

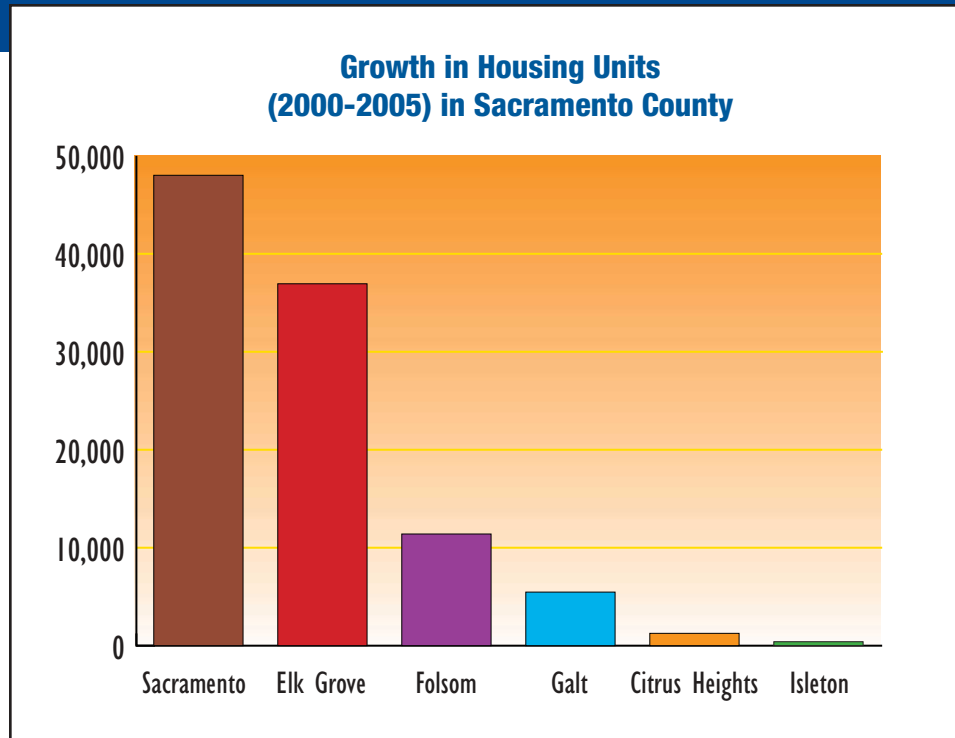


Residential

RESIDENTIAL



Local Housing Growth



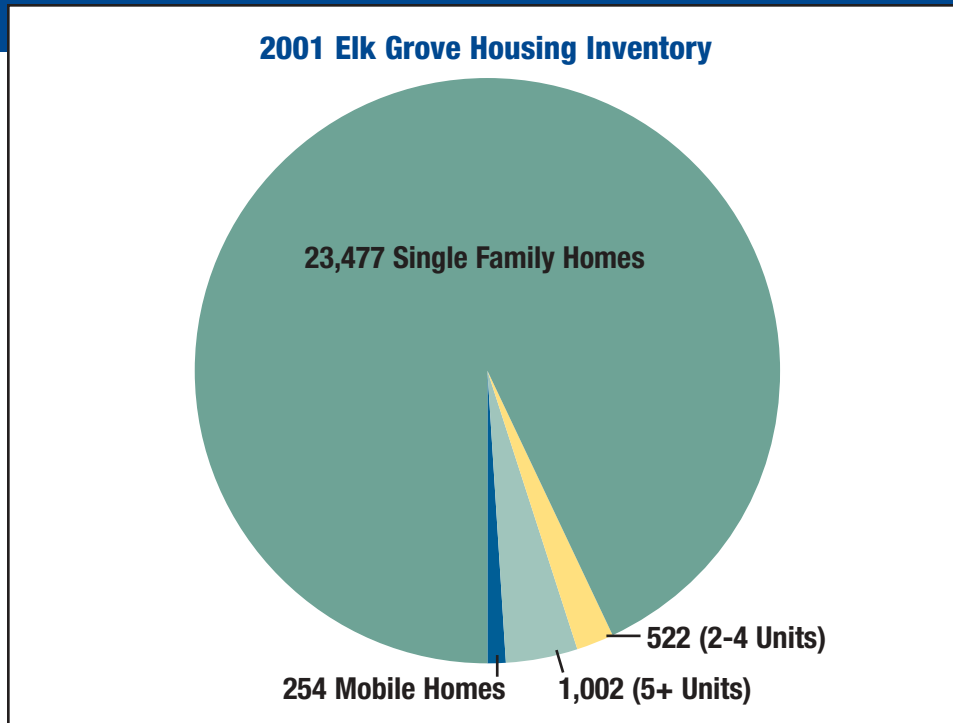
With an estimated 36,400 existing residential units in 2004, Elk Grove is a vibrant city. In the next 25 years, Elk Grove is projected to surpass every city except Sacramento with nearly 42,000 new homes for a total of 66,733 units. The cornerstone of the City's residential growth will be found in 3 Specific Plan areas, including East Franklin, East Elk Grove, and Laguna Ridge. Although Sacramento led the nation in 2002 with the largest percentage increase in the median price for existing homes, it is still significantly more affordable than other comparable California cities. For example, the California Association of Realtors reported in March 2004 that of the 20 markets that comprise California, Sacramento was the fourth most affordable.

Projected Housing Units for Elk Grove and Sacramento County

	2000	2005	2010	2015	2020	2025	Net Change 2000-2025	% of County Change
Uninc. Sac.	229,686	239,611	258,134	279,304	295,516	310,217	85,531	43%
Sacramento	159,894	173,667	188,777	199,202	204,349	207,910	48,016	25%
Citrus Heights	34,665	35,530	35,744	35,865	35,917	35,923	1,258	1%
Elk Grove	24,817	39,224	48,611	58,803	65,329	66,733	41,916	22%
Folsom	17,606	22,033	27,015	29,000	29,000	29,000	11,394	6%
Galt	6,196	7,950	8,984	9,958	10,861	11,666	5,470	3%
Isleton	347	415	475	520	540	555	208	0%
Total Sac. Cnty.	473,211	518,430	567,740	612,652	641,512	662,004	188,793	100%

Source: Sacramento Area Council of Governments; note: Assuming a persons/household ratio of 3.01, the 2003 annexation of Laguna West (totaling 14,973 persons) results in 4,974 new residents, which were added to the Elk Grove total and removed from the Unincorporated total, beginning in 2005.

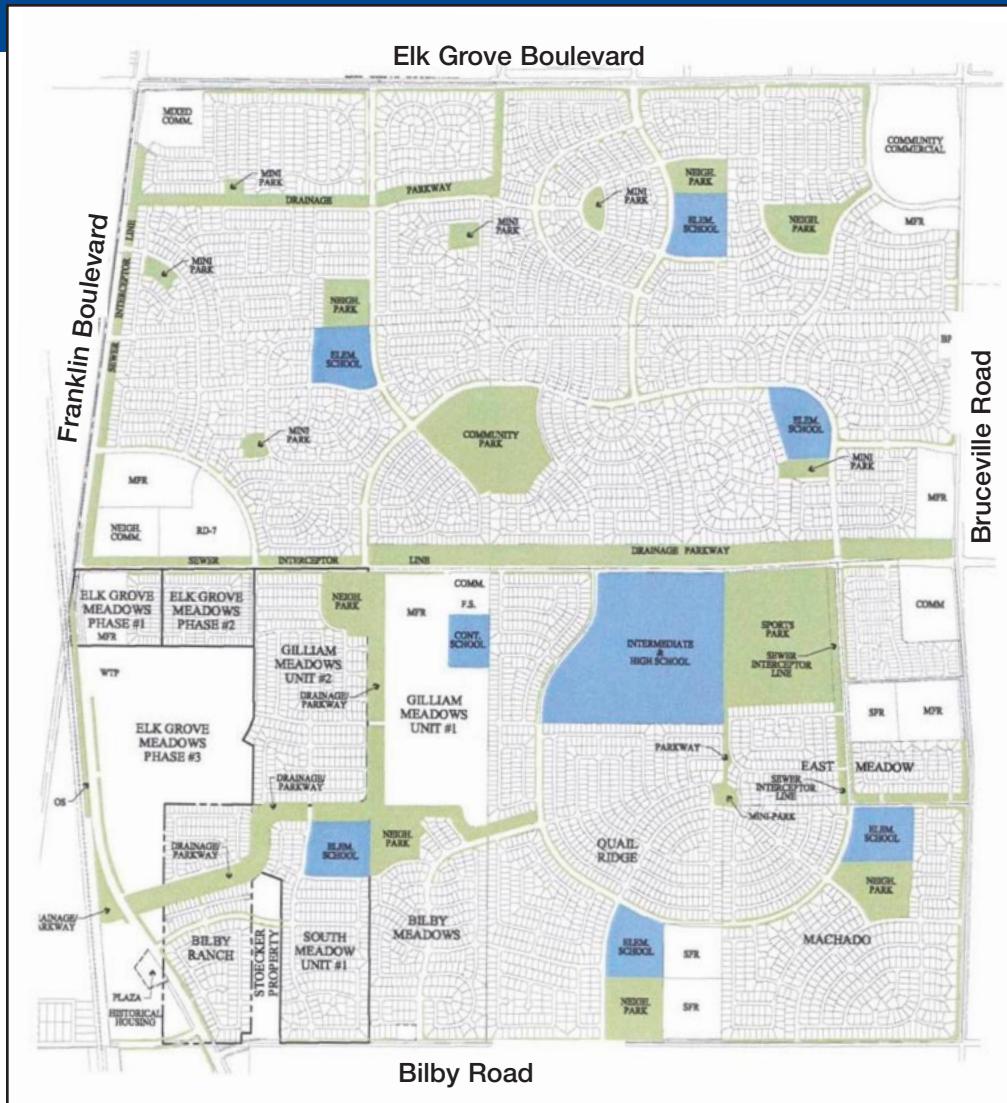
Housing Inventory



The bulk of the City's housing inventory is currently in single family residential units. The City's inventory of new homes continues to expand, with 9,459 building permits issued for new homes between July 2000 and March 2004. The number of persons per household (PPH) in the City was 3.01 in 2000, and is projected to decline slightly to 2.83 by 2025. Elk Grove's PPH is higher than the County's average of 2.75 in 2000 and 2.67 in 2025. The City is also actively partnering with the private sector to develop affordable housing projects. Elk Grove's Affordable Housing Trust Fund and its Very Low Income Housing Trust Fund are used to provide new housing that is affordable to lower income households in new developments. As of April 2004, these programs have assisted in the development of 501 multi-family units for very low and low income households.

Total Housing Units in 2001					
	Single Family	2-4 Units	5+ Units	Mobile Homes	Total Units
Folsom	14,401	568	2,905	917	18,791
Citrus Heights	21,293	3,619	7,881	1,918	34,711
Elk Grove	23,477	522	1,002	254	25,255
Galt	5,097	428	271	370	6,166
Isleton	233	57	12	45	347
Sacramento	100,328	18,019	38,772	3,190	160,309
Uninc. Sac.	150,282	20,242	49,082	8,166	227,772
Total Sac. Cnty.	315,111	43,455	99,925	14,860	473,351

East Franklin Specific Plan



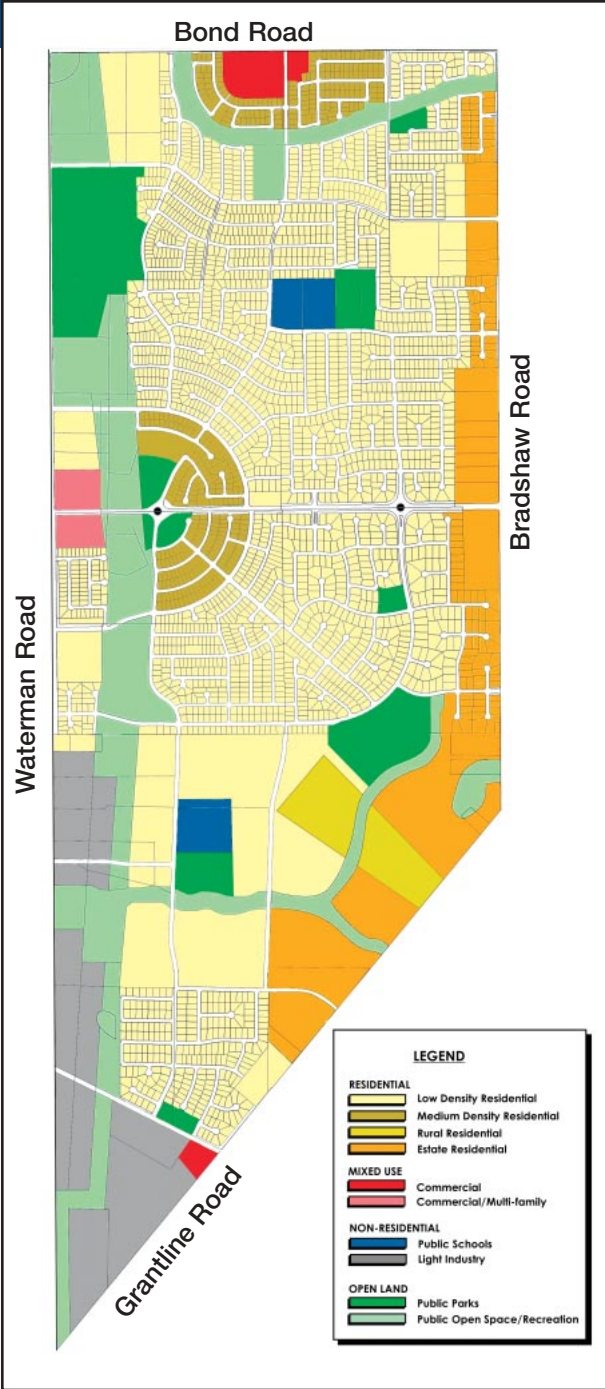
Parks in the East Franklin Specific Plan are shown at the left in green. A recent aerial photo of the property is shown below, illustrating the level of development that has already occurred.

This 2,474 acre Specific Plan is well underway in developing over 10,000 single family homes in a variety of types and densities. As noted by the Plan, the project includes the following:

- A primarily residential community that includes a wide range of housing types and densities;
- Well-defined residential neighborhoods, served by nearby parks and schools;
- A commercial center at the Elk Grove Boulevard/Bruceville Road intersection;
- Parks dispersed throughout the community for both active and passive recreational needs; and
- A network of pedestrian and bicycle pathways along streets and within dedicated open space.



East Elk Grove Specific Plan



The East Elk Grove Specific Plan includes 1,440 acres bounded by Bond Road, Bradshaw Road, Grantline Road, and Waterman Road. As shown by the land use plan and aerial photograph above, the project is progressing toward its ultimate build out of 4,300 residential homes, three commercial areas comprising 23 acres, eleven parks totaling 95 acres, 179 acres of permanent open space, and two school sites.

Laguna Ridge Specific Plan

As of April 2004, the proposed Laguna Ridge Specific Plan (LRSP) includes approximately 1,900± acres. The land use map within the LRSP identifies 13 land use designations, as summarized in the legend.

Low and Medium Density Residential: Provides a mix of housing types totaling 1,146.9 acres for up to 6,263 dwelling units.

High Density Residential: Includes multi-family housing totaling 80 acres for 1,520 dwelling units.

Shopping Commercial: Encompasses 138.2 acres dispersed along the Major Arterial roadways.

Auto Commercial: Includes 67.4 acres located adjacent to the existing auto mall for the future expansion of the auto mall.

Office Park: Provides 73.2 acres of employment-oriented uses located within a landscaped, campus-like setting, resulting in a total of 1,116,007 square feet.

Civic Center: Envisions city administrative offices, meeting halls, gathering areas and other civic facilities within a park-like setting.

Fire Station: Identified east of Big Horn Boulevard on the north side of Old Poppy Ridge Road.

Water Treatment Facilities/Water Quality Ponds: The plan identifies three water treatment facilities.

Schools: The plan designates ten acres (net) for each of three elementary schools and a 72-acre site for a combined middle school and high school.

Parks and Parkway Linkages: Includes parks totaling approximately 118.6 acres with 49.6 acres of parkways and open space.

