

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

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February 16, 2022

Jason Behrmann, City Manager
City of Elk Grove,
8401 Laguna Palms Way,
Elk Grove, CA 95758

Dear Jason Behrmann:

RE: City of Elk Grove's 6th Cycle (2021-2029) Adopted Housing Element

Thank you for submitting the City of Elk Grove's (City) housing element adopted December 8, 2021 and received for review on December 13, 2021. Pursuant to Government Code section 65585, subdivision (h), The Department of Housing and Community Development (HCD) is reporting the results of its review.

HCD is pleased to find the adopted housing element in substantial compliance with State Housing Element Law (Article 10.6 of the Gov. Code). The adopted element addresses the statutory requirements described in HCD's December 2, 2021 review.

Additionally, the City must continue timely and effective implementation of all programs. Examples include:

- Action 2: Rezone
- Action 5: Lot Consolidation
- Action 16: Incentives for Special Needs and Lower-Income Households
- Action 17: Rehabilitation Program
- Action 19: Affirmatively Furthering Fair Housing
- Action 21: Innovative Housing Opportunities
- Action 22: Voucher Acceptance

The City must monitor and report on the result of these and all other programs through the annual progress report pursuant to Government Code section 65400. Please be aware, Government Code section 65585, subdivision (i) grants HCD authority to review any action or failure to act by a local government that it determines is inconsistent with an adopted housing element or housing element and other laws. This includes failure to implement program actions included in the housing element. HCD may revoke housing element compliance if the local government's actions do not comply with state law.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City now meets housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: http://opr.ca.gov/docs/OPR_Appendix_C_final.pdf and http://opr.ca.gov/docs/Final_6.26.15.pdf.

HCD appreciates the cooperation and responsiveness Christopher Jordan, and the housing element team provided throughout the review. Their efforts and diligence are commendable and a key part of addressing the City of Elk Grove's housing needs. HCD wishes the City success in implementing its housing element and looks forward to following its progress through the general plan annual progress reports pursuant to Government Code section 65400. If HCD can provide assistance in implementing the housing element, please contact Irvin Saldana, of our staff, at Irvin.Saldana@hcd.ca.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Paul McDougall". The signature is stylized and cursive.

Paul McDougall
Senior Program Manager