

City of Elk Grove

2021-2029 RHNA Sites

This document presents excerpts from the 2021 Housing Element, listing sites identified as meeting the City's share of the Regional Housing Needs Allocation. More details on these sites may be found in the General Plan. This document does not supersede the General Plan and is only provided for reference.

PROGRESS TOWARD MEETING HOUSING NEEDS

An important component of the Housing Element is the identification of sites for future housing development and evaluation of the adequacy of these sites in fulfilling the City's share of regional housing needs as determined by SACOG. The City's housing allocation to be accommodated under the SACOG RHNP is 8,263 housing units: 2,661 very low-income units (50 percent or 1,330 units of this number is assumed to be the extremely low-income allocation), 1,604 low-income units, 1,186 moderate-income units, and 2,812 above-moderate-income units. **Table 1** summarizes how the City will accommodate its 2021–2029 RHNA.

Table 1: Progress in Meeting Regional Housing Allocation

	Income Category				Total Units
	Very Low	Low	Moderate	Above Moderate	
2021–2029 RHNA	2,661	1,604	1,186	2,812	8,263
Vacant Site Capacity	4,230		0	0	4,230
Underutilized Site Capacity	486		0	0	486
Entitled Projects	107		1,701	3,617	5,425
Projected ADU Capacity*	0		8	0	8
Total Capacity and Projected	4,823		1,709	3,617	10,149
Total Surplus	558		523	805	1,886

Source: City of Elk Grove, May 2021; SACOG RHNP, March 2020

* ADU capacity is based off past trends (2016 – 2017). The City assumes at least 1 ADU will be approved annually over the 8-year planning period. Affordability is based on project design.

SITES/PROJECTS TO MEET THE LOWE INCOME RHNA

Table 2 below identifies sites that are used to accommodate the City's lower income RHNA. **Figure 1** displays the locations of these sites.

Table 2: Inventory of High Density Sites to Meet the Lower Income RHNA¹

Site Number ²	General Location	APN(s)	Gross Acres	General Plan Designation	Zoning	Max Density	Assumed Density	Dwelling Unit Potential	Assumed Affordability
L-1	Quail Run	132-1780-048	4.88	High Density Residential	RD-25	Approved		107	Lower
L-2	M&H Site in Lent Ranch ³	134-1010-013	12.8	High Density Residential	RD-20	20	18	230	Lower
L-3	Southeast corner of Bruceville Road and Poppy Ridge ⁴	132-0050-161	15.48	High Density Residential	RD-30	3	25	387	Lower
L-4	Northwest corner of Bruceville and Big Horn	116-0011-004	6.5	High Density Residential	RD-25	30	25	163	Lower
L-5	SEPA, Clark Property, Poppy Ridge at Lotz Parkway	132-0290-021	9	High Density Residential	SEPA-HDR (25-30)	30	25	225	Lower
L-6	SEPA, Suyanaga Property, Southeast corner of Poppy Ridge and Big Horn	132-0290-044	8.6	High Density Residential	SEPA-HDR (25-30)	30	25	215	Lower
L-7	SEPA, Souza Lot 1096	132-0320-006	7.1	High Density Residential	SEPA-HDR (15.1-30)	30	21	149	Lower
L-8	SEPA, Souza Lot 1097	132-0320-006	7.9	High Density Residential	SEPA-HDR (15.1-30)	30	21	166	Lower
L-9	SEPA, Souza Lot 1098	132-0320-006	6.5	High Density Residential	SEPA-HDR (15.1-30)	30	21	137	Lower
L-10	SEPA, Souza Lot 1098	132-0320-006	7.2	High Density Residential	SEPA-HDR (15.1-30)	30	21	151	Lower
L-11	SEPA, Souza Lot 1105	132-0320-006	9.3	High Density Residential	SEPA-HDR (15.1-30)	30	21	195	Lower
L-12	SEPA, Bruceville Meadows	132-0300-006	8.4	High Density Residential	SEPA-HDR (15.1-30)	30	21	176	Lower

Site Number ²	General Location	APN(s)	Gross Acres		General Plan Designation	Zoning	Max Density	Assumed Density	Dwelling Unit Potential	Assumed Affordability
L-13	Laguna Ridge, Backer Property, Southwest corner of Big Horn and Poppy Ridge	132-0050-091	9.94	11.75	High Density Residential	RD-25	30	25	278	Lower
		132-0050-052	0.84							
		132-0050-044	0.97							
L-14	Elk Grove Florin at Brown Road	115-0180-012	2.2	4.37	High Density Residential	RD-25	30	25	110	Lower
		115-0180-013	2.17							
L-15	Harbour Point and Maritime	119-1920-017	1.82	3.06	High Density Residential	RD-25	30	25	77	Lower
		119-1920-018	1.24							
L-16	East Stockton at Bow Street	115-0162-036	1.81	3.69	High Density Residential	RD-25	30	25	73	Lower
		115-0162-019	1.1							
		115-0162-023	0.78							
L-17	Sheldon Farms North, Stein	116-0012-051	5.3		High Density Residential	RD-25	30	25	133	Lower
L-18	Sheldon Farms South, Arson	116-0012-064	9		High Density Residential	RD-25	30	25	225	Lower
L-19	Sterling Meadows HDR Site (southeast corner of Lotz Parkway and Bilby Road)	132-2390-008	10.68		High Density Residential	RD-30	30	25	267	Lower
L-20	Laguna Boulevard and Bruceville Road (COBRA/Pacific Properties)	116-0011-020	1.97	8.21	High Density Residential	RD-40	40	27	228	Lower
		116-0011-021	1.65							
		116-1380-009	1.34							
		116-1380-008	1.43							
		116-1380-005	0.64							
		116-1380-014	1.18							
L-21	2804 Elk Grove Boulevard (Samos)	132-0460-107	7.49	7.61	High Density Residential	RD-30	30	25	187	Lower
		132-0460-073	0.12							
L-22	8994 Calvine Road	121-0140-003	2.32		High Density Residential	RD-25	30	21	49	Lower
L-23	8770 Calvine Road	115-0180-020	3.5		High Density Residential	RD-25	30	21	74	Lower
L-24	Laguna Boulevard and Haussmann Street	119-1110-022	6.96		High Density Residential	RD-30	30	25	174	Lower
L-25	Laguna Vaux	119-1110-088	2.59		High Density Residential	RD-30	30	25	65	Lower

Site Number ²	General Location	APN(s)	Gross Acres	General Plan Designation	Zoning	Max Density	Assumed Density	Dwelling Unit Potential	Assumed Affordability
L-26	9296 E Stockton Boulevard	116-0090-059	3.81	High Density Residential	RD-30	30	25	95	Lower
L-27	Bow Street Northwest	115-0161-021	1.54	High Density Residential	RD-30	30	25	258	Lower
		115-0161-005	4.1						
		115-0161-018	0.73						
		115-0161-013	0.6						
		115-0161-019	1.64						
		115-0161-016	1.66						
L-28	Old Town, southwest corner of Elk Grove Boulevard and Webb Street	134-0072-013	0.47	High Density Residential	RD-25	30	21	39	Lower
		134-0072-014	0.47						
		134-0072-015	0.47						
		134-0072-016	0.46						
L-29	Bradshaw, just south of Calvine, (Eden Gardens Event Center)	121-1100-003 (portion of)	2.5	High Density Residential	RD-25	30	21	52	Lower
L-30	Calvine Road and Bradshaw Road	121-1100-001	2.02	High Density Residential	RD-25	30	21	42	Lower
L-31	Southwest corner Lotz Parkway and Whitelock Parkway	132-0290-030	2.91	High Density Residential	RD-25	30	21	105	Lower
		132-0290-031	2.11						
		132-0290-036	2.3						
		132-0290-037	2.3						
		132-0290-009	2.41						
Total Lower Income								4,725	

Source: City of Elk Grove, 2020

Note: Sewer, water, and dry utilities are available for all sites listed.

¹No environmental constraints such as floodplains, sensitive habitats, or wildfire risk exist on any sites.

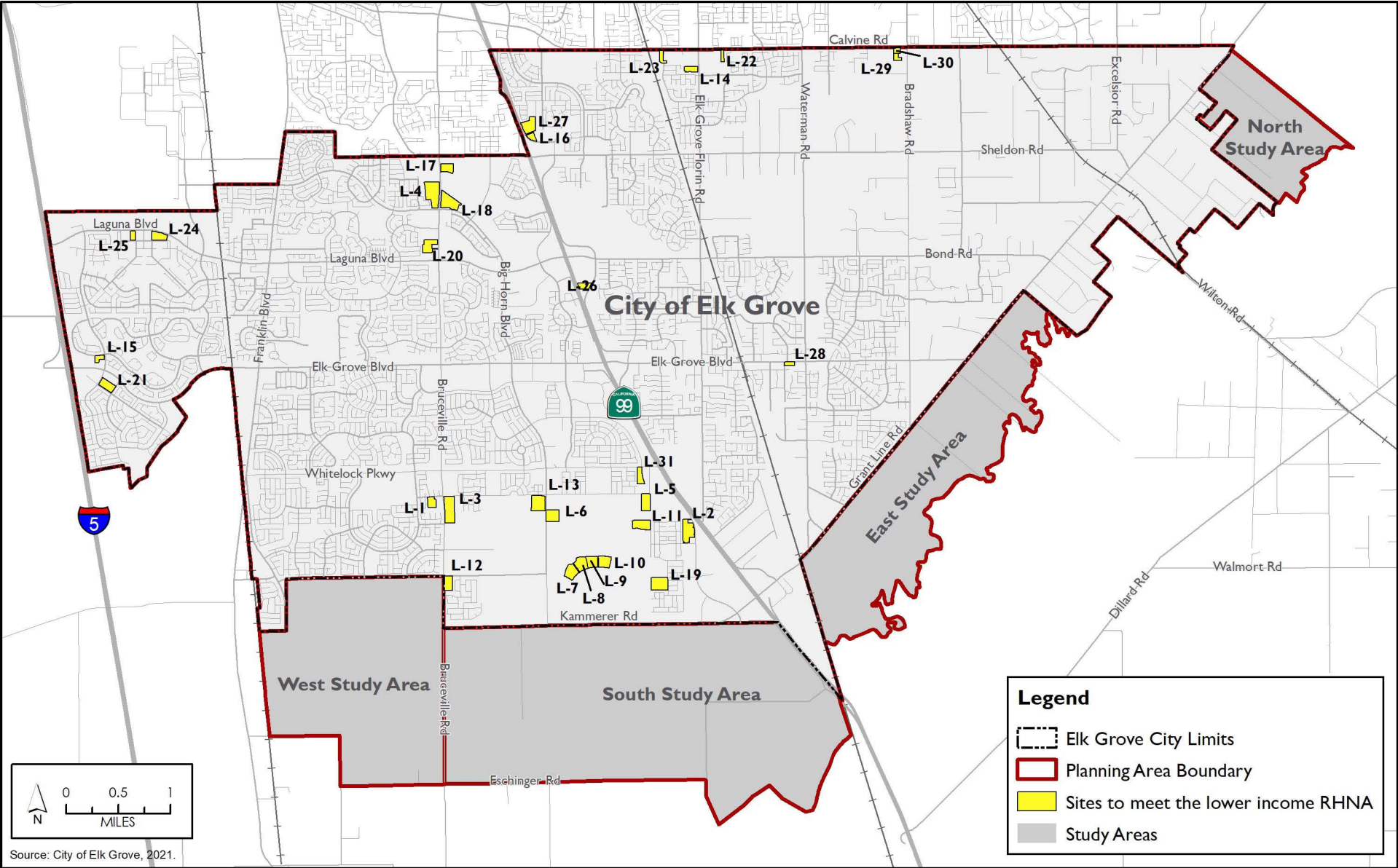
²Bolded site numbers are subject to the requirements of Government Code Section 65583.2(c). See Policy H-1-5.

³This site has a development agreement that requires 230 affordable units.

⁴This site will be rezoned from RD-20 to RD-30 making it appropriate to accommodate a portion of the lower income RHNA (Action 2). Additionally, Action 4 has been included to help facilitate development on larger lots.

⁵Site 31 identifies the total parcel size for each parcel, but only 5 acres are proposed for RD-25 zoning.

Figure 1: Lower Income Sites Inventory



Source: City of Elk Grove, 2021.

SITES/PROJECTS TO MEET THE MODERATE AND ABOVE MODERATE INCOME RHNA

Table 3 below identifies projects (or portions thereof) that will be used to accommodate the City’s moderate and above-moderate income RHNA. The affordability for the projects listed in the table has not yet been determined and therefore affordability is based on Zoning and General Plan allowable density.

Figure 2 displays the locations of entitled projects across the City. All entitled projects are located in Moderate to Highest Resource areas, as discussed in the Fair Housing Assessment in this Housing Element.

Table 3: Projects to Meet Moderate and Above Moderate RHNA

Map ID	Project Name	APN(s)	Project Acreage	Current Designations		Allowed Density	Entitled Units	Project Status (e.g., entitled, undeveloped, partially developed)	Assumed Affordability
				General Plan	Zoning				
P-1	Madeira South Lot A	132-0050-158 (portion)	11.1±	MDR	RD-8	8 du/ac	75	Approved/entitled undeveloped	Moderate
P-2	Madeira South (Villages 4, 5, 6, 7) (EG-05-943)	132-0050-101, -105, -108, 149, -150	46.8±	LDR	RD-5, RD-7	Various	RD-5: 178 RD-7: 56	Approved/entitled undeveloped	Above Moderate
P-3	McGeary Ranch	132-0050-068	46.4±	LDR	RD-5	Various	227	Approved/entitled Partially developed	Above Moderate
P-4	Tuscan Ridge West (EG-15-048)	132-0050-140	20.2±	LDR	RD-5	5 du/ac	100	Approved/entitled undeveloped	Above Moderate
P-5	Tuscan Ridge East/ Moser (EG-17-001)	132-0050-057	21.31±	LDR	RD-5	5 du/ac	97	Approved/entitled undeveloped	Above Moderate
P-6	Tuscan Ridge South II (EG-15-038)	132-0050-020, -024, -025	39.8±	LDR, Park	RD-4, RD-5, RD-7	Various	RD-4: 60	Approved/entitled undeveloped	Above Moderate
							RD-5: 11		Above Moderate
							RD-7: 43		Moderate
P-7	Treasure	132-0050-031, -065, -066	56.1±	LDR, Park	RD-4, RD-5, RD-7, Park, Open Space	Various	RD-4: 61	Approved/entitled undeveloped	Above Moderate
							RD-5: 114		Above Moderate
							RD-7: 61		Moderate

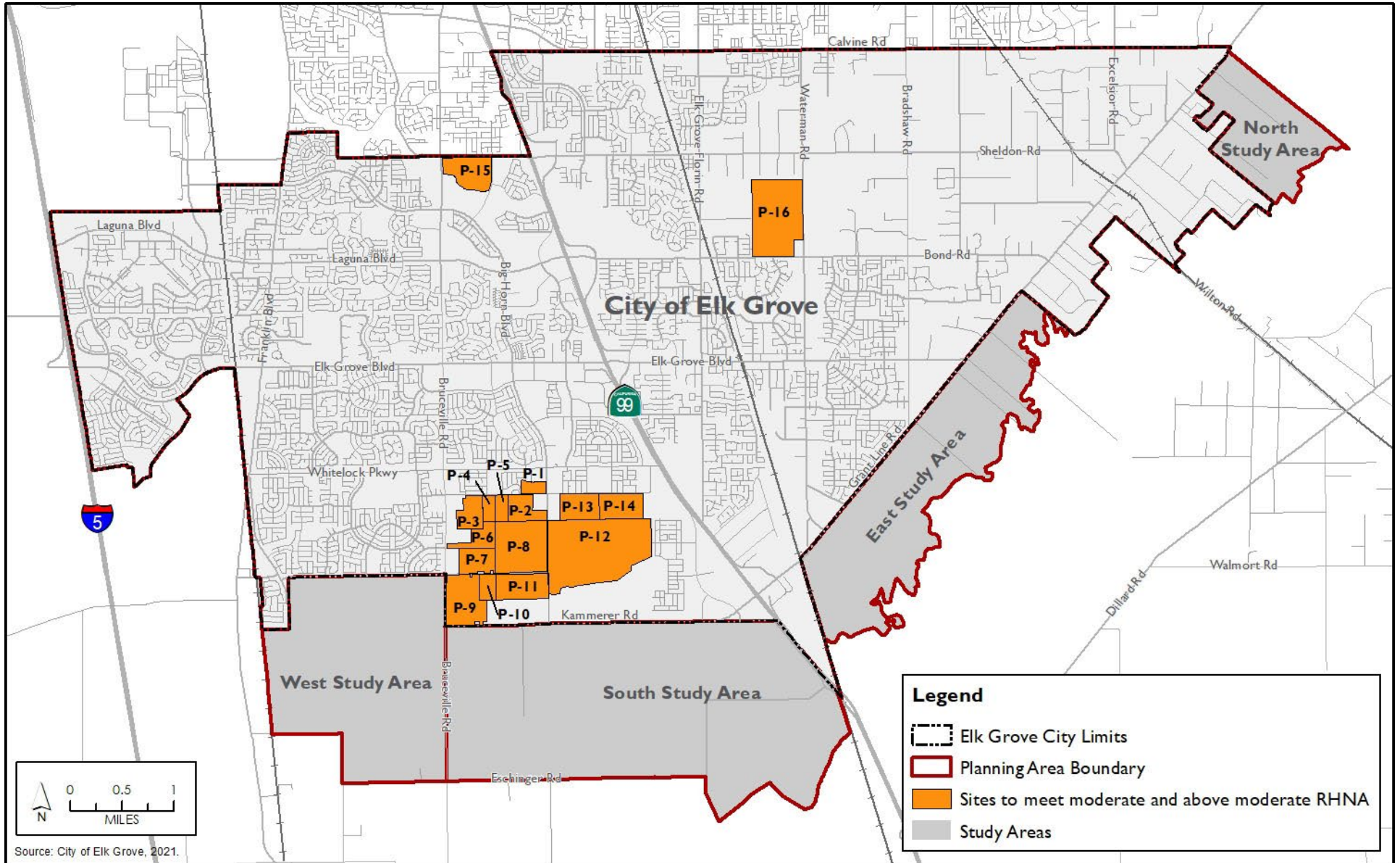
Map ID	Project Name	APN(s)	Project Acreage	Current Designations		Allowed Density	Entitled Units	Project Status (e.g., entitled, undeveloped, partially developed)	Assumed Affordability
				General Plan	Zoning				
P-8	Arbor	132-0050-061, -062	162.1±	LDR, MDR, Park	RD-5, RD-7, RD-8	Various	RD-5: 330	Approved/entitled undeveloped	Above Moderate
							RD-7: 358		Above Moderate
							RD-8: 122		Moderate
P-9	Bruceville Meadows (EG-15-029)	132-0300-006, -007, -008, -011, -013, -046, -009	113.9±	ER, LDR, MDR, HDR, P/OS, D, GW	SEPA-SPA (ER, LDR, HDR, P/OS, D, GW)	Various	ER: 227	Approved/entitled Partially developed	Above Moderate
							LDR: 105 HDR*		Above Moderate
P-10	Wong		16.5±	LDR	SEPA-SPA (LDR)	5 du/ac	LDR: 90	Undeveloped	Above Moderate
P-11	Mendes	132-0300-017, -021, 022	80.3±	LDR, MDR, P, EC	SEPA-SPA (LDR, MDR, EC, P/OS)	Various	LDR: 102	Approved tentative final maps or recorded final maps Partially developed	Above Moderate
							MDR: 114		Moderate
P-12	Souza Dairy (EG-13-030)	132-0320-006	375.5±	ER, LDR, MDR, HDR, VCMU, EC	SEPA-SPA (ER, LDR, MDR, HDR)	Various	ER: 54	Approved tentative final maps or recorded final maps	Above Moderate
							LDR: 776		Above Moderate
							MDR: 348		Moderate
							HDR: *		--
P-13	Poppy Keys Southwest (EG-17-049)	132-0290-014, -015, -016	61.1±	LDR, MDR	SEPA-SPA (LDR, MDR)	Various	LDR: 90	Approved/Entitled	Above Moderate
							MDR: 234		Moderate
P-14	Poppy Keys Southeast	132-0290-017, -018, -019, -020		LDR, MDR	SEPA-SPA (LDR, MDR)	Various	LDR: 69	Application pending undeveloped	Above Moderate
							MDR: 251		Moderate
P-15	Sheldon Farms North	116-0012-051, -059	79.2±	LDR, MDR, HDR, CC, P/OS	RD-6, RD-10, RD-25, GC, OS	Various	RD-6: 122	Approved subdivision map	Above Moderate
							RD-10: 192		Moderate
							RD-25/HDR: *		--

Map ID	Project Name	APN(s)	Project Acreage	Current Designations		Allowed Density	Entitled Units	Project Status (e.g., entitled, undeveloped, partially developed)	Assumed Affordability
				General Plan	Zoning				
P-16	Silverado Village/Elliot (EG-11-046)	127-0010-002, 017, 040, 104, 105, & 106	230±	LDR	Silverado SPA	Various	SF: 390	Approved/entitled undeveloped	Above Moderate
							Age-Restricted Cottages: 261		Moderate
Total Moderate							1,701		
Total Above Moderate							3,617		
TOTAL							5,318		

Source: City of Elk Grove, 2020

Notes: *HDR sites are listed in Table 1

Figure 2: Moderate- and Above Moderate- Income Sites Inventory



Source: City of Elk Grove, 2021.