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General Information	
Jurisdiction Name	Elk Grove
Reporting Calendar Year	2021
Contact Information	
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City	Elk Grove
Zipcode	95758

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

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Jurisdiction	Elk Grove	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "*" Indicates an optional field
Cells in grey contain auto-calculation formulas

(CCR Title 25 §6202)

Table A
Housing Development Applications Submitted

Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Applications		Application Status	Notes		
1				2	3	4	5							6	7	8	9	10		11	12	
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+ ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted- (see instructions)	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Was APLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Was a Density Bonus requested for this housing development?	Was a Density Bonus approved for this housing development?	Please indicate the status of the application.	Notes*
Summary Row: Start Data Entry Below																						
							0	0	180	0	0	0	0	628	1768	0	0					
	134-0182-001	9430 Mosher Road	Triangle Point Subdivision Phase 2	PLNG21-008	SFD	O	1/22/2021							65	65			No	No	N/A	Pending	
	132-0290-021	8668 Poppy Ridge Road	Nourtown Elk Villas	PLNG21-009	5+	R	1/25/2021				172			2	174			No	No	N/A	Pending	
	134-0050-043	9676 Railroad Street	Railroad Courtyards	PLNG21-062	SFA	O	10/4/2021							34	34			No	No	N/A	Pending	
	127-0010-077	9350 Sheldon Road	Sheldon Waterman Subdivision	PLNG21-064	SFD	O	10/13/2021							26	26			No	No	N/A	Pending	
	132-0460-107	2804 Elk Grove Boulevard	Wellington Crossing	PLNG21-070	SFA	O	11/17/2021							188	188			No	No	N/A	Pending	
	132-0300-047	n/a	Telos Greens Map	PLNG21-017	SFD	O	2/18/2021							85	85			No	No	N/A	Pending	
	119-1920-018	n/a	Elk Grove Apartments	PLNG21-033	5+	R	4/28/2021			50				50	50			No	No	N/A	Pending	
	116-1380-005, 008, -009, -014 & 116-0011-020, 021	n/a	The Lyla	PLNG21-037	5+	R	5/26/2021			291				3	294			No	No	N/A	Pending	
	132-0320-006	n/a	Villages at Dilly	PLNG21-043	5+	R	6/12/2021			63				1	64			No	No	N/A	Pending	
	132-0300-054	n/a	Bruceville Meadow Townhomes	PLNG21-072	SFA	R	12/2/2021							157	157			No	No	N/A	Pending	
	132-0050-161	10149 Bruceville Road	Poppy Grove Apartments	PLNG21-078	5+	R	12/28/2021				384			3	387			No	No	N/A	Pending	
	122-0240-008	8651 Bader	8651 Bader Road Tentative Map	PLNG21-010	SFD	O	2/1/2021							4	4			No	No	N/A	Pending	
	134-0370-009	10069 Elk Grove Florin Road	10069 Elk Grove Florin Road Map	PLNG21-016	SFD	O	2/19/2021							2	2			No	No	N/A	Approved	
	115-0161-006	8676 Bow Street	Bow Stockton Apartments	PLNG21-018	5+	R	3/3/2021			120					120			No	Yes	N/A	Pending	
	122-0280-031	10221 Sheldon Road	10221 Sheldon Map	PLNG21-021	SFD	O	3/9/2021							4	4			No	No	N/A	Pending	
	127-0070-022	8840 Farris Lane	8840 Farris Lane Map	PLNG21-022	SFD	O	3/15/2021							3	3			No	No	No	Pending	
	121-0180-020	8537 Waterman	Vista Creek South	PLNG21-052	SFD	O	8/2/2021							51	51			No	No	No	Pending	

Worksheet: All Data
Print Range: A1:Z1000
Update Date: 1/11/2023 10:04:00 AM

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
2021-2022

Note: "X" indicates an approved item

Annual Building Activity Report Summary - All Construction, Existing, Permits and Completed Units																																							
Project Identifier			Unit Type 1	Affordability by Household Income - Completed Additions									Affordability by Household Income - Building Permits								Affordability by Household Income - Certificates of Occupancy							Streamlined	Units	Working with Financial Assistance	Working without Financial Assistance	Total of Affordability by Household Income	Demolished/Destroyed Units			Density Bonus			Notes
Proj ID#	Contract#	Block Address	Project Name	Units Constructed (Permitted)	Units Constructed (Permitted)	Units Constructed (Permitted)	Units Constructed (Permitted)	Units Constructed (Permitted)	Units Constructed (Permitted)	Units Constructed (Permitted)	Units Constructed (Permitted)	Units Constructed (Permitted)	Units Constructed (Permitted)	Units Constructed (Permitted)	Units Constructed (Permitted)	Units Constructed (Permitted)	Units Constructed (Permitted)	Units Constructed (Permitted)	Units Constructed (Permitted)	Units Constructed (Permitted)	Units Constructed (Permitted)	Units Constructed (Permitted)	Units Constructed (Permitted)	Units Constructed (Permitted)	Units Constructed (Permitted)	Units Constructed (Permitted)	Units Constructed (Permitted)	Units Constructed (Permitted)	Units Constructed (Permitted)	Units Constructed (Permitted)	Units Constructed (Permitted)	Units Constructed (Permitted)	Units Constructed (Permitted)	Units Constructed (Permitted)	Units Constructed (Permitted)				

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
2023 Title 23 project

How to read this report

Element ID	Element Name	Priority	Start Date	End Date	Progress %	Notes
2023-01
2023-02
2023-03
2023-04
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 (CCR Title 25 §6202)

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

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
Income Level	RHNA Allocation by Income Level	2										3	4	
		2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level		
Very Low	Deed Restricted	2,661	22	-	-	-	-	-	-	-	-	-	22	2,639
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Low	Deed Restricted	1,604	85	-	-	-	-	-	-	-	-	-	85	1,519
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Moderate	Deed Restricted	1,186	-	-	-	-	-	-	-	-	-	-	4	1,182
	Non-Deed Restricted	-	4	-	-	-	-	-	-	-	-	-	-	-
Above Moderate		2,812	288	-	-	-	-	-	-	-	-	-	288	2,524
Total RHNA		8,263												
Total Units			399	-	-	-	-	-	-	-	-	-	399	7,864

Note: units serving extremely low-income households are included in the very low-income permitted units totals and must be reported as very low-income units.
 Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will include units that were permitted since the start of the planning period.
 Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Jurisdiction	Elk Grove	
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Planning Period	6th Cycle 05/15/2021 - 05/15/2028	

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**
(CCR Title 25 §6202)

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

Table C Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law																	
Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below																	

There were no sites identified or rezoned to accommodate a shortfall in 2021.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction	Elk Grove
Reporting Year	2021

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
2.1 Housing Inventory	To the extent that there are high-density residential sites identified as accommodating the City's Regional Housing Needs Allocation (RHNA) that ultimately develop with a use other than high-density residential development, the City will ensure that it maintains adequate inventory to accommodate the RHNA, including by rezoning as necessary.	Review the sites inventory annually and as sites are developed to ensure sufficient capacity	The City reviewed the sites inventory and determined that no sites were developed with a use other than high-density residential. (Only one of the sites is currently under development, as a 108-unit affordable apartment complex.)
2.2 Rezone Housing Sites	<p>The City has a lower-income regional housing need of 4,265 units. To meet the lower-income regional housing need, the City will, concurrently with adoption, identify and rezone some or all of the sites identified in Table 34 of Chapter 12.4 (Technical Appendix). These sites will require a minimum of 20.1 units per acre and will allow up to 30 units per acre. The rezone will result in a minimum of 4,265 units to accommodate the lower income RHNA. The City will encourage integration of low-income units throughout the sites identified.</p> <p>The City has, since 2003, required Design Review for all multifamily development. Design Review would be required for multifamily projects on these sites. Projects under 151 units are reviewed at the "staff-level" through consideration by the Zoning Administrator, while larger projects are reviewed by the Planning Commission.</p> <p>(For full program text, see Housing Element.)</p>	Concurrent with adoption of the Housing Element, or within the first 3 years of the planning period. Encourage integration as projects are processed through the Planning Division. Monitor affordability and location of rezoned sites. As part of additional rezoning for purposes of maintaining adequate sites (e.g., no net loss law), the City will continue to identify and rezone sites at appropriate densities throughout the City to promote more inclusive communities.	<p>The City rezoned adequate sites to meet the lower-income regional housing need concurrent with the Housing Element's initial adoption in May 2021. Currently the City has sites zoned to accommodate 4,831 units of high-density housing, in areas throughout the City, exceeding the required capacity by about 13%.</p> <p>City staff created a monitoring mechanism for the rezoned sites. The tracking provides an early warning if an application is received for a project on any of the high-density residential sites, giving the City time to evaluate whether one or more replacement sites will be needed.</p> <p>In 2021, only one of the multifamily sites identified in the Housing Element was developed. Construction is underway on the Gardens at Quail Run II, a 108-unit affordable apartment complex (Site L-1, APN 132-1780-048).</p>
2.3 Unit Replacement	Require new housing developments to replace all affordable housing units lost due to new development. (For full program text, see Housing Element.)	The replacement requirement will be implemented immediately and applied as applications on identified sites are received and processed.	The City did not receive any applications in 2021 that would involve demolishing existing residential units.

2.4 Lot Configuration and Large Lot Development	To facilitate the development of affordable housing and provide for development phases of 50 to 150 units, the City will routinely coordinate with property owners and give high priority to processing subdivision maps that include affordable housing units. Additionally, the City will adopt incentives for development of high-density residential sites such as reducing minimum front and side yard setbacks to enhance design flexibility and create a more pedestrian-oriented environment and modifying parking standards.	As projects are processed through the Development Services Department throughout the planning period and incentives will be adopted as part of Title 23 within one year of adoption of the Housing Element.	City staff worked closely with the developers of the proposed Poppy Grove affordable housing project, which proposes to subdivide a 15.5-acre site (L-3, APN 132-0050-161) into three sites, each of which would support one phase of a three-phase affordable housing project with 387 total units. The subdivision request is being processed, with approval expected in Spring 2022. The City also received a subdivision request for the Wellington Crossings projects, a condominium project. The proposed map will result in one parcel with condo airspace parcels. Reduced setbacks were adopted as part of Municipal Code amendments in fall 2021.
2.5 Lot Consolidation	To ensure that there is a sufficient supply of multifamily zoned land to meet the City's RHNA, the City will help facilitate lot consolidations to combine small residential lots into larger developable lots by providing information on development opportunities and incentives for lot consolidation to accommodate affordable housing units available on the City's website and discussing with interested developers. As developers/owners approach the City interested in lot consolidation for the development of affordable housing, the City will offer the following incentives on a project-by-project basis: Allow affordable projects to exceed the maximum height limits, Lessen setbacks, and/or Reduce parking requirements. The City will also consider offsetting fees (when financially feasible) and concurrent/fast tracking of project application reviews to developers who provide affordable housing.	Ongoing, as projects are processed through the Development Services Department. Annually meet with local developers to discuss development opportunities and incentives for lot consolidation.	The City made information on lot consolidation available on its website. City staff offer free pre-application meetings to developers, which provides an opportunity to discuss ways the City could support lot consolidation to encourage housing development. In 2021, the City received two application for lot consolidation for the purposes of multifamily housing: The Lyla (294 units, assembling 6 parcels) and Bow Stockton Apartments (143 units, assembling 2 parcels). Both projects are anticipated to include affordable units.
2.6 Zoning for Missing Middle Housing Types	The City shall review and amend the Zoning Code and applicable design guidelines to encourage and promote a mix of dwelling types and sizes, specifically missing middle-density housing types (e.g. duplexes, triplexes, fourplexes, courtyard buildings) to create housing for middle- and moderate-income households and increase the availability of affordable housing in a range of sizes to reduce displacement risk for residents living in overcrowded units or overpaying for housing.	Within three years from adoption of the Housing Element	This is being reviewed and will partially be implemented with the Kammerer Road Urban Design Study and the implementation of Senate Bill 9.
2.7 Development Streamlining	The City will establish a written policy or procedure and other guidance, as appropriate, to specify the Senate Bill (SB) 35 streamlining approval process and standards for eligible projects, as set forth under California Government Code, Section 65913.4.	Establish a policy or procedure by June 2021. Ongoing, as projects are processed through the Development Services Department	The City has a written policy on SB35 processing, including an application specific to projects seeking SB35 streamlining. Additional provisions are being incorporated into the Municipal Code as part of the implementation of SB9.
2.8 Financial Assistance	Support affordable housing development through provision of direct assistance from the Affordable Housing Fund and/or other City-controlled housing funding sources and, as needed, facilitate developers' applications for State and Federal affordable housing funding. City assistance could be provided in the form of land, in line with the City's strategic land acquisition program, or in the form of loans or grants for specific projects.	Ongoing, as funding allows. Consider updating the Affordable Housing Fee by December 2022.	In 2021, the City made loan commitments of the Affordable Housing Fund to three projects: Villages at Bilby - 126 units - \$4,000,000 over two phases The Lyla - 294 units - \$6,000,000 Cornerstone Village - 84 units - \$3,436,000 The Villages at Bilby filed a 9% tax credit application and The Lyla filed a 4% tax credit application in 2021. As needed, the projects will continue to pursue funding in 2022. Cornerstone Village also plans to apply for a variety of funding sources in 2022. In February 2021, the City closed on the purchase of approximately 2 acres of land in Old Town Elk Grove. The City also negotiated a land transfer of 5 acres south of Sheldon Road along Bruceville and expects to take possession of the property in 2022. The City will work with a consultant in 2022 to do some preliminary planning for these sites, with the goal of preparing one or more of three sites in City ownership for an RFQ/RFP to solicit a developer partner.

2.9 Fee Waivers	When feasible, continue to provide deferrals or exemptions from select fees to all affordable housing projects and participate in the Sacramento Regional County Sanitation District's fee waiver and deferral program to reduce impact fees for affordable housing development.	Ongoing, as projects are processed through the Development Services Department	<p>The City continued to provide a waiver of the Affordable Housing Fee and a fee deferral program for other fees for qualifying projects. In 2021, a fee waiver/deferral was processed for the Gardens at Quail Run II. Staff also discussed the fee waiver/deferral option with several other project developers, and anticipates that at least two will take advantage of it in 2022.</p> <p>The City also promoted Sacramento Regional County Sanitation District's fee waiver and deferral program to affordable housing developers. Unfortunately, limited capacity and high demand meant most projects were not able to secure waivers. Staff met several times with SHRA, which assists with administering the program, to advocate for an increase in or removal of the cap on available waivers as well as improvements to the allocation process to ensure waivers are prioritized for viable projects.</p>
2.10 Parking Study	<p>Conduct a parking study to determine parking needs for senior housing and affordable housing projects. Based on results, continue to allow flexibility in development standards, such as parking reductions for senior projects, and by allowing development incorporating universal design measures.</p> <p>The City will also review parking requirements for emergency shelters to ensure that parking standards are sufficient to accommodate all staff, provided standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone.</p>	Complete parking study by December 2021, allow flexibility as projects are processed through the Development Services Department. Review parking standards for emergency shelters and amend, if necessary, by December 2021.	The report is being finalized and is anticipated to be presented to Planning Commission and City Council in spring 2022.
2.11 Homeless Needs Assessment	<p>Continue to contribute funding to Elk Grove Homeless Assistance Resource Team (HART), Sacramento Self Help Housing, and other local and regional entities and work closely with these groups to assess the needs of people experiencing homelessness and develop plans to address homelessness at a regional level. The City will annually meet with local service providers and regional agencies (as applicable) to assess the needs regarding homelessness in the City and region.</p> <p>To City will also review and amend provisions and standards for emergency shelters to ensure they are objective and in compliance with Government Code Section 65583(a)(4).</p>	Ongoing, review and amend standards for emergency shelters by December 2021.	<p>In 2021, the City allocated more than \$100,000 in funding to address the needs of people experiencing homelessness. For the 2021-22 fiscal year, HART received funding for operations, plus continued to spend funding allocated in 2020 for motel vouchers for people experiencing homelessness. The City also funded Sacramento Self Help Housing to provide street outreach and navigation services (1.0 FTE). The City funded emergency/transitional housing for families with minor children, victims of intimate partner violence, and transition-age youth through Sacramento Self Help Housing, My Sister's House, and Waking the Village. A new navigation housing resource, the Moon Creek House, which serves as transitional housing for families, also opened in 2021. Additionally, the City Council approved expenditure of \$500,000 in American Recuse Plan Act funding for "flexible homeless solutions," which will fund a landlord incentive program aimed improving housing access for people experiencing homelessness and a variety of other programs.</p> <p>City staff continued to be involved in local and regional efforts to address homelessness. The City's Housing and Public Services Manager served on the Continuum of Care (CoC) Board, chaired the CoC's Project Review Committee, participated in the Funder's Collaborative, and assisted with regional efforts to improve access to shelter and housing. City staff maintained close relationships with entities providing direct homelessness services, including holding a bi-weekly call with PD, HART, and SSHH staff, and a monthly call with the Cosumnes Community Services District (parks and fire) and PD. The purpose of both calls was to identify people in need of services and/or housing and attempt to connect them with available resources.</p> <p>Emergency shelter provisions were updated in the Municipal Code in fall 2021.</p>
2.12 Developmental Disability Services	Work with the Alta California Regional Center to implement an outreach program that informs families within the City about housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, including information on services on the City's website, and/or providing housing-related training for individuals/families through workshops.	Development of an outreach program within one year of adopting the Housing Element, and annually coordinate with regional offices and developers to pursue opportunities.	<p>In 2021, the City made a loan commitment to the Cornerstone Village affordable housing project, which includes 21 units set aside for adults with intellectual or developmental disabilities. The Cornerstone Village developer anticipates working with Alta Regional to identify qualified candidates for those units.</p> <p>For 2022, the City plans to work with its nonprofit provider of tenant/landlord services (SSHH/Renters Helpline) to provide information and trainings to Alta Regional clients and their families/caregivers on topics such as locating suitable housing and making reasonable accommodations requests.</p>
2.13 Low-Barrier Navigation Centers	<p>Amend the City's zoning regulations to add low-barrier entry practices to the City's Navigation Housing use and permit them by right in areas zoned for mixed use and nonresidential zones per-mitting multifamily uses, if the center meets certain statutory requirements. See Government Code section 65662.</p> <p>(For full program text, see Housing Element.)</p>	Within one year from adoption of the Housing Element	The Municipal Code was updated in fall 2021 to implement this program

2.14 Transitional and Supportive Housing	Amend the Zoning Code to comply with Government Code Section 65583(c)(3), which deals with transitional and supportive housing. The City will amend the Zoning Ordinance to allow transitional and supportive housing in the mobile home subdivision (RM-1) and Mobile Home Park Combining District (MHP) zones as a residential use subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. The City will also amend the Zoning Ordinance to allow supportive housing in the Light Industrial (LI) zone, as a residential use subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.	Within one year from adoption of the Housing Element	The Municipal Code was updated in fall 2021 to implement this program
2.15 Affordable Housing Database	Continue to update the affordable housing unit database and to provide information regarding affordable housing opportunities, through direct response to inquiries, making information available on the City's website and targeted marketing to affirmatively further fair housing as new city-funding projects are developed. The City will make multi-lingual information available as requested.	Ongoing, at least annual targeting	The City maintains a database of affordable housing projects located within Elk Grove on its website and answers an average of 8-10 calls and emails per week from persons inquiring about affordable housing resources. The City's website may be translated into more than 50 languages. In 2021, the City did extensive marketing coordinated with the opening of the Gardens at Quail Run I affordable apartment complex. Through print, broadcast, and social media outreach, the City publicized the availability of units. More than 28,000 unique entries were received for a lottery for 95 available affordable housing units. The City will do similar outreach for future City-funded affordable housing projects.
2.16 Development Incentives for Low-Income Households and Special Needs Groups	Continue to provide regulatory incentives for the development of units affordable to extremely low-, very low-, and low-income households, including second dwelling units, senior housing, infill projects, mixed-use and multifamily units, and housing for special-needs groups, including agricultural employees, persons with disabilities (including developmental disabilities), and individuals and families in need of emergency/transitional housing. The City will take subsequent action, as appropriate, to make the development of such units more financially feasible including providing financial incentives, such as reducing, waiving, and/or deferring fees, where feasible, offering fast track/priority processing, density bonuses, and flexibility in development standards. Additionally, the City will amend the Zoning Code to comply with State Density Bonus Law.	Ongoing, as projects are processed through the Development Services Department, amend the Zoning Code to comply with State Density Bonus Law within one year from adoption of the Housing Element. Following this, review the Zoning Code and revise as needed annually. Annually outreach to developers, review and prioritize local funding at least twice in the planning period, and support expediting applications on an ongoing basis.	The City continued to provide regulatory incentives for development of affordable housing, including density bonuses (where requested) and flexibility in development standards. In 2021, the City considered requests for reduced parking standards for the Bow Stockton Apartments and setback reductions and reduced parking standards for the Poppy Grove project. The City also continued to waive the Affordable Housing Fee for all affordable units and to defer other impact fees during construction for most multifamily residential projects. In 2021, Toscano Apartments and Laguna Main Street Apartments were multifamily housing projects that were approved with deviations from the City's development standards. Revisions to Density Bonus law were incorporated into the City's Municipal Code in 2021. Additional revisions from the 2021 Legislative Session are planned for adoption in mid-2022.

<p>2.17 Rehabilitation Programs</p>	<p>Continue to operate housing repair and/or rehabilitation programs that assist lower-income households occupying housing in need of repair, including the Minor Home Repair Program, which offers forgivable loans to low-income homeowners whose homes have one or more health and safety hazards. Identify areas of concentrated rehabilitation need, beginning with areas with a higher concentration of lower-income households as identified in the Assessment of Fair Housing, to assist in repairs and potential mitigation of costs, displacement, and relocation impacts on residents.</p> <p>Provide information on available housing repair programs to homeowners by having flyers in multiple languages (English, Hmong, Chinese, Vietnamese, Spanish) available on the City's website and at City Hall, and through mailings of the City newsletter.</p> <p>The City will also assist homeowners to identify and apply for rehabilitation funding and will develop a code enforcement process in which code enforcement staff will follow up with landlords to ensure repairs are made so that the unit can be occupied.</p>	<p>Ongoing, as homeowners approach the City. Identify neighborhoods every two years. Create flyers in multiple language within by June 2022 and at least annual mailings.</p>	<p>In 2021, the City continued to offer its Minor Home Repair Program, which offers forgivable loans of up to \$10,000 to homeowners needing to make health and safety improvements. Staff also evaluated raising the loan limit in light of rising construction costs, and plans to take an item to Council in early 2022. The Program was advertised on the City's website and via flyers available online and at City Hall and other community locations.</p> <p>The City will identify areas of need and translate flyers into multiple languages in 2022. The City will also look to highlight the revamped program (with higher loan limit) in the City's newsletter, which is distributed by mail to all Elk Grove addresses.</p> <p>City Code Enforcement staff enforce habitability standards for rental housing and mandate repairs when necessary.</p>
<p>2.18 Utility Assistance</p>	<p>Continue to refer individuals interested in utility assistance to the appropriate local energy provider, including the Sacramento Municipal Utility District (SMUD) and Pacific Gas and Electric (PG&E), both of which offer programs to assist with utility costs, and to nonprofit organizations that may offer utility assistance.</p> <p>The City will also provide assistance with paying past-due utility bills (electric, gas, and water) to low-income households that are at risk of experiencing utility shutoff due to non-payment. Temporarily increase the level of funding available to serve households experiencing a COVID related loss of income.</p>	<p>Ongoing, at least annual marketing</p>	<p>Staff continued to refer people to SMUD and PG&E utility assistance programs, and to nonprofits that assist with utility costs for households at risk of utility shutoff. The City provided funding to the Elk Grove Food Bank and St Vincent de Paul Society in 2021 to provide direct assistance to utility customers with past-due utility bills.</p> <p>Staff also met with SMUD and PG&E representatives to explore a pilot program to assist households negatively impacted by COVID with addressing unpaid utility debts; funding from the State directly to utility companies subsequently met some of this need, but staff continues to explore ways to provide COVID relief from utility costs.</p>

<p>2.19 Affirmatively Further Fair Housing</p>	<p>Implement the regional Analysis of Impediments to Fair Housing Choice (AI), prepared in 2019, to address disparities in housing needs and in access to opportunity for all persons regardless race, color, religion, sex, national origin, familial status, disability gender, gender identify, gender expression, sexual orientation, marital status, ancestry, veteran or military status, source of income, and genetic information as protected categories by the California Fair Employment and Housing Act (Part 2.8 [commencing with Section 12900] of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law.</p> <p>(For full program text, see Housing Element.)</p>	<p>Ongoing. Refer to each strategy in the AFFH program for specific timeframes</p>	<p>In 2021, the City continued to provide fair-share funding for the regional Renters Helpline, staffed by Sacramento Self Help Housing (intake and tenants' rights) and Project Sentinel (fair housing). Renters Helpline staff speak multiple languages and distribute fair housing materials upon request, as well as maintain a website and social media presence to share information about housing rights. The Renters Helpline provides quarterly reports identifying fair housing complaints and trends. In cases of alleged discrimination, Project Sentinel can conduct testing to determine if a complaint has merit. In 2022, the Renters Helpline will conduct more outreach, including to specific populations, and conduct proactive testing of properties for compliance with 1-2 issues generating a substantial number of fair housing complaints.</p> <p>The City encouraged the development of affordable rental housing in high-resource areas and near high-performing schools by working with developers proposing projects in these areas on project processing. As of the end of 2021, a 108-unit project in a high resource area is under construction (Gardens at Quail Run II) and a 387-unit project (Poppy Grove) is in processing; both projects are affordable. The majority of sites remaining in the lower-income RHNA inventory are in high and highest resource areas.</p> <p>The City also encourages infill development through development incentives, such as density bonuses. In 2021, the City purchased approximately two acres of infill land along Elk Grove Blvd for future use as affordable housing. Two of the loan commitments the City made in 2021 were to infill projects as well: The Lyla (on land between a shopping center and single-family home subdivision) and Cornerstone Village (which will make use of underutilized church property, while the church remains on a portion of the property).</p> <p>The City continued to meet state and federal law regarding construction of accessible units in multifamily housing, which specifies a 10% minimum. If the Poppy Grove project progresses, 50 new affordable accessible units will be available.</p> <p>The City continued in 2021 to provide support to a variety of organizations focused on serving lower-income households, including the Elk Grove Food Bank, Elk Grove HART, Sacramento Self Help Housing, and Uplift Elk Grove. Annually, the City runs an open competition for nonprofit agencies seeking funds and prioritizes activities serving lower-income households. The City also directly funds a homeless services navigator focused on connecting people experiencing homelessness with resources they need to be housed.</p> <p>Revisions to the Municipal Code for residential care facilities are scheduled for spring 2022. Open space standards were updated in fall 2021.</p>
<p>2.20 Monitor At-Risk Units</p>	<p>Maintain and update the City's affordable housing database as a mechanism to monitor and identify units at risk of losing their affordability subsidies or requirements. For complexes at risk of converting to market rate, the City may: Contact property owners of units at risk of converting to market-rate housing within one year of affordability expiration to discuss the City's desire to preserve complexes as affordable housing.</p> <p>Reach out to owners to see their intent on renewing affordability restrictions. In addition, the City will coordinate with owners of expiring subsidies to ensure the required notices to tenants are sent out at 3 years, 12 months, and 6 months.</p> <p>Reach out to agencies interested in purchasing and/or managing at-risk units.</p> <p>Work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law.</p>	<p>Annually monitor and apply for funding as Notices of Funding Availability are released</p>	<p>The City kept its affordable housing database up to date. No rental units were at risk of losing their affordability requirements in 2021.</p>

2.21 Innovative Housing Options	<p>Explore innovative and alternative housing options that provide greater flexibility and affordability in the housing stock. This may include consideration for further reduction in regulatory barriers for ADUs and junior ADUs, tiny houses, inclusionary housing, microhomes and other alternative housing types as well as explore a variety of densities and housing types in all zoning districts.</p> <p>To promote and incentivize the development of ADUs, the City will provide pre-approved building plans by December 2021 and consider eliminating impact fees for ADUs (e.g., roadway, facilities).</p> <p>The City will use the findings of this program to target development of a variety of housing types in areas of concentrated overpayment to reduce displacement risk as well as promote inclusion and support integration of housing types based on income to facilitate mobility opportunities in high resource areas and areas of high median income.</p>	<p>Explore innovative and alternative housing options to help further housing production by 2022, amend the zoning ordinance as needed.</p> <p>Amend the Zoning Ordinance to comply with Government Code Section 65852.2 pertaining to ADUs by July 2021 and provide preapproved plans and consider eliminating impact fees by December 2021.</p>	<p>The City's ADU provisions were updated in 2020 and will be further updated for consistency with 2021 State laws in spring 2022. A pre-approved ADU program has been developed and implemented by the Building Division.</p>
2.22 Housing Choice Voucher Acceptance	<p>Evaluate the rate of usage of tenant-based Housing Choice Vouchers (Section 8) in affordable housing properties in which the City has a financial investment, in order to ensure that voucher holders are fairly represented. Provide education to property owners and managers at properties where voucher usage is lower than expected, ensuring properties throughout the city accept tenant-based Housing Choice Vouchers to facilitate mobility and provide choices for lower-income households throughout the City.</p>	<p>Biennially (every two years)</p>	<p>The City will evaluate Housing Choice Voucher acceptance in affordable housing properties in which the City has a financial or regulatory interest in 2022. The City regularly receives rent rolls for these properties and can identify the number of vouchers in use. Most of the properties have waitlists of 3+ years, meaning that the availability of a unit and the availability of a voucher may not coincide for many households.</p>
2.23 Housing Choice Voucher Education	<p>Implement a Housing Choice Voucher (Section 8) education program to share information about the program and available incentives with rental property owners and managers as well as training on avoiding discriminatory practices based on income or other protected classes. Distribute this information to property owners and managers across the City, increasing marketing as needed in areas with a lower proportional number of voucher holders, to improve access to affordable housing in all areas of the City. When the waitlist for tenant-based vouchers is open, publicize the opportunity through the City's social media and/or other public information channels. The City will target education and outreach in areas of the city with a disproportionately low rate of voucher holders compared to the City overall in an effort to increase availability of voucher-accepting units in these areas and facilitate mobility opportunities for lower-income households throughout the City.</p>	<p>Annually for rental property owners/ managers; when waitlist is open for general public</p>	<p>The City's Code Enforcement Division held an annual training for rental property owners, which covers fair housing topics. SHRA, the entity implementing the Housing Choice Voucher program, has regularly attended and spoken at the training.</p> <p>In 2021, the City brought on board a CivicSpark fellow to assist with matters related to housing equity. In coordination with CivicSpark, the City created a Landlord Incentive Program providing cash bonuses to property owners renting to Housing Choice Vouchers holders and/or people experiencing homelessness. The program will roll out in early 2022, and include extensive outreach to landlords, property managers, and real estate agents. Staff is also working with SHRA to circulate information about the program to voucher holders actively seeking housing, in particular those where the payment standards align with publicized rents (primarily 3-5BD units). Staff will compare voucher usage in Elk Grove prior and following implementation of the Landlord Incentive Program.</p> <p>The Housing Choice Voucher program waitlist was not open in 2021.</p>

Jurisdiction	Elk Grove	
Reporting Period	2021	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

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

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

There were no commercial development bonus units approved in 2021

Jurisdiction	Elk Grove	
Reporting Period	2021	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

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

Table F

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

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

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

There were no units rehabilitated, preserved, or acquired in 2021.

Jurisdiction	Elk Grove	
Reporting Period	2021	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2029

NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.

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

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Table G						
Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of						
Project Identifier						
1				2	3	4
APN	Street Address	Project Name⁺	Local Jurisdiction Tracking ID⁺	Realistic Capacity Identified in the Housing Element	Entity to whom the site transferred	Intended Use for Site
Summary Row: Start Data Entry Below						

There were no lands sold, leased, or otherwise disposed of in 2021 that were listed in the Sites Inventory.

Jurisdiction	Elk Grove	
Reporting Period	2021	(Jan. 1 - Dec. 31)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

For Sacramento County jurisdictions, please format the APN's as follows:999-9999-999-9999

Table H						
Locally Owned Surplus Sites						
Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
Summary Row: Start Data Entry Below						
12701200960000	Bond Rd	Vacant	0	Surplus Land	0.49	
11501620230000	E Stockton Blvd	Vacant	20	Surplus Land	0.78	
11501620360000	E Stockton Blvd	Vacant	45	Surplus Land	1.81	
11600300970000	8340 Sheldon Rd	Vacant	0	Surplus Land	1.04	
13401900380000	10251 Grant Line Rd	Vacant	0	Surplus Land	52.47	A portion was sold for an industrial project in fall 2021; this is the remaining portion.
13221100040000	9697 Johnston Rd	Vacant	0	Surplus Land	20.45	

Jurisdiction	Elk Grove	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	22
	Non-Deed Restricted	0
Low	Deed Restricted	85
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	4
Above Moderate		573
Total Units		684

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

Units by Structure Type	Entitled	Permitted	Completed
SFA	0	0	0
SFD	766	549	655
2 to 4	0	0	0
5+	638	121	109
ADU	0	10	2
MH	0	4	0
Total	1404	684	766

Housing Applications Summary	
Total Housing Applications Submitted:	17
Number of Proposed Units in All Applications Received:	1,708
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

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

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

Cells in grey contain auto-calculation formulas

Jurisdiction	Elk Grove	
Reporting Year	2021	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
 (CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	\$	500,000.00	<small>Total award amount is auto-populated based on amounts entered in rows 15-26.</small>		
Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Housing Element preparation	\$185,000.00	\$0.00	Completed	REAP	Reimbursement will be requested soon
Circulation Element update and implementation	\$265,000.00	\$0.00	In Progress	None	
Multifamily parking study	\$50,000.00	\$0.00	In Progress	None	Reimbursement will be requested soon

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	22
	Non-Deed Restricted	0
Low	Deed Restricted	85
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		1297
Total Units		1404

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	22
	Non-Deed Restricted	0
Low	Deed Restricted	85
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	4
Above Moderate		573
Total Units		684

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	63
	Non-Deed Restricted	0
Low	Deed Restricted	32
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	4
Above Moderate		667
Total Units		766