing Choice Vouchers as of May 2012. The following summarizes characteristics of households on the waiting list:

- 87% were extremely low-income.
- 28% were families with children.
- 34% were households with at least one disabled member.
- 4% had an elderly head of household.
- 54% were Black, 34% were white, 6% were Asian, 7% were American Indian/Alaskan Native, 3% were Pacific Islander, and 8% were of unknown race (percentages add to more than 100% because households could report multiple races).
- 17% were Hispanic.
- Most were looking for a one- or two-bedroom unit.

SHRA does not appear to maintain a separate waiting list for accessible units. Based on feedback from the Disability Advisory Committee, a wide range of accessibility features are needed in rental and ownership units. Wider doorways, accessible bathrooms, modifications for deaf and blind residents, and features that allow adults to age in place were all mentioned as need during various consultations.

### **Most Immediate Needs of Residents of Public Housing and Housing Choice Voucher Holders**

The highest priority need of residents of public housing and recipients of Housing Choice Vouchers is family self-sufficiency services. SHRA offers a variety of self-sufficiency programs and services, including GED completion, job readiness training, computer literacy courses, family counseling, after-school programs, and health services.

Locally, the Elk Grove Food Bank also offers a similar range of self-sufficiency services, including GED/ESL classes, job training, mentoring, counseling, and case management. Several other nonprofits offer after-school and other youth programs.

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

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

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

One major difference between the applicants on the public housing and Housing Choice Voucher list is that Elk Grove's low income population does include many homeowners, whose needs are somewhat

different than renters. While both may benefit from social services, such as after-school programs and job training, homeowners have a more difficult time moving to housing more suited for their needs. Homeowners need access to resources that assist them with paying their mortgages and utilities, and also resources that help them to stay in their homes, such as accessibility modifications and home repair programs.

## **NA-45 Non-Homeless Special Needs Assessment**

### **Introduction**

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

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

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

### **Characteristics of Special Needs Populations**

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

Senior households have special housing needs primarily resulting from physical disabilities and limitations, income, and healthcare costs. Additionally, senior households have other needs that help preserve their independence including protective services to maintain their health and safety, in-home support services to perform activities of daily living, conservators to assist with personal care and financial affairs, public administration assistance to manage and resolve estate issues, and networks of care to provide a wide variety of services and daily assistance. According to the 2006–2010 American Community Survey, there were 5,461 households in Elk Grove headed by a person 65 years or older. More than 20% of elderly-headed households were extremely low-income. Of the senior households in Elk Grove, approximately 79% are owner-occupied and 21% are renter occupied.

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

Physical, mental, and/or developmental disabilities could prevent a person from working, restrict a person's mobility, or make caring for oneself difficult. The Census defines three types of disabilities including work disability, mobility limitation, and self-care limitation. A disability is defined as a mental, physical, or health condition that lasts over six months. According to the 2008–2010 American Community Survey, 14,993 people in Elk Grove over the age of 5 possessed some type of disability. Many of these persons have more than one disability. The greatest proportion of disabilities are employment disabilities 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.

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 countertops, grab bars, adjustable shower heads) and special sensory devices including smoke alarms and flashing lights.

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

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

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

The City of Elk Grove is serviced by the Alta California Regional Center in Sacramento, which provides a point of entry to services for people with developmental disabilities. The center is a private nonprofit community agency that contracts with local businesses to offer a wide range of services. As of October 2012, the Alta California Regional Center provided services 1,407 individuals lived in Elk Grove.

There are a number of housing types appropriate for people living with a developmental disability, including rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the considerations that are important in serving these individuals.

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

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

According to the 2006–2010 American Community Survey, single-parent female-headed families comprised 18% of all families in Elk Grove, and approximately two-thirds have children under 18. Among all families below the poverty level, 40% are female-headed single-parent families, and 36% are female-headed single-parent families with children under 18. By contrast, single-parent male-headed households make up only 8.7 percent of families below the poverty level.

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

Large family households are defined as households containing five or more persons. Large family households are considered a special needs group because there is limited supply of adequately sized housing to accommodate their needs. The more persons in a household, the more rooms are needed to accommodate that household. Specifically, a five-person household would require three or four bedrooms, a six-person household would require four bedrooms, and a seven-person household would require four to six bedrooms. According to the 2010 Census, approximately 19% of all households in Elk Grove include five or more people. Approximately 71% of large households own their homes, and 29% rent.

According to the 2006–2010 American Community Survey, 88% of all housing units in Elk Grove had at least three bedrooms. Approximately 95% of all owner-occupied units and 64% 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 Elk Grove. However, affordability of larger housing units for large lower-income families may still be an issue.

### ***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.

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 (someone 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 Department of Finance projects that Sacramento County had a population of 1,427,961 in January 2011, so approximately 0.18% of the County population was homeless and 0.02% was chronically homeless. Applying these percentages to Elk Grove's projected 2011 population, it can be assumed that Elk Grove had 278 homeless persons, 31 of whom were chronically homeless.

The Elk Grove Food Bank indicated that it serves approximately 62 homeless persons in December 2012, comprising 39 households. Of these 62 individuals, twelve were children, and ten were considered chronically homeless. Self-Help Housing offers assistance to Elk Grove residents in need of housing. Few people using Self-Help's services were living on the streets but indicated that they were homeless and living with friends or family. Self-Help Housing usually refers people out of Elk Grove for housing opportunities.

Homeless persons need access to emergency shelter, transitional housing, and permanent housing, often with supportive services. Homeless persons also often need case management, assistance securing government or other benefits, drug/alcohol treatment, and job and life skills training.

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

Little statistical information is available at the local level on domestic violence. However, WEAVE, the region's primary provider of domestic violence-related services, estimated that they serve 228 Elk Grove residents annually. Since not all victims seek assistance, this is likely a significant understatement of the number of domestic violence victims in the City.



Domestic violence victims tend to be extremely low-income or very low-income. They often need short-term and long-term housing as they seek to escape abusive relationships. They also need services, including counseling (individual and family) and legal advocacy.

### **Housing and Supportive Service Needs and Determination**

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

### **Public Size and Characteristics of Population with HIV / AIDS**

According to the California Department of Public Health Office of AIDS, there were 1,481 persons living with HIV and 1,877 persons living with AIDS in Sacramento County as of December 2012. The county level is the lowest level at which data was available. Since Elk Grove's population is approximately 11% of the County's total population, it is estimated that Elk Grove contains 163 persons with HIV and 206 persons with AIDS. This is likely an underestimate, since not all persons with HIV/AIDS are aware that they carry the disease.

Statewide, persons with HIV/AIDS tend to be overwhelmingly male (87%). Whites (44%) and Hispanics (33%) have the highest incidence. About 87% are adults between the ages of 20 and 49.

### **Discussion**

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

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

## NA-50 Non-Housing Community Development Needs

### Public Facilities

Elk Grove contains a large number of nonprofit organizations, most of which have facility needs. In the past five years, the City has devoted substantial funds to upgrading and improving several public facilities within the City. Needs identified over the next five years include the following:

- **Senior centers.** The current Senior Center location has been substantially upgraded in recent years, but continues to need improvements, mostly for accessibility. The Senior Center is also seeing increased use, attributable largely to the increase in the number of seniors in the general population. The Senior Center noted the need to develop a second facility to be located on the opposite side of Highway 99.
- **Youth facilities.** The City has a large number of youth services organizations, many of which do not have permanent facilities. Youth services representatives noted that they would like to see a "one-stop" youth services center that would provide space for several youth facilities. The Teen Center, which currently operates out of a building owned by the City, may need additional space due to their growing program roster. The Police Activities League (PAL) has been searching for a permanent facility to accommodate sports programs and office functions for several years.
- **Food Bank.** The Elk Grove Food Bank currently operates out of a leased warehouse space, with a secondary clothes sorting facility. They noted the need to obtain a bigger facility that would accommodate their food and clothing distribution operations, as well as provide additional office space for social service programs. The Food Bank has expanded its social services in recent years to include case management, job training, mentoring, GED/ESL classes, and other programs. Sacramento Self-Help Housing, a housing counseling agency, also operates out of the Food Bank 1-2 days per week.
- **Transitional housing.** The City's first transitional house will open in 2013, but will serve primarily single adults. There is a need for additional transitional housing for families, including families with children.
- **Emergency shelter.** The closest emergency shelter resource is located in Sacramento and is generally available only during winter months. Emergency shelter resources are needed locally, although there may be other options besides a permanent facility.
- **One-stop service center.** Several nonprofits noted the need to develop a one-stop service center that would bring together many of the City's social service providers. Ideally, space could be shared between organizations so that nonprofits currently providing service only in Sacramento would be able to provide local service one or two days per week.
- **Other nonprofit facilities.** Many nonprofit facilities are aging and occasionally need rehabilitation in order to remedy health and safety hazards, meet accessibility standards, etc.

### Need Determination

These needs were determined in consultation with the City's social service agencies and at a public meeting.

## Public Improvements

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

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

## Need Determination

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

## Public Services

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

- **Senior services.** Seniors need continued access to meals, both delivered for homebound seniors and at the Senior Center, for more mobile seniors. Seniors also need access to transit that provides service close to their homes, medical facilities, shopping, and other services. Two organizations also noted that seniors need access to low-cost or free legal services and educational services aimed at helping them avoid becoming victims of fraud.
- **Youth services.** Youth in general need access to after-school and extracurricular programs that help them maintain education and gang involvement. Sports, science/technology, and performing arts activities were mentioned by several nonprofits. Elk Grove's sizable foster youth population needs assistance with transportation, job preparedness, life skills training, and general services aimed at ensuring they stay in school.
- **Housing assistance.** Many of Elk Grove's extremely low-income and very low-income households face housing instability and need services aimed at helping them find or maintain affordable housing.
- **Job training/education.** Many low-income individuals need specialized job training and mentoring in order to fill the needs of Elk Grove's employers.
- **General assistance.** Some households need comprehensive assistance to escape poverty. Services that provide case management, along with job training, educational classes, life skills training, and parenting classes, are most needed by these households.

## **Need Determination**

- These needs were determined in consultation with the City's social service agencies and at a public meeting.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

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

The City has made significant progress in providing affordable housing resources over the last 10 years and now has more than 2,000 affordable rental units. These units are expected to remain affordable for at least the next five years. There remains a need for more affordable housing though, particularly for the lowest-income households.

In addition to affordable housing, a key City goal is bringing high-quality jobs to Elk Grove. Currently, most of the City's residents commute outside Elk Grove to work, with about 10% commuting more than an hour each day. The City expects two hospital projects and the development of a Civic Center to provide a significant number of jobs. Local residents may need specialized training in order to meet the needs of new businesses, particularly those in the manufacturing sector.

## MA-10 Number of Housing Units

### Introduction

The majority of Elk Grove's housing units are single-family homes. Most of the ownership units are larger homes, with three or more bedrooms. About 21% of the occupied housing stock is rented. Rental homes are available in a range of sizes, from one bedroom to three or more bedrooms. The City's apartment complexes tend to be made up of one-, two-, and three-bedroom units. The supply of apartments for larger families is somewhat limited.

### All Residential Properties by Number of Units

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

Property Type	Number	%
1-unit detached structure	37,561	88%
1-unit, attached structure	1,344	3%
2-4 units	695	2%
5-19 units	1,956	5%
20 or more units	929	2%
Mobile Home, boat, RV, van, etc	318	1%
<b>Total</b>	<b>42,803</b>	<b>100%</b>

Data Source: 2005-2009 ACS Data

### Unit Size by Tenure

**Table MA-2 – Unit Size by Tenure**

	Owners		Renters	
	Number	%	Number	%
No bedroom	32	0%	70	1%
1 bedroom	109	0%	817	10%
2 bedrooms	1,434	5%	1,909	22%
3 or more bedrooms	29,962	95%	5,703	67%
<b>Total</b>	<b>31,537</b>	<b>100%</b>	<b>8,499</b>	<b>100%</b>

Data Source: 2005-2009 ACS Data

### Number and Targeting of Units

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

The City has more than 2,000 units that have been assisted with federal, state, and local funds.

There are fifteen affordable apartment complexes, with a total of 2,034 units, within the City. All of the properties were funded using low-income housing tax credits. Some properties also received funding from the City, which offered loans from its Affordable Housing Fund and Very Low Income Housing Trust Fund as "gap" financing.

Rents at the properties are set at rates affordable to households earning 60 percent or less of the area median income. In the case of very low-income units, rents are set at rates affordable to households earning 50 percent or less of the area median income. Some properties have units with rents affordable to households earning at or below 30 percent of the area median income, but these units are extremely limited.

Of the 15 affordable complexes, four are reserved for seniors only and these properties contain a total of 595 units. Seniors can also live in any of the family complexes.

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

- There are 46 public housing units within the City, in three complexes. All of these units are made available to extremely low-income households.
- The City provided downpayment assistance to 15 households purchasing foreclosed properties through the Neighborhood Stabilization Program.
- The City provided 15 resale units through its Neighborhood Stabilization Program Acquisition/Rehab/Resale Program.
- Two developers provided a total of 39 homes for sale to low- and moderate-income households, in lieu of payment of the City's affordable housing fee. Those units are deed-restricted and are to be resold to households of similar income. (Some of the units have been lost to foreclosure.)
- The City currently offers a homebuyer assistance program that provides up to \$40,000 to low-income first-time homebuyers.

### **Units Expected to be Lost from Inventory**

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

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

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

The availability of housing units generally meets the needs for some populations. Non-low-income households and most low-income households can afford average rents and purchase prices. The City's low overcrowding rate indicates that, in general, the City's housing stock is well-suited for the types of households that reside in the City. The large supply of single-family homes can accommodate large family households and the City has many one-story homes that could be modified for persons with disabilities.

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

## **Need for Specific Types of Housing**

*Describe the need for specific types of housing.*

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

- More extremely low-income and very low-income units. These units should have supportive services provided on-site.
- More affordable housing for families, especially large families.
- Increased number of accessible units and range of accessibility features.
- Transitional housing options for families with children.
- Housing near transit, shopping, and services for those households without private vehicles.

## **Discussion**

The City has adequate housing resources for moderate- and above moderate-income households. Additionally, the City's housing stock as a whole is well-suited for its population, with sufficient numbers of large units and units that could be modified for persons with disabilities. However, there remains a need for more affordable housing, especially for the lowest-income populations.



## MA-15 Cost of Housing

### Introduction

The cost of ownership housing in Elk Grove increased dramatically in the mid-2000s, and then decreased significantly beginning around 2009. Rents remained relatively stable during this time, escalating with the cost of living.

More recent data indicates that the median home price was \$249,000 in January 2013, up from \$210,000 a year earlier. Many low-income households can afford to purchase a home in Elk Grove. The City's recent Affordable Housing Nexus Study also found that average rents were close to what low-income households could afford.

### Cost of Housing

**Table MA-3 – Cost of Housing**

	2000 Census (Base Year)	2005-2009 ACS (Most Recent Year)	% Change
Median Home Value	150,900	404,300	168%
Median Contract Rent	716	1,251	75%

**Data Source:** 2005-2009 ACS Data  
2000 Census (Base Year)  
2005-2009 ACS (Most Recent Year)

**Table MA-4 - Rent Paid**

Rent Paid	Number	%
Less than \$500	759	8.9%
\$500-999	2,257	26.6%
\$1,000-1,499	3,592	42.3%
\$1,500-1,999	1,694	19.9%
\$2,000 or more	197	2.3%
<b>Total</b>	<b>8,499</b>	<b>100.0%</b>

**Data Source:** 2005-2009 ACS Data

### Housing Affordability

**Table MA-5 – Housing Affordability**

% Units affordable to Households earning	Renter	Owner
30% HAMFI	235	No Data
50% HAMFI	845	170
80% HAMFI	2,895	640
100% HAMFI	No Data	975
<b>Total</b>	<b>3,975</b>	<b>1,785</b>

**Data Source:** 2005-2009 CHAS

## Monthly Rent

**Table MA-6 – Monthly Rent**

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$717	\$855	\$1,073	\$1,581	\$1,900
High HOME Rent	\$757	\$861	\$1,050	\$1,252	\$1,378
Low HOME Rent	\$666	\$713	\$856	\$989	\$1,103

Data Source: HUD FMR and HOME Rents

### Availability of Sufficient Housing

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

Extremely low- and very low-income households have a difficult time locating affordable housing. The City has few affordable housing units dedicated to extremely low-income households. Some low-income households also have difficulty finding affordable housing, especially those households that need three-bedroom or larger housing units.

The supply of housing for moderate-income and above moderate-income households is sufficient. Households at these income levels can afford both the median rent and the median ownership price (using the most recent median price of \$249,000).

### Expected Change of Housing Affordability

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

The economic challenges of the past several years resulted in large price drops in homes in Elk Grove. The City also saw many foreclosures and short sales, which contributed to dropping home values. Housing prices that were once unaffordable to even moderate-income households dropped to the point that most low-income households could afford to purchase homes.

In recent months, the housing market has showed signs of strength, with increasing property values and a decrease in foreclosures and short sales. The cash investor market is strong and competition with investors is preventing many low-income residents from becoming homeowners.

Overall, housing is likely to become slightly less affordable in coming years, although the price increases of the mid-2000s are not anticipated.

### Rent Comparison

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

The area median rent of \$1,251 is relatively comparable to the high HOME rent for three-bedroom homes and smaller. The low HOME rent is lower than the median rent and the fair market rent.

Currently, rents for low-income units at the City's affordable apartment complexes are pretty close to market-rate rents. This means that the low-income units are somewhat harder to rent because prospective tenants have a greater number of choices within their price range. The City's strategy

therefore will need to focus on those households for which market-rate rents remain unaffordable, namely very low- and extremely low-income households.

## **Discussion**

The cost of housing can be a challenge for low-income households, which are sometimes forced to spend more than 30% of their gross income on housing costs due to market factors, including availability, resale pricing, interest rates, and property taxes and assessments. The challenges households face vary by income level:

- For low-income households, the primary challenge is homeownership, especially at a time when demand is high and competition from investors further limits supply. Low-income households generally face low barriers to renting, with market-rate rents in some cases less expensive than affordable rents.
- For very low-income households, both renting and purchasing is a challenge.
- In general, extremely low-income households are not advised to purchase homes. These households face the most difficulty finding affordable rents within the City.

## MA-20 Condition of Housing

### Definitions

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

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

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

### Condition of Units

**Table MA-7 - Condition of Units**

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	13,673	43%	4,458	52%
With two selected Conditions	258	1%	343	4%
With three selected Conditions	20	0%	29	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	17,586	56%	3,669	43%
<b>Total</b>	<b>31,537</b>	<b>100%</b>	<b>8,499</b>	<b>99%</b>

Data Source: 2005-2009 ACS Data

\*The four housing conditions are 1) lacks complete kitchen facilities, 2) lacks complete plumbing facilities, 3) more than one person per room, and 4) cost burden greater than 30%.

### Year Unit Built

**Table MA-8 – Year Unit Built**

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	12,934	41%	3,547	42%
1980-1999	14,977	47%	3,858	45%
1950-1979	3,199	10%	1,009	12%
Before 1950	427	1%	85	1%
<b>Total</b>	<b>31,537</b>	<b>99%</b>	<b>8,499</b>	<b>100%</b>

Data Source: 2005-2009 CHAS

## Risk of Lead-Based Paint Hazard

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

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total number of units built before 1980	3,626	11%	1,094	13%
Housing units built before 1980 with children present	759	2%	484	6%

**Data Source:** 2005-2009 ACS (Total Units) 2005-2009 CHAS (Units with Children present)

## Vacant Units

**Table MA-10 - Vacant Units**

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	Unknown	Unknown	607
Abandoned Vacant Units	Unknown	Unknown	Unknown
REO Properties	Unknown	Unknown	580
Abandoned REO Properties	Unknown	Unknown	Unknown

**Data Source:** HUD Neighborhood Stabilization data (vacant units, 90 days); Sacramento County Assessor records (REO properties, 3/20/13)

## Need for Owner and Rental Rehabilitation

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

The majority of Elk Grove's homes are fairly new. Only 4,720 were built prior to 1980. Additionally, high home prices in the mid-2000s resulted in many homeowners undertaking improvements using home equity lines of credit or other means. Until 2012, the City had a homeowner rehabilitation program, which, despite extensive marketing, generated little interest from qualifying homeowners.

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

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

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

It is estimated that about 70% of homes built between 1950 and 1979 have lead-based paint, and that 85% of homes built prior to 1950 have lead-based paint. Given this, it is estimated that 2,602 owner-occupied and 778 rental homes have lead-based paint present. About 18% of owners and 53% of renters are considered low-income, so this would imply that 468 owner and 412 rental units have a lead-based paint hazard risk.

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

## **Discussion**

Housing units in Elk Grove are generally in good condition. Much of the City's housing stock is newer, with about 87% of units built since 1980 and over 40% built since 2000. There is no significant difference in the age of ownership and rental housing stock. The high home prices and easy credit of the mid-2000s led many property owners to make significant improvements.

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

## MA-25 Public and Assisted Housing

### Introduction

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

Elk Grove has 2,035 affordable units that were assisted by federal, state, and/or local funds.

### Total Number of Units

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

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

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

Data Source: PIC (PIH Information Center)

## Supply of Public Housing Development

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

The three public housing complexes are:

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

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

## Public Housing Condition

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

**Table MA-12 - Public Housing Condition**

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

## Restoration and Revitalization Needs

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

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

## Strategy of Improving the Living Environment of Low- and Moderate-Income Families

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

SHRA participates in the Family Self-Sufficiency (FSS) Program offered by HUD. The FSS Program encourages and assists clients in increasing their earned income, thereby increasing their ability to become economically self sufficient. Resources offered through the FSS Program include job training and searching assistance, financial counseling, credit repair, and regular one-on-one or group support.

The FSS Program also offers incentives to encourage participation and enhance ability to achieve self-sufficiency. The main incentive offered to all clients is the ability to build savings during participation in FSS program. The savings earned is distributed to eligible clients (clients who have completed their goals, are not receiving cash assistance, and are employed at 32 hours a week). FSS participants also have a number of personal incentives for involvement, including structured goal planning, greater opportunity to increase their standard of living, an enhanced support system, increased self-esteem, etc.



## **Discussion**

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

## MA-30 Homeless Facilities

### Introduction

Elk Grove has limited facilities for homeless persons. The City recently opened its first transitional house, which provides temporary housing (up to six months) for homeless individuals who, with assistance, are likely to be able to obtain permanent housing within a six-month timeframe. The transitional house will provide housing for five homeless clients, with one on-site manager.

In addition to the transitional house, the City has also provided a limited budget for motel vouchers for households who need emergency housing.

### Facilities Targeted to Homeless Persons

**Table MA-13 - Facilities Targeted to Homeless Persons**

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

**Data Source Comments:** City of Elk Grove research.

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

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

- Case management.
- Life skills training.
- Job training and searching assistance.
- GED courses.
- ESL courses.
- Group support.

Sacramento Self-Help Housing provides housing counseling to households who are homeless or at risk of becoming homeless.

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

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

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth.**

The only housing resource in Elk Grove for homeless persons is the recently opened transitional house, which is expected to serve primarily adults. Many resources for homeless persons exist in Sacramento County, with resources generally concentrated in the City of Sacramento.

There is a high level of need for additional homeless facilities, including for households with children, veterans and their families, and foster youth aging out of the system. An emergency shelter, particularly during winter months, is also needed.

## **MA-35 Special Needs Facilities and Services**

### **Introduction**

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

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

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

Supportive housing is needed by several populations:

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

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

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

Within Elk Grove, the Food Bank currently provides two case managers to assist low-income households with a wide range of needs. Sacramento Self-Help Housing connects persons in need of housing with potential resources.

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

In the 2013-14 fiscal year, the City will continue to fund several nonprofits that provide a range of supportive services, including meals for homebound seniors, housing counseling to persons who are homeless or at risk of becoming homeless, life skills training, job training, and case management, among other services.

The City will also look to use its Affordable Housing Fund and Very Low Income Housing Trust Fund to support development of new housing, with increased emphasis on extremely low-income and very low-

income households.

## **MA-40 Barriers to Affordable Housing**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

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

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

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

## MA-45 Non-Housing Community Development Assets

### Introduction

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

### Economic Development Market Analysis

#### Business Activity

**Table MA-15 - Business Activity**

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	200	34	0	0	0
Arts, Entertainment, Accommodations	4,625	1,767	8	14	6
Construction	3,154	628	5	5	0
Education and Health Care Services	13,464	2,266	22	18	-4
Finance, Insurance, and Real Estate	5,585	968	9	8	-2
Information	1,631	239	3	2	-1
Manufacturing	3,665	614	6	5	-1
Other Services	2,718	1,151	4	9	4
Professional, Scientific, Management Services	5,453	408	9	3	-6
Public Administration	8,756	852	14	7	-8
Retail Trade	6,626	3,242	11	25	14
Transportation and Warehousing	3,441	96	6	1	-5
Wholesale Trade	1,879	619	3	5	2
Total	61,197	12,884	--	--	--

Data Source: 2005-2009 ACS (Workers), 2010 ESRI Business Analyst Package (Jobs)

## Labor Force

**Table MA-16 - Labor Force**

Total Population in the Civilian Labor Force	66,093
Civilian Employed Population 16 years and over	61,197
Unemployment Rate	7.41
Unemployment Rate for Ages 16-24	22.21
Unemployment Rate for Ages 25-65	4.63

Data Source: 2005-2009 ACS Data

## Occupations by Sector

**Table MA-17 – Occupations by Sector**

Management, business and financial	26,101
Farming, fisheries and forestry occupations	111
Service	8,998
Sales and office	17,178
Construction, extraction, maintenance and repair	4,080
Production, transportation and material moving	4,729

Data Source: 2005-2009 ACS Data

## Travel Time

**Table MA-18 - Travel Time**

Travel Time	Number	Percentage
< 30 Minutes	27,545	49%
30-59 Minutes	23,162	41%
60 or More Minutes	5,662	10%
<b>Total</b>	<b>56,369</b>	<b>100%</b>

Data Source: 2005-2009 ACS Data

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

**Table MA-19 - Educational Attainment by Employment Status**

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	3,334	260	2,297
High school graduate (includes equivalency)	8,231	959	2,184
Some college or Associate's degree	21,102	1,308	4,383
Bachelor's degree or higher	20,851	652	3,053

Data Source: 2005-2009 ACS Data



## Educational Attainment by Age

**Table MA-20 - Educational Attainment by Age**

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	61	498	611	1,668	1,501
9th to 12th grade, no diploma	1,236	912	900	1,302	1,041
High school graduate, GED, or alternative	2,900	2,957	3,655	4,786	2,462
Some college, no degree	4,508	4,639	5,856	7,928	2,249
Associate's degree	639	1,857	2,713	3,816	606
Bachelor's degree	750	4,937	6,034	6,972	1,218
Graduate or professional degree	23	1,312	2,287	3,075	541

Data Source: 2005-2009 ACS Data

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

**Table MA-21 – Median Earnings in the Past 12 Months**

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	24,055
High school graduate (includes equivalency)	35,123
Some college or Associate's degree	41,916
Bachelor's degree	59,178
Graduate or professional degree	73,647

Data Source: 2005-2009 ACS Data

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

The major employment sectors in Elk Grove are health care; education; public administration; retail; finance/insurance/real estate; and professional, scientific, and management services. Most of the workers in these sectors work outside Elk Grove.

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

The local business community has a strong need for additional workforce training, particularly in vocational careers. Many businesses have noted difficulties in finding employees trained in manufacturing and related skills, such as machinists, welders, lathe operators, tool and die makers, etc.

Infrastructure needs are typically related to technology, including sufficient data capacity infrastructure (bandwidth), reliable Internet access, etc.

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

The City has numerous projects and initiatives that may affect job and business opportunities:

- New hospital projects. Private sector investment in two new hospital sites will create thousands of new jobs at every level within the medical sector. The City also anticipates a number of related businesses, including medical technology development firms, medical device development and manufacturing, medical diagnostics research and clinical testing, etc. This will increase the need for employees with knowledge of the medical and healthcare administration fields.
- Civic Center. The City is planning to develop an 80-acre Civic Center over the next 10 years. The first phase (anticipated in 2014) will be a large-scale aquatic center capable of hosting statewide and national competitions. The project is anticipated to bring thousands of new visitors to the community, expanding the needs in hospitality and retail. It is also expected to become an attraction for other employers when looking for amenities when making site selection decisions.
- Business park. The City is in the early phase of planning for a large-scale business park in the southeast area of the City. The area is currently undeveloped and un-entitled, which will likely necessitate some infrastructure improvements within the planning period.
- Business retention and attraction programs. The City has recently developed both a business retention and business attraction program to rectify a severe jobs-to-housing ratio imbalance. Both programs will require extensive business support and workforce training programs.

The hospital and Civic Center projects will likely trigger the need for additional infrastructure. In particular, it is likely that an upgrade to an existing intersection (Highway 99 at Elk Grove Blvd.) will be needed.

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

In general, the skills and education match up well with employment opportunities with the exception of manufacturing sectors. As noted above, there is a strong need for employees with vocational skills. Looking forward, the City sees a stronger need in general for employees with general business educations and knowledge of or experience in the medical field, particularly in clinical research, diagnostics, treatment, and follow-up.

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

The City is in the beginning stages of developing a workforce investment program. In cooperation with the Elk Grove Economic Development Corporation (EGEDC), the City is facilitating meetings between the local business community and education/workforce training providers. (Participating education and workforce providers include Elk Grove Unified School District, Cosumnes River Community College, Sacramento Jobs Corp Center, Sacramento Small Business Development Center, and the Elk Grove Adult and Community Education Center.) These meetings focus on understanding and quantifying the workforce needs of local business, exploring how current education/workforce training providers are

able to address current needs, and identifying gaps and solutions for workforce training needs that cannot be met with current programs.

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

The City does not currently participate in a CEDS, but a local initiative called Next Economy has set a goal of creating a CEDS for the entire Sacramento region by 2014.

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

The City participates in a regional business retention effort called MetroPulse aimed at keeping businesses within the Sacramento region. The program coordinates annual business walks for all member jurisdictions, supplies prospect management software, and sets standards/protocols for working with regional employers that are considering moving within the region. All other initiatives are at the local level.

**Discussion**

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

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

### **Are there any populations or households in areas or neighborhoods that are more affected by multiple housing problems?**

The most common housing problem in the City is cost burden (paying more than 30% of gross income toward housing costs). This problem is largely a factor of high home prices in the mid-2000s, when many households struggled to be able to afford a median-priced home in the City. It was during this time that many of the new homes in the City were built, and therefore the cost burden issue is spread throughout the City.

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

### **Are there areas in the Jurisdiction where these populations are concentrated?**

The older areas of Elk Grove are primarily within the 95624 zip code. This area contains many homes built before 1980, and therefore more homeowners and renters in this area may be expected to experience housing maintenance issues.

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

As in other areas of the City, home prices are currently rising. Some of the homes in this area are older, and may need more rehabilitation work in order to remain in compliance with code and community standards.

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

The 95624 zip code contains many community assets, including Elk Grove Regional Park, Old Town Elk Grove, several schools, and many local parks. Additionally, many of the City's social service agencies are located in this area, including the Elk Grove Food Bank, Teen Center, Elk Grove Adult Community Training, and Project RIDE.

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

Strategic opportunities in this area include:

- Location of housing and services that complement that which is already available through the Food Bank, Teen Center, and other service organizations.
- Infrastructure improvements, especially as related to accessibility. Curb ramps often need to be added or upgraded to meet ADA standards, and there are several places where infill sidewalk would improve accessibility.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

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

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

- Build healthy communities; and
- Expand economic opportunities.

Those goals align closely with two of the City Council's four goals, which include "grow and support safe, livable, and attractive neighborhoods" and "create a vibrant, diversified economy."

Within those priorities, the City identified seven main goals:

- Foster affordable housing;
- Expand homeless housing and services;
- Create local jobs;
- Provide social services;
- Improve accessibility;
- Construct or upgrade public facilities; and
- Maintain community standards.

To address those goals, the City plans to fund the construction of new affordable housing and transitional housing, provide forgivable loans to homeowners needing health and safety repairs, offer businesses loans or other assistance to create quality low-income jobs, support nonprofits offering a wide range of social services, assist with accessibility and new facility projects, and offer assistance in removing graffiti to property owners. Other types of projects may be considered as needed throughout the Consolidated Plan timeframe.

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

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

## **SP-10 Geographic Priorities**

### **Geographic Area**

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

### **General Allocation Priorities**

*Describe the basis for allocating investments geographically within the jurisdiction.*

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

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

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

# SP-25 Priority Needs

## Priority Needs

**Table SP-2 – Priority Needs Summary**

Priority Need Name	Priority Level	Population	Goals Addressing
Build Healthy Communities	High	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence Non-housing Community Development	Foster Affordable Housing Expand Homeless Housing and Services Create Local Jobs Provide Social Services Improve Accessibility Construct or Upgrade Public Facilities Maintain Community Standards
Expand Economic Opportunities	High	Extremely Low Low Moderate Large Families Families with Children Chronic Homelessness Individuals Families with Children veterans Victims of Domestic Violence Non-housing Community Development	Create Local Jobs Provide Social Services

## SP-30 Influence of Market Conditions

### Influence of Market Conditions

**Table SP-3 – Influence of Market Conditions**

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



## SP-35 Anticipated Resources

### Introduction

The City anticipates continuing to receive CDBG funding throughout the Consolidated Plan period. In addition, the City expects to generate funding for affordable housing through impact fees on new residential and nonresidential development, as well as through grant applications to the California Department of Housing and Community Development.

### Anticipated Resources

**Table SP-4 - Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	646,218	0	52,237	698,455	2,800,000	The City is a CDBG entitlement jurisdiction.
General Fund	public - local	Public Improvements Public Services	310,000	0	0	310,000	1,240,000	The City allocates General Fund monies to support nonprofits. Many nonprofits serve low-income residents, but that is not a requirement of the funding source.
Housing Trust Fund	public - local	Acquisition Housing	2,300,000	0	0	2,300,000	4,000,000	The City collects an affordable housing impact fee on new residential and nonresidential development.
Other	public -	Housing	1,000,000	0	0	1,000,000	0	The City received a \$1,000,000 CalHome grant

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
	state							for first-time homebuyer assistance.

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

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

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

As of the writing of this Consolidated Plan, there was not anticipated to be any publicly-owned land or property within the City that would be used to address identified needs. The City may use some CDBG funding to acquire such land over the course of the planning period.

**Discussion**

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

## SP-40 Institutional Delivery Structure

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

**Table SP-5 - Institutional Delivery Structure**

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

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

Elk Grove's CDBG-funded programs are administered by the City's Development Services Department, where the lead is the Planning Division. There are ample opportunities for regular coordination among Planning, Code Enforcement, Public Works, Economic Development, and other departments. Additionally, Elk Grove benefits from working closely with several local and regional nonprofits that focus their efforts on target-income households.

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

### Availability of Services Targeted to Homeless Persons and Persons with HIV and Mainstream Services

**Table SP-6 - Homeless Prevention Services Summary**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	
Legal Assistance			
Mortgage Assistance			

Rental Assistance	X		
Utilities Assistance	X		
<b>Street Outreach Services</b>			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services			
<b>Supportive Services</b>			
Alcohol & Drug Abuse			
Child Care	X		
Education	X	X	
Employment and Employment Training	X	X	
Healthcare			
HIV/AIDS			
Life Skills	X	X	
Mental Health Counseling			
Transportation	X		
<b>Other</b>			

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

The primary homeless service providers locally are the Elk Grove Food Bank and Sacramento Self-Help Housing.

- The Elk Grove Food Bank provides a wide range of social services to homeless Elk Grove residents, including case management, job skills training, GED/ESL classes, life skills training, food assistance, and help obtaining benefits.
- Sacramento Self-Help Housing provides housing counseling to persons who are homeless or at risk of becoming homeless. They also maintain a database of affordable housing resources in the Sacramento region and operate the City's only transitional housing project.

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

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

The availability of many services at the Elk Grove Food Bank is a key strength of the City's service delivery system for homeless and special needs populations. Sacramento Self-Help Housing provides service out of the Food Bank's location two days per week. Local services ensure that residents can remain in their own jurisdiction to receive services.

As noted throughout this Plan, the City has a shortage of available housing resources for homeless persons and extremely low-income households (many of which have special needs). The City receives far more requests for funding than it can accommodate annually. Availability of funding limits locally-provided services. Transit limitations are also a deterrent to persons considering receiving services in Sacramento or other cities.

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

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

## SP-45 Goals Summary

### Goals Summary Information

**Table SP-7 – Goals Summary**

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Foster Affordable Housing	2013	2017	Affordable Housing		Build Healthy Communities	CDBG: \$250,000 Housing Trust Fund: \$6,300,000 CalHome: \$1,000,000	Rental units constructed: 120 Household Housing Unit  Homeowner Housing Rehabilitated: 25 Household Housing Unit  Direct Financial Assistance to Homebuyers: 30 Households Assisted
Expand Homeless Housing and Services	2013	2017	Homeless		Build Healthy Communities	CDBG: \$300,000	Homeless Person Overnight Shelter: 100 Persons Assisted  Overnight/Emergency Shelter/Transitional Housing Beds added: 10 Beds  Homelessness Prevention: 350 Persons Assisted
Create Local Jobs	2013	2017	Non-Housing Community Development		Build Healthy Communities Expand Economic Opportunities	CDBG: \$750,000	Jobs created/retained: 50 Jobs  Businesses assisted: 15 Businesses Assisted
Provide Social Services	2013	2017	Non-Homeless Special Needs		Build Healthy Communities Expand Economic	CDBG: \$525,000 General Fund: \$1,300,000	Public service activities other than Low/Moderate Income Housing Benefit: 2800 Persons Assisted

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
					Opportunities		
Improve Accessibility	2013	2017	Non-Housing Community Development		Build Healthy Communities	CDBG: \$2,000,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted
Construct or Upgrade Public Facilities	2013	2017	Non-Housing Community Development		Build Healthy Communities	CDBG: \$300,000 General Fund: \$250,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
Maintain Community Standards	2013	2017	Non-Housing Community Development		Build Healthy Communities	CDBG: \$200,000	Other: 1500 Other

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

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

The City estimates that 120 units of new affordable rental housing will be created during the Consolidated Plan timeframe.

## **SP-50 Public Housing Accessibility and Involvement**

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

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

### **Activities to Increase Resident Involvement**

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

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

No.

### **Plan to Remove the 'Troubled' Designation**

SHRA is not identified as "troubled."



## **SP-55 Barriers to affordable housing**

### **Barriers to Affordable Housing**

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

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

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

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

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

## **SP-60 Homelessness Strategy**

### **How will the jurisdiction reach out to homeless persons (especially unsheltered persons) and assess their individual needs?**

One of the City's goals relates to expanding homeless housing and services. To that end, the City expects to work with a nonprofit that will provide counseling and outreach to homeless persons or those at risk of homelessness. The nonprofit will also collaborate with the Police Department and make visits with the problem-oriented policing (POP) officers to visit known homeless and encourage them to seek assistance.

### **How will the jurisdiction address the emergency and transitional housing needs of homeless persons?**

The City plans to expand housing resources for the homeless by creating a transitional housing facility for families. In addition, the City assist a group of faith-based organizations and nonprofit service providers who are attempting to create a "winter sanctuary," that would function as an emergency shelter in the winter months. The City also expects to continue providing housing counseling, which connects homeless persons with available resources throughout the region, including motel vouchers, emergency shelter, and transitional and permanent housing.

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

The City's recently opened transitional housing project will assist homeless persons with a temporary place to stay while they search for permanent housing and learn skills needed for successful independent living. The City expects to fund a transitional house for families during the Consolidated Plan period. In addition, the City plans to offer housing counseling to homeless persons, with the goal of assisting people with locating low-cost permanent housing in the City or the region.

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

The City plans to continue funding housing counseling, which serves homeless persons and those at risk of homelessness. The City also expects to continue to offer case management services through the Elk Grove Food Bank.

## **SP-65 Lead-Based Paint Hazards**

### **Actions to Address LBP hazards and Increase Access to Housing without LBP Hazards**

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

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

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

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

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

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

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

## **SP-70 Anti-Poverty Strategy**

### **Jurisdiction Goals, Programs, and Policies for Reducing the Number of Poverty-Level Families**

Approximately 9.6% of Elk Grove residents live in poverty. This is a substantial increase; in 2008, it was estimated that only 6% of households were in poverty.

The City's anti-poverty strategy has three main elements:

1. Creating new affordable housing opportunities, including rental housing for extremely low-income and very low-income households.
2. Attracting a range of businesses and providing workforce development, including job-training services for low income residents.
3. Providing supportive services for target-income residents, such as food assistance, life skills training, GED/ESL classes, youth programs, and general support.

### **How are the jurisdiction's poverty-reducing goals, programs, and policies coordinated with this affordable housing plan?**

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

## **SP-80 Monitoring**

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

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

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

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

## Action Plan

### AP-15 Expected Resources

#### Introduction

The City anticipates continuing to receive CDBG funding throughout the Consolidated Plan period. In addition, the City expects to generate funding for affordable housing through impact fees on new residential and nonresidential development, as well as through grant applications to the California Department of Housing and Community Development.

#### Anticipated Resources

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

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	646,218	0	52,237	698,455	2,800,000	The City is a CDBG entitlement jurisdiction.
General Fund	public - local	Public Improvements Public Services	310,000	0	0	310,000	1,240,000	The City allocates General Fund monies to support nonprofits. Many nonprofits serve low-income residents, but that is not a requirement of the funding source.
Housing	public -	Acquisition	2,300,000	0	0	2,300,000	4,000,000	The City collects an affordable housing impact

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Trust Fund	local	Housing						fee on new residential and nonresidential development.
Other	public - state	Housing	1,000,000	0	0	1,000,000	0	The City received a \$1,000,000 CalHome grant for first-time homebuyer assistance.

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

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

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

As of the writing of this Consolidated Plan, there was not anticipated to be any publicly-owned land or property within the City that would be used to address identified needs. The City may use some CDBG funding to acquire such land over the course of the planning period.

**Discussion**

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

## AP-20 Annual Goals and Objectives

### Goals Summary Information

**Table AP-2 – Goals Summary**

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Foster Affordable Housing	2013	2017	Affordable Housing		Build Healthy Communities	CDBG: \$40,000	Homeowner Housing Rehabilitated: 6 Household Housing Unit
Expand Homeless Housing and Services	2013	2017	Homeless		Build Healthy Communities	CDBG: \$134,223	Public service activities other than Low/Moderate Income Housing Benefit: 326 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 6 Beds
Create Local Jobs	2013	2017	Non-Housing Community Development		Expand Economic Opportunities	CDBG: \$50,000	Jobs created/retained: 10 Jobs
Provide Social Services	2013	2017	Non-Homeless Special Needs		Build Healthy Communities	CDBG: \$63,484 General Fund: \$127,915	Public service activities other than Low/Moderate Income Housing Benefit: 1774 Persons Assisted
Improve Accessibility	2013	2017	Non-Housing Community Development		Build Healthy Communities	CDBG: \$250,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5400 Persons Assisted
Construct or Upgrade Public Facilities	2013	2017	Non-Housing Community Development		Build Healthy Communities	CDBG: \$10,500	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 69 Persons Assisted
Maintain Community Standards	2013	2017	Non-Housing Community Development		Build Healthy Communities	CDBG: \$46,800	Other: 400 Other



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

The City estimates that 120 units of new affordable rental housing will be created during the Consolidated Plan timeframe. However, the City does not expect any to be created in 2013-14.

## AP-38 Project Summary

### Project Summary Information

**Table AP-3 – Project Summary**

Project Name	Target Area	Goals Supported	Needs Addressed	Funding
Administration				CDBG: \$90,000
Graffiti Fighters		Maintain Community Standards	Build Healthy Communities	CDBG: \$46,800 General Fund: \$35,225
Hiring Assistance Match Program		Create Local Jobs	Expand Economic Opportunities	CDBG: \$50,000
Minor Home Repair Program		Foster Affordable Housing	Build Healthy Communities	CDBG: \$40,000
Family Transitional Housing		Expand Homeless Housing and Services	Build Healthy Communities	CDBG: \$114,223
Curb Ramp Accessibility Upgrades		Improve Accessibility	Build Healthy Communities	CDBG: \$120,000
North Side Elk Grove Blvd. Sidewalk Infill		Improve Accessibility	Build Healthy Communities	CDBG: \$130,000
EGACT Automation Doors Installation		Construct or Upgrade Public Facilities	Build Healthy Communities	CDBG: \$10,500
Courageous Connection		Provide Social Services	Build Healthy Communities	CDBG: \$1,500
Food Bank - Support Works		Provide Social Services	Build Healthy Communities	CDBG: \$30,214
Meals on Wheels		Provide Social Services	Build Healthy Communities	CDBG: \$14,770 General Fund: \$25,415
SSHH - Housing Counseling		Expand Homeless Housing and Services	Build Healthy Communities	CDBG: \$20,000
SSHH - Fair Housing Services		Provide Social Services	Build Healthy Communities	CDBG: \$5,000 General Fund: \$2,500
Senior Center		Provide Social Services	Build Healthy Communities	CDBG: \$12,000 General Fund: \$100,000
South County Services		Provide Social Services	Build Healthy Communities	CDBG: \$13,448

## AP-35 Projects

### Introduction

The activities to be undertaken during 2013-14 are summarized below. All activities identified are expected to be completed no later than June 30, 2014.

**Table AP-4 – Project Information**

#	Project Name
1	Administration
2	Graffiti Fighters
3	Hiring Assistance Match Program
4	Minor Home Repair Program
5	Family Transitional Housing
6	Curb Ramp Accessibility Upgrades
7	North Side Elk Grove Blvd. Sidewalk Infill
8	EGACT Automation Doors Installation
9	Courageous Connection
10	Food Bank - Support Works
11	Meals on Wheels
12	SSHH - Housing Counseling
13	SSHH - Fair Housing Services
14	Senior Center
15	South County Services

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

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

While there are several constraints to meeting the needs of low-income residents, the primary obstacle is that there is a lack of funding to fully address all needs. The economic challenges facing the nation have forced many nonprofits to cut services at a time when governmental entities and others are least able to provide them. In response to the level of need, the City has maintained its commitment to providing local funding to nonprofits; even though budget cuts have been required in a number of areas, the City's Community Service Grant program funding has remained at \$300,000 per year and a small increase to \$310,000 is projected for 2013-14. The City also supports nonprofits' efforts to raise private funds, in part through providing direct funding and in-kind services to special events, including fundraisers.

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

Another obstacle is the number of nonprofits that need assistance with basic management and fiscal policies. Many new nonprofits have formed in Elk Grove and throughout the region, and they have small but passionate staffs and volunteers devoted to a variety of issues. Unfortunately, most new nonprofits do not have the capacity to meet the financial and reporting requirements of CDBG and other grant programs, and may need basic assistance securing tax-exempt status, setting up bookkeeping systems, and applying for grants.

## **AP-50 Geographic Distribution**

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

Elk Grove used a need-based strategy, as opposed to a place-based strategy, to select projects. The majority of the activities the City plans to conduct will be offered to residents Citywide. Projects with specific locations, such as curb ramp improvements, will have locations chosen in coordination with the Disability Advisory Committee or other stakeholder groups.

### **Geographic Distribution**

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

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

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

### **Discussion**

No geographic priorities are proposed.

## AP-55 Affordable Housing

### Introduction

Although the Consolidated Plan and Action Plan focus on affordable housing, the City's only HUD funding source is CDBG, which limits the amount of funding that can be spent on affordable housing by prohibiting new construction of housing. (Other HUD programs, such as HOME, are specifically targeted to affordable housing.) The City's strategies related to CDBG-funded affordable housing efforts relate to maintaining affordability for homeowners. Other funding sources are provided to support affordable housing as available.

**Table AP-6 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	0
Total	0

**Table AP-7 - One Year Goals for Affordable Housing by Support Type**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	6
Acquisition of Existing Units	0
Total	6

### Discussion

In 2013-14, the City will offer several programs to foster and maintain affordable housing:

- The Minor Home Repair Program will offer forgivable loans to homeowners making health and safety repairs to their homes.
- The City's HOME and CalHome grants will provide first-time homebuyer assistance in the form of a downpayment loan to an anticipated 40 households.
- The City will maintain its investment in affordable rental housing, in which it has loaned \$62 million and created more than 1,500 affordable housing units in roughly the last decade.

## **AP-60 Public Housing**

### **Introduction**

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

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

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

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

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

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

SHRA is not designated as "troubled."

### **Discussion**

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

## **AP-65 Homeless and Other Special Needs Activities**

### **Introduction**

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

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

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

For several years, the City has provided housing counseling to homeless persons and those at risk of becoming homelessness through a partnership with Sacramento Self-Help Housing. Sacramento Self-Help Housing provides housing counseling, including access to a database of low-cost housing resources in the region, and limited motel vouchers to households in immediate need of housing. Sacramento Self-Help Housing provides services from the Elk Grove Food Bank, allowing for easy accessibility and promoting connections with the Food Bank's Support Works program. In 2013-14, Sacramento Self-Help Housing will also begin doing ride-alongs with the City's Police Department, with the goal of locating and offering assistance to homeless who have not yet sought help directly.

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

In 2012-13, the City completed the acquisition and rehabilitation of the City's first transitional housing facility. The transitional house opened in April 2013, and will be able to serve five persons at a time.

In 2013-14, the City is allocating around \$115,000 to a second transitional housing project, to be focused specifically on families. City staff also works with the Homeless Solutions Committee, an informal committee of social service nonprofits and faith-based organizations. The Homeless Solutions Committee is attempting to create a "winter sanctuary" that would provide overnight shelter to homeless persons at various churches throughout the winter months.

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

The opening of the City's first transitional house in April 2013 will help clients transition from homelessness to permanent housing. The City plans to develop a second facility in 2013-14.

#### **Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving**



**assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

In 2013-14, the City will fund several activities aimed at preventing homelessness:

- The Elk Grove Food Bank will offer case management, benefits navigation assistance, life skills training, and other opportunities to low-income households.
- Sacramento Self-Help Housing will provide housing counseling and fair housing services, with the goal of helping people who are currently homeless or in imminent danger of becoming homeless to secure new housing.
- South County Services will provide rent and/or utility assistance to people threatened with eviction or utility shutoff, with the foal of allowing those households to maintain their housing.

**Discussion**

In addition to services for homeless persons or those at risk of homelessness, the City's special needs populations include seniors, disabled persons, foster children, and victims of domestic violence, among others. The City will fund several programs and services assisting these special needs populations in 2013-14. These include the following:

- Senior services, including home-delivered meals and meals served at the Senior Center;
- Accessibility improvements, which will primarily benefit mobility-impaired individuals; and
- Social services, including the Food Bank programs and assistance to foster youth through Courageous Connections.

## **AP-75 Barriers to Affordable Housing**

### **Introduction**

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

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

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

The City is undertaking a number of actions to reduce potential barriers and constraints to affordable housing, as well as promote housing for special needs populations. These include funds in support of affordable housing development, fee reductions and waivers, regulatory incentives, density bonuses, and rezoning of sites to higher densities. These are described in more detail in the City's 2008-2013 Housing Element and will also be described in the draft 2013-2021 Housing Element.

## **Discussion**

More information is available in the City's 2008-2013 Housing Element and will also be described in the draft 2013-2021 Housing Element.

## **AP-85 Other Actions**

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

While there are several constraints to meeting the needs of low-income residents, the primary obstacle is that there is a lack of funding to fully address all needs. The economic challenges facing the nation have forced many nonprofits to cut services at a time when governmental entities and others are least able to provide them. In response to the level of need, the City has maintained its commitment to providing local funding to nonprofits; even though budget cuts have been required in a number of areas, the City's Community Service Grant program funding increased this year to \$310,000. The City also supports nonprofits' efforts to raise private funds, in part through providing direct funding and in-kind services to special events, including fundraisers.

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

Another obstacle is the number of nonprofits that need assistance with basic management and fiscal policies. Many new nonprofits have formed in Elk Grove and throughout the region, and they have small but passionate staffs and volunteers devoted to a variety of issues. Unfortunately, most new nonprofits do not have the capacity to meet the financial and reporting requirements of CDBG and other grant programs, and may need basic assistance securing tax-exempt status, setting up bookkeeping systems, and applying for grants. City staff are willing to meet with potential applicants throughout the year to provide assistance with preparing for an application or to administer a grant in accordance with federal requirements.

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

In 2013-14, the City will offer several programs to foster and maintain affordable housing:

- The Minor Home Repair Program will offer forgivable loans to homeowners making health and safety repairs to their homes.
- The City's HOME and CalHome grants will provide first-time homebuyer assistance in the form of a downpayment loan to an anticipated 40 households.
- The City will maintain its investment in affordable rental housing, in which it has loaned \$62 million and created more than 1,500 affordable housing units in roughly the last decade.

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

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

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

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

The City's anti-poverty strategy is based on providing a range of employment opportunities and supportive services aimed at enabling those in poverty to move into the workforce or obtain benefits to which they are entitled (e.g., Social Security, disability). During the 2013-14 program year, these activities will include the Support Works and housing counseling. The Support Works program offered by the Elk Grove Food Bank will provide case management, employment training, life skills coaching, and some educational (GED/ESL) opportunities. A component of the housing counseling services provided by Sacramento Self-Help Housing is benefits counseling and social service referrals. The City will also continue to support activities that preserve and expand the supply of housing that is affordable to low-income households.

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

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

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

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

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

## AP-90 Program Specific Requirements

### Introduction

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

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

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

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

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

#### Other CDBG Requirements

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

### Discussion

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



# Non-State Grantee Certifications

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

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

## NON-STATE GOVERNMENT CERTIFICATIONS

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

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

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

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

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

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

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

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

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

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

---

Signature/Authorized Official

Date

Laura Gill

Name

City Manager

Title

8401 Laguna Palms Way

Address

Elk Grove, CA 95758

City/State/Zip

916-683-7111

Telephone Number



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

### Specific CDBG Certifications

The Entitlement Community certifies that:

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

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

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

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

11. Maximum Feasible Priority - With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
12. Overall Benefit - The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2013, 2\_\_\_\_, 2\_\_\_\_, (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
13. Special Assessments - It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

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

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

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

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

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

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

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

---

Signature/Authorized Official

Date

Laura Gill

Name

City Manager

Title

8401 Laguna Palms Way

Address

Elk Grove, CA 95758

City/State/Zip

916-478-2201

Telephone Number

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

**OPTIONAL CERTIFICATION  
CDBG**

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

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

---

Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number

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

### Specific HOME Certifications

The HOME participating jurisdiction certifies that:

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

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

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

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

<hr/>	<input type="text"/>
Signature/Authorized Official	Date
<input type="text"/>	
Name	
<input type="text"/>	
Title	
<input type="text"/>	
Address	
<input type="text"/>	
City/State/Zip	
<input type="text"/>	
Telephone Number	

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

### HOPWA Certifications

The HOPWA grantee certifies that:

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

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

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

---

Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number

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

### ESG Certifications

I certify that the local government will ensure the provision of the matching supplemental funds required by the regulation at 24 *CFR* 576.51. I have attached to this certification a description of the sources and amounts of such supplemental funds.

I further certify that the local government will comply with:

1. The requirements of 24 *CFR* 576.53 concerning the continued use of buildings for which Emergency Shelter Grants are used for rehabilitation or conversion of buildings for use as emergency shelters for the homeless; or when funds are used solely for operating costs or essential services.
2. The building standards requirement of 24 *CFR* 576.55.
3. The requirements of 24 *CFR* 576.56, concerning assurances on services and other assistance to the homeless.
4. The requirements of 24 *CFR* 576.57, other appropriate provisions of 24 *CFR* Part 576, and other applicable federal laws concerning nondiscrimination and equal opportunity.
5. The requirements of 24 *CFR* 576.59(b) concerning the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.
6. The requirement of 24 *CFR* 576.59 concerning minimizing the displacement of persons as a result of a project assisted with these funds.
7. The requirements of 24 *CFR* Part 24 concerning the Drug Free Workplace Act of 1988.
8. The requirements of 24 *CFR* 576.56(a) and 576.65(b) that grantees develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted with ESG funds and that the address or location of any family violence shelter project will not be made public, except with written authorization of the person or persons responsible for the operation of such shelter.
9. The requirement that recipients involve themselves, to the maximum extent practicable and where appropriate, homeless individuals and families in policymaking, renovating, maintaining, and operating facilities assisted under the ESG program, and in providing services for occupants of these facilities as provided by 24 *CFR* 76.56.
10. The requirements of 24 *CFR* 576.57(e) dealing with the provisions of, and regulations and procedures applicable with respect to the environmental review responsibilities under the National Environmental Policy Act of 1969 and related

authorities as specified in 24 *CFR* Part 58.

11. The requirements of 24 *CFR* 576.21(a)(4) providing that the funding of homeless prevention activities for families that have received eviction notices or notices of termination of utility services will meet the requirements that: (A) the inability of the family to make the required payments must be the result of a sudden reduction in income; (B) the assistance must be necessary to avoid eviction of the family or termination of the services to the family; (C) there must be a reasonable prospect that the family will be able to resume payments within a reasonable period of time; and (D) the assistance must not supplant funding for preexisting homeless prevention activities from any other source.
12. The new requirement of the McKinney-Vento Act (42 *USC* 11362) to develop and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons. I further understand that state and local governments are primarily responsible for the care of these individuals, and that ESG funds are not to be used to assist such persons in place of state and local resources.
13. HUD's standards for participation in a local Homeless Management Information System (HMIS) and the collection and reporting of client-level information.

I further certify that the submission of a completed and approved Consolidated Plan with its certifications, which act as the application for an Emergency Shelter Grant, is authorized under state and/or local law, and that the local government possesses legal authority to carry out grant activities in accordance with the applicable laws and regulations of the U. S. Department of Housing and Urban Development.

---

Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number

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

**APPENDIX TO CERTIFICATIONS**

Instructions Concerning Lobbying and Drug-Free Workplace Requirements

**Lobbying Certification**

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

**Drug-Free Workplace Certification**

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant: Place of Performance (Street address, city, county, state, zip code) Check if there are workplaces on file that are not identified here. The certification with regard to the drug-free workplace is required by 24 CFR part 21.

Place Name	Street	City	County	State	Zip
City of Elk Grove City Hall	8401 Laguna Palms Way	Elk Grove	Sacramento	CA	95758

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules: "Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15); "Conviction" means a finding of guilt (including a plea of *nolo contendere*) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes; "Criminal drug statute" means a Federal or non-Federal



criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance; "Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including:

- All "direct charge" employees;
- all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and
- a. temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

Note that by signing these certifications, certain documents must be completed, in use, and on file for verification. These documents include:

1. Analysis of Impediments to Fair Housing
2. Citizen Participation Plan
3. Anti-displacement and Relocation Plan

---

Signature/Authorized Official	Date

Laura Gill

Name

City Manager

Title

8401 Laguna Palms Way

Address

Elk Grove, CA 95758

City/State/Zip

916-478-2201

Telephone Number

**APPLICATION FOR  
FEDERAL ASSISTANCE**

Version 7/03

<b>1. TYPE OF SUBMISSION:</b> Application <input type="checkbox"/> Construction <input type="checkbox"/> Non-Construction		<b>2. DATE SUBMITTED</b>	Applicant Identifier
Pre-application <input type="checkbox"/> Construction <input type="checkbox"/> Non-Construction		<b>3. DATE RECEIVED BY STATE</b>	State Application Identifier
		<b>4. DATE RECEIVED BY FEDERAL AGENCY</b>	Federal Identifier

**5. APPLICANT INFORMATION**

Legal Name:		<b>Organizational Unit:</b>	
		Department:	
Organizational DUNS:		Division:	
<b>Address:</b>		<b>Name and telephone number of person to be contacted on matters involving this application (give area code)</b>	
Street:		Prefix:	First Name:
City:		Middle Name	
County:		Last Name	
State:	Zip Code	Suffix:	
Country:		Email:	

<b>6. EMPLOYER IDENTIFICATION NUMBER (EIN):</b> □□-□□□□□□□□	Phone Number (give area code)	Fax Number (give area code)
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<b>8. TYPE OF APPLICATION:</b> <input type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.) <input type="checkbox"/> <input type="checkbox"/> Other (specify)	<b>7. TYPE OF APPLICANT:</b> (See back of form for Application Types) Other (specify)
<b>9. NAME OF FEDERAL AGENCY:</b>	

<b>10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER:</b> TITLE (Name of Program):    □□-□□□□	<b>11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT:</b>
--	--

<b>12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.):</b>
--

<b>13. PROPOSED PROJECT</b> Start Date:    Ending Date:	<b>14. CONGRESSIONAL DISTRICTS OF:</b> a. Applicant    b. Project
--	--

<b>15. ESTIMATED FUNDING:</b>	<b>16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?</b>
a. Federal    \$    .00	a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE:
b. Applicant    \$    .00	b. No. <input type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372
c. State    \$    .00	<input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW
d. Local    \$    .00	<b>17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?</b>
e. Other    \$    .00	<input type="checkbox"/> Yes If "Yes" attach an explanation. <input type="checkbox"/> No
f. Program Income    \$    .00	
g. TOTAL    \$    .00	

**18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.**

<b>a. Authorized Representative</b>		
Prefix	First Name	Middle Name
Last Name		Suffix
b. Title		c. Telephone Number (give area code)
d. Signature of Authorized Representative		e. Date Signed

## INSTRUCTIONS FOR THE SF-424

Public reporting burden for this collection of information is estimated to average 45 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0043), Washington, DC 20503.

**PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.**

This is a standard form used by applicants as a required face sheet for pre-applications and applications submitted for Federal assistance. It will be used by Federal agencies to obtain applicant certification that States which have established a review and comment procedure in response to Executive Order 12372 and have selected the program to be included in their process, have been given an opportunity to review the applicant's submission.

Item:	Entry:	Item:	Entry:																
1.	Select Type of Submission.	11.	Enter a brief descriptive title of the project. If more than one program is involved, you should append an explanation on a separate sheet. If appropriate (e.g., construction or real property projects), attach a map showing project location. For preapplications, use a separate sheet to provide a summary description of this project.																
2.	Date application submitted to Federal agency (or State if applicable) and applicant's control number (if applicable).	12.	List only the largest political entities affected (e.g., State, counties, cities).																
3.	State use only (if applicable).	13.	Enter the proposed start date and end date of the project.																
4.	Enter Date Received by Federal Agency Federal identifier number: If this application is a continuation or revision to an existing award, enter the present Federal Identifier number. If for a new project, leave blank.	14.	List the applicant's Congressional District and any District(s) affected by the program or project																
5.	Enter legal name of applicant, name of primary organizational unit (including division, if applicable), which will undertake the assistance activity, enter the organization's DUNS number (received from Dun and Bradstreet), enter the complete address of the applicant (including country), and name, telephone number, e-mail and fax of the person to contact on matters related to this application.	15.	Amount requested or to be contributed during the first funding/budget period by each contributor. Value of in kind contributions should be included on appropriate lines as applicable. If the action will result in a dollar change to an existing award, indicate only the amount of the change. For decreases, enclose the amounts in parentheses. If both basic and supplemental amounts are included, show breakdown on an attached sheet. For multiple program funding, use totals and show breakdown using same categories as item 15.																
6.	Enter Employer Identification Number (EIN) as assigned by the Internal Revenue Service.	16.	Applicants should contact the State Single Point of Contact (SPOC) for Federal Executive Order 12372 to determine whether the application is subject to the State intergovernmental review process.																
7.	Select the appropriate letter in the space provided. <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">A. State</td> <td style="width: 50%;">I. State Controlled Institution of Higher Learning</td> </tr> <tr> <td>B. County</td> <td>J. Private University</td> </tr> <tr> <td>C. Municipal</td> <td>K. Indian Tribe</td> </tr> <tr> <td>D. Township</td> <td>L. Individual</td> </tr> <tr> <td>E. Interstate</td> <td>M. Profit Organization</td> </tr> <tr> <td>F. Intermunicipal</td> <td>N. Other (Specify)</td> </tr> <tr> <td>G. Special District</td> <td>O. Not for Profit Organization</td> </tr> <tr> <td>H. Independent School District</td> <td></td> </tr> </table>	A. State	I. State Controlled Institution of Higher Learning	B. County	J. Private University	C. Municipal	K. Indian Tribe	D. Township	L. Individual	E. Interstate	M. Profit Organization	F. Intermunicipal	N. Other (Specify)	G. Special District	O. Not for Profit Organization	H. Independent School District		17.	This question applies to the applicant organization, not the person who signs as the authorized representative. Categories of debt include delinquent audit disallowances, loans and taxes.
A. State	I. State Controlled Institution of Higher Learning																		
B. County	J. Private University																		
C. Municipal	K. Indian Tribe																		
D. Township	L. Individual																		
E. Interstate	M. Profit Organization																		
F. Intermunicipal	N. Other (Specify)																		
G. Special District	O. Not for Profit Organization																		
H. Independent School District																			
8.	Select the type from the following list: <ul style="list-style-type: none"> <li>• "New" means a new assistance award.</li> <li>• "Continuation" means an extension for an additional funding/budget period for a project with a projected completion date.</li> <li>• "Revision" means any change in the Federal Government's financial obligation or contingent liability from an existing obligation. If a revision enter the appropriate letter: <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">A. Increase Award</td> <td style="width: 50%;">B. Decrease Award</td> </tr> <tr> <td>C. Increase Duration</td> <td>D. Decrease Duration</td> </tr> </table> </li> </ul>	A. Increase Award	B. Decrease Award	C. Increase Duration	D. Decrease Duration	18.	To be signed by the authorized representative of the applicant. A copy of the governing body's authorization for you to sign this application as official representative must be on file in the applicant's office. (Certain Federal agencies may require that this authorization be submitted as part of the application.)												
A. Increase Award	B. Decrease Award																		
C. Increase Duration	D. Decrease Duration																		
9.	Name of Federal agency from which assistance is being requested with this application.																		
10.	Use the Catalog of Federal Domestic Assistance number and title of the program under which assistance is requested.																		