2021 Housing Element Update

Considering the distribution of multifamily housing around Elk Grove
The following pages illustrate the location of:

- Existing built multifamily development,
- Sites identified for multifamily development in the 2013 Housing Element, and
- Sites being considered for the 2021 Housing Element.

City staff has heard concerns about the potential overconcentration of affordable housing in different areas of the City. Staff is looking at various data points, including this data, as a way to consider this question.
Existing RHNA Sites

- This map shows all sites identified in 2014 for all income categories.
- Sites identified for lower income (multifamily) development are shown in canary yellow.
- The map does not indicate sites that have since been developed or approved for development.
What is the current status of Lower-Income RHNA sites?

<table>
<thead>
<tr>
<th>Category</th>
<th>Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>2013-2021 lower-income allocation</td>
<td>3,462</td>
</tr>
<tr>
<td>Units accommodated in current Housing Element</td>
<td>3,764</td>
</tr>
<tr>
<td>Units accommodated on existing unbuilt sites</td>
<td>3,259</td>
</tr>
<tr>
<td>2021-2029 lower-income allocation</td>
<td>4,265</td>
</tr>
<tr>
<td>Buffer (25%)</td>
<td>1,066</td>
</tr>
<tr>
<td><strong>Total unit need</strong></td>
<td><strong>5,331</strong></td>
</tr>
<tr>
<td>Less units accommodated on existing unbuilt sites</td>
<td>(3,259)</td>
</tr>
<tr>
<td><strong>Units that must be accommodated on new sites to be identified</strong></td>
<td><strong>2,072</strong></td>
</tr>
</tbody>
</table>
This map shows the location of built multifamily development in the City and the four Council districts.

The chart below lists the percentage of the total units by Council District, for both overall multifamily (left) and those that are income restricted (right). Data is presented by dwelling units, not the number of sites.
Like the prior map, this map divides the City into six “neighborhoods”. The chart below lists the percentage of the total by these neighborhoods, for both overall multifamily and those that are income restricted. Data is presented by dwelling units, not the number of sites.
Existing RHNA Sites that Roll Forward

This map illustrates the sites from the 2013 Housing Element that will roll forward to the 2021 list.

The chart below lists the percentage of the total units by the four Council Districts. Data is presented by dwelling units, not the number of sites.

Distribution of Existing Housing Sites
By Council District (by total units)
This map illustrates the candidate sites for inclusion in the 2021 Housing Element. Council districts are also shown.

The chart below lists the percentage of the total units by the four Council Districts. Data is presented by dwelling units, not the number of sites.
This map is a composite of the prior maps, showing the existing built multifamily (burnt orange), roll-forward sites (blue), and candidate sites (canary yellow).

The chart below lists the percentage of the total units by the four Council Districts for each of the three site statues, as well as the total of the three. Data is presented by dwelling units, not the number of sites.

Notes:
- Existing sites excludes any potential upzoning.
- Candidate sites assumes all candidates are included.